



Alachua County  
Department of Public Safety and Community Services  
Code Enforcement Division

## NOTICE OF VIOLATION

January 25, 2022

MCCOY J.C.  
2701 NE 11TH PL  
GAINESVILLE, FL 32641-4841

File #: 22-000616  
Property: 2604 NE 69TH TER GAINESVILLE, FL 32609  
PIN: 17742-024-000

The undersigned Alachua County Code Enforcement Officer hereby gives notice of violation(s) of an Alachua County Code, set forth as follows, within jurisdiction as specified in Section 74.13 of Alachua County Ordinances.

1. Description and date of Violation: On 01/25/2022 the following condition(s) were observed.  
I checked the property and observed a burnt manufactured home and jun, trash and debris
2. Location/address of violation:  
2604 NE 69TH TER GAINESVILLE, FL 32609

3. These conditions violate the Alachua County Code of Ordinance, Section(s) as follows:

### **74.29 - Prohibited**

It shall be unlawful for any person, including any owner of real property subject to this Chapter, to create, keep, maintain, or allow the existence of any hazardous land or dangerous structure, as defined in section 74.15, in or on such real property.

(Ord. No. 93-16, § 2, 5-25-93; Ord. No. 2018-04, § 1, 1-23-18; Ord. No. 2019-24, § 2(Exh. A), 11-12-19)

**Required Compliance Date:** 02/25/2022

**Corrective Action:** *Burnt manufactured home must be removed from the property. It is an unsafe structure that can not be repaired. The shed must also be removed*

### **74.20(a) - Accumulation of Junk**

It shall be unlawful for any person, including the owner of any land, to permit, cause, or have thereon any accumulation of junk, except for junk stored in enclosed litter receptacles or completely enclosed buildings, except for junk which will not fit into standard-sized litter receptacles and which is set out for no more than 48 hours for pickup and removal; except for recyclable material stored in receptacles provided for recycling of such material; except for junk stored in a lawfully established and maintained junkyard, garbage or waste disposal site, or sanitary landfill; and except for accumulations of vegetative wastes in agricultural districts. (Ord. No. 93-16, 2, 5-25-93; Ord. No. 2019-24, 2(Exh. A), 11-12-19)

**Required Compliance Date:** 02/25/2022

**Corrective Action:** *All junk, trash and debris must be removed from the property and disposed of at an approved disposal facility.*

4. Name and address of owner / person in charge / responsible party of location where violation exists:  
LAWSON & MCCOY  
2701 NE 11TH PL  
GAINESVILLE, FL 32641-4841

5. Violation(s) to be corrected by the Required Compliance Date(s) defined above. To avoid further legal action, the respondent(s) named in item four (4) of this page bears the burden of contacting Thomas Allred, at the

Alachua County Code Enforcement Division to arrange an inspection for compliance by this date.

6. On 01/25/2022 a copy of this Notice was mailed via certified mail (# 70203160000137412832) to:  
LAWSON & MCCOY at  
2701 NE 11TH PL  
GAINESVILLE FL 32641-4841



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Thomas Allred  
Code Enforcement Officer

**ALACHUA COUNTY, FLORIDA**  
**Code Enforcement Division**

**Alachua County Code**, Title 2, Administration, Chapter 24, Section 24.09 Penalties, of the Alachua County Code, provides that the Code Enforcement Board or Special Magistrate, upon finding a violation, may order the violator to pay a fine not to exceed \$1,000 for each day that the violation continues past the date set by the Board's or Magistrate's order for compliance. The Code Enforcement Board or Special Magistrate, upon finding a repeat violation, may order the violator to pay a fine not to exceed \$5,000 for each day that the violation continues. The Code Enforcement Board or Special Magistrate, upon finding an irreversible violation, may order the violator to pay a one-time fine not to exceed \$15,000.

**Florida Statutes 162.03 Applicability.** (1) Each county or municipality may, at its option, create or abolish by ordinance local government code enforcement boards as provided herein. (2) A charter county, a noncharter county, or a municipality may, by ordinance, adopt an alternate code enforcement system that gives code enforcement boards or special magistrates designated by the local governing body, or both, the authority to hold hearings and assess fines against violators of the respective county or municipal codes and ordinances. A special magistrate shall have the same status as an enforcement board under this chapter. References in this chapter to an enforcement board, except in s. 162.05, shall include a special magistrate if the context permits.

**Florida Statutes 162.07(2) Conduct of hearing**, provides that: Each case before an enforcement board shall be presented by the local governing body attorney or by a member of the administrative staff of the local governing body. If the local governing body prevails in prosecuting a case before the enforcement board, it shall be entitled to recover all costs incurred in prosecuting the case before the board and such costs may be included in the lien authorized under s. 162.09(3). Inquiries of Respondent to this Notice of Codes Code Violation shall be addressed to the following.

Thomas Allred  
Alachua County Code Enforcement Division  
10 SW 2nd Avenue  
Gainesville, Florida 32601-6213

Telephone: 352-374-5243 ext 2311  
Fax: (352) 491-4510  
Email: tallred@alachuacounty.us

Thomas Allred Jan 25, 2022

**SENDER: COMPLETE THIS SECTION**

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

MCCOY J.C.  
 2701 NE 15TH PL  
 GAINESVILLE, FL 32641-4841  
 TA 22-000616



9590 9402 6182 0220 6787 09

7020 3160 0001 3741 2832

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

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Domestic Return Receipt

[Track Another Package +](#)

**Tracking Number:** 70203160000137412832

[Remove X](#)

Your item was delivered to an individual at the address at 5:42 pm on January 28, 2022 in GAINESVILLE, FL 32641.

**USPS Tracking Plus<sup>®</sup> Available** [v](#)

## **Delivered, Left with Individual**

January 28, 2022 at 5:42 pm  
GAINESVILLE, FL 32641

Feedback

**Get Updates** [v](#)

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**Text & Email Updates**



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**Tracking History**



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**USPS Tracking Plus<sup>®</sup>**



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**Product Information**



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**See Less** [^](#)

Jan 25, 2022 at 9:20:21  
2602 NE 69th  
Gainesville FL 32609  
United States



Thomas Allred Jan 25, 2022

Jan 25, 2022 at 9:20:11  
2401-2699 NE 69th  
Gainesville FL 3  
United S



Thomas Allred Jan 25, 2022

Jan 25, 2022 at 9:19:5  
2401-2699 NE 69th  
Gainesville FL 3  
United S



[Search](#) > Account Summary

## Real Estate Account #17742 024 000

**Owner:**  
LAWSON & MCCOY


**Situs:**  
2604 NE 69TH TER  
GAINESVILLE 32609

[Parcel details](#)  
[Property Appraiser](#)   
 [Installments](#)







[Get bills by email](#)

## Amount Due

Your account is **paid to date**. Your next bill will be available for payment by 03/01/2022.  
Your last payment was made on 12/28/2021 for \$166.68.  [Print paid bill \(PDF\)](#)

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<b>2021</b> 			
<a href="#">2021 Installment Bill #4</a> 		Upcoming	
<a href="#">2021 Installment Bill #3</a> 	\$0.00	Paid \$166.68 12/28/2021	 <a href="#">Print (PDF)</a>
<a href="#">2021 Installment Bill #2</a> 	\$0.00	Paid \$161.26 09/24/2021	 <a href="#">Print (PDF)</a>
<a href="#">2021 Installment Bill #1</a> 	\$0.00	Paid \$158.73 06/25/2021	 <a href="#">Print (PDF)</a>
		Paid \$486.67	
<b>2020</b> 			
<a href="#">2020 Installment Bill #4</a> 	\$0.00	Paid \$187.37 03/15/2021	 <a href="#">Print (PDF)</a>
<a href="#">2020 Installment Bill #3</a> 	\$0.00	Paid \$181.76 12/07/2020	 <a href="#">Print (PDF)</a>
<a href="#">2020 Installment Bill #2</a> 	\$0.00	Paid \$143.58 09/25/2020	 <a href="#">Print (PDF)</a>
<a href="#">2020 Installment Bill #1</a> 	\$0.00	Paid \$141.33 06/12/2020	 <a href="#">Print (PDF)</a>
		Paid \$654.04	
<b>2019</b> 			
<a href="#">2019 Installment Bill #4</a> 	\$0.00	Paid \$152.54 03/25/2020	 <a href="#">Print (PDF)</a>
<a href="#">2019 Installment Bill #3</a> 	\$0.00	Paid \$147.96 12/27/2019	 <a href="#">Print (PDF)</a>
<a href="#">2019 Installment Bill #2</a> 	\$0.00	Paid \$141.49 09/30/2019	 <a href="#">Print (PDF)</a>
<a href="#">2019 Installment Bill #1</a> 	\$0.00	Paid \$139.27 06/26/2019	 <a href="#">Print (PDF)</a>
		Paid \$581.26	
<b>2018</b> 			
<a href="#">2018 Installment Bill #4</a> 	\$0.00	Paid \$146.16 03/27/2019	 <a href="#">Print (PDF)</a>
<a href="#">2018 Installment Bill #3</a> 	\$0.00	Paid \$141.78 12/26/2018	 <a href="#">Print (PDF)</a>
<a href="#">2018 Installment Bill #2</a> 	\$0.00	Paid \$143.39 09/26/2018	 <a href="#">Print (PDF)</a>
<a href="#">2018 Installment Bill #1</a> 	\$0.00	Paid \$141.14 06/29/2018	 <a href="#">Print (PDF)</a>
		Paid \$572.47	
<b>2017</b> 			
<a href="#">2017 Installment Bill #4</a> 	\$0.00	Paid \$173.94 03/30/2018	 <a href="#">Print (PDF)</a>
<a href="#">2017 Installment Bill #3</a> 	\$0.00	Paid \$168.72 12/27/2017	 <a href="#">Print (PDF)</a>
<a href="#">2017 Installment Bill #2</a> 	\$0.00	Paid \$120.67 09/20/2017	 <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>		



Paid \$582.11

**2016** ⓘ

<a href="#">2016 Installment Bill #4</a> ⓘ	\$0.00	Paid \$125.87	03/24/2017	Receipt #16-0131201	<a href="#">Print (PDF)</a>
<a href="#">2016 Installment Bill #3</a> ⓘ	\$0.00	Paid \$122.10	12/30/2016	Receipt #16-0071419	<a href="#">Print (PDF)</a>
<a href="#">2016 Installment Bill #2</a> ⓘ	\$0.00	Paid \$121.13	09/30/2016	Receipt #15-0234374	<a href="#">Print (PDF)</a>
<a href="#">2016 Installment Bill #1</a> ⓘ	\$0.00	Paid \$119.23	06/30/2016	Receipt #15-0180498	<a href="#">Print (PDF)</a>

Paid \$488.33

**2015** ⓘ

<a href="#">2015 Installment Bill #4</a> ⓘ	\$0.00	Paid \$120.98	03/30/2016	Receipt #15-0125388	<a href="#">Print (PDF)</a>
<a href="#">2015 Installment Bill #3</a> ⓘ	\$0.00	Paid \$117.35	12/23/2015	Receipt #15-0060207	<a href="#">Print (PDF)</a>
<a href="#">2015 Installment Bill #2</a> ⓘ	\$0.00	Paid \$126.73	09/30/2015	Receipt #14-0224157	<a href="#">Print (PDF)</a>
<a href="#">2015 Installment Bill #1</a> ⓘ	\$0.00	Paid \$124.74	06/30/2015	Receipt #14-0173671	<a href="#">Print (PDF)</a>

Paid \$489.80

**2014** ⓘ

<a href="#">2014 Installment Bill #4</a> ⓘ	\$0.00	Paid \$133.04	03/31/2015	Receipt #14-0122450	<a href="#">Print (PDF)</a>
<a href="#">2014 Installment Bill #3</a> ⓘ	\$0.00	Paid \$129.05	12/31/2014	Receipt #14-0063763	<a href="#">Print (PDF)</a>
<a href="#">2014 Installment Bill #2</a> ⓘ	\$0.00	Paid \$126.39	09/30/2014	Receipt #13-0223595	<a href="#">Print (PDF)</a>
<a href="#">2014 Installment Bill #1</a> ⓘ	\$0.00	Paid \$124.41	06/30/2014	Receipt #13-0172244	<a href="#">Print (PDF)</a>

Paid \$512.89

**2013** ⓘ

<a href="#">2013 Installment Bill #4</a> ⓘ	\$0.00	Paid \$133.81	03/31/2014	Receipt #13-0122243	<a href="#">Print (PDF)</a>
<a href="#">2013 Installment Bill #3</a> ⓘ	\$0.00	Paid \$129.80	12/31/2013	Receipt #13-0063697	<a href="#">Print (PDF)</a>
<a href="#">2013 Installment Bill #2</a> ⓘ	\$0.00	Paid \$124.99	09/30/2013	Receipt #12-0213779	<a href="#">Print (PDF)</a>
<a href="#">2013 Installment Bill #1</a> ⓘ	\$0.00	Paid \$123.03	06/28/2013	Receipt #12-0162136	<a href="#">Print (PDF)</a>

Paid \$511.63

**2012** ⓘ

<a href="#">2012 Installment Bill #4</a> ⓘ	\$0.00	Paid \$118.93	03/29/2013	Receipt #12-0114183	<a href="#">Print (PDF)</a>
<a href="#">2012 Installment Bill #3</a> ⓘ	\$0.00	Paid \$115.37	12/27/2012	Receipt #12-0062303	<a href="#">Print (PDF)</a>
<a href="#">2012 Installment Bill #2</a> ⓘ	\$0.00	Paid \$136.39	09/28/2012	Receipt #11-0009034	<a href="#">Print (PDF)</a>
<a href="#">2012 Installment Bill #1</a> ⓘ	\$0.00	Paid \$134.26	06/29/2012	Receipt #2011-1092015	<a href="#">Print (PDF)</a>

Paid \$504.95

**2011** ⓘ

<a href="#">2011 Installment Bill #4</a> ⓘ	\$0.00	Paid \$133.19	03/30/2012	Receipt #2011-1061538	<a href="#">Print (PDF)</a>
<a href="#">2011 Installment Bill #3</a> ⓘ	\$0.00	Paid \$129.23	12/30/2011	Receipt #2011-1027341	<a href="#">Print (PDF)</a>
<a href="#">2011 Installment Bill #2</a> ⓘ	\$0.00	Paid \$145.57	09/30/2011	Receipt #2010-1125170	<a href="#">Print (PDF)</a>
<a href="#">2011 Installment Bill #1</a> ⓘ	\$0.00	Paid \$143.28	06/30/2011	Receipt #2010-1093936	<a href="#">Print (PDF)</a>

Paid \$551.27

**2010** ⓘ

<a href="#">2010 Installment Bill #4</a> ⓘ	\$0.00	Paid \$147.98	03/07/2011	Receipt #2010-1052517	<a href="#">Print (PDF)</a>
<a href="#">2010 Installment Bill #3</a> ⓘ	\$0.00	Paid \$143.59	12/30/2010	Receipt #2010-1027257	<a href="#">Print (PDF)</a>
<a href="#">2010 Installment Bill #2</a> ⓘ	\$0.00	Paid \$149.80	09/30/2010	Receipt #2009-9129641	<a href="#">Print (PDF)</a>
<a href="#">2010 Installment Bill #1</a> ⓘ	\$0.00	Paid \$164.70	07/02/2010	Receipt #2009-9100950	<a href="#">Print (PDF)</a>

Paid \$606.07

**2009** ⓘ

<a href="#">2009 Installment Bill #4</a> ⓘ	\$0.00	Paid \$174.39	04/05/2010	Receipt #2009-9068437	<a href="#">Print (PDF)</a>
<a href="#">2009 Installment Bill #3</a> ⓘ	\$0.00	Paid \$164.27	12/30/2009	Receipt #2009-9028023	<a href="#">Print (PDF)</a>
<a href="#">2009 Installment Bill #2</a> ⓘ	\$0.00	Paid \$137.86	09/30/2009	Receipt #2008-8143648	<a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	\$0.00				
<a href="#">2009 Installment Bill #1</a> ⓘ	\$0.00	Paid \$135.70	06/30/2009	Receipt #2008-8104556	<a href="#">Print (PDF)</a>

Paid \$612.22

**2008** ⓘ

<a href="#">2008 Installment Bill #4</a> ⓘ	\$0.00	Paid \$149.26	03/30/2009	Receipt #2008-8066811	<a href="#">Print (PDF)</a>
<a href="#">2008 Installment Bill #3</a> ⓘ	\$0.00	Paid \$144.81	12/31/2008	Receipt #2008-8030604	<a href="#">Print (PDF)</a>
<a href="#">2008 Installment Bill #2</a> ⓘ	\$0.00	Paid \$139.43	12/31/2008	Receipt #2008-8030604	<a href="#">Print (PDF)</a>
<a href="#">2008 Installment Bill #1</a> ⓘ	\$0.00	Paid \$146.40	07/31/2008	Receipt #2007-7072323	<a href="#">Print (PDF)</a>

Paid \$579.90

**2007** ⓘ

<a href="#">2007 Installment Bill #4</a> ⓘ	\$0.00	Paid \$143.05	03/31/2008	Receipt #2007-7023774	<a href="#">Print (PDF)</a>
<a href="#">2007 Installment Bill #3</a> ⓘ	\$0.00	Paid \$138.79	12/31/2007	Receipt #2007-7009758	<a href="#">Print (PDF)</a>
<a href="#">2007 Installment Bill #2</a> ⓘ	\$0.00	Paid \$129.67	09/28/2007	Receipt #2006-6029729	<a href="#">Print (PDF)</a>
<a href="#">2007 Installment Bill #1</a> ⓘ	\$0.00	Paid \$127.63	06/29/2007	Receipt #2006-6025091	<a href="#">Print (PDF)</a>

Paid \$539.14

**2006** ⓘ

<a href="#">2006 Installment Bill #4</a> ⓘ	\$0.00	Paid \$158.37	03/30/2007	Receipt #2006-6017335	<a href="#">Print (PDF)</a>
<a href="#">2006 Installment Bill #3</a> ⓘ	\$0.00	Paid \$158.37	03/30/2007	Receipt #2006-6017335	<a href="#">Print (PDF)</a>
<a href="#">2006 Installment Bill #2</a> ⓘ	\$0.00	Paid \$108.10	09/25/2006	Receipt #2005-5031317	<a href="#">Print (PDF)</a>
<a href="#">2006 Installment Bill #1</a> ⓘ	\$0.00	Paid \$106.40	06/16/2006	Receipt #2005-5025465	<a href="#">Print (PDF)</a>

Paid \$531.24

**2005** ⓘ

<a href="#">2005 Installment Bill #4</a> ⓘ	\$0.00	Paid \$116.69	03/23/2006	Receipt #2005-5017636	<a href="#">Print (PDF)</a>
<a href="#">2005 Installment Bill #3</a> ⓘ	\$0.00	Paid \$113.23	12/29/2005	Receipt #2005-5010237	<a href="#">Print (PDF)</a>
<a href="#">2005 Installment Bill #2</a> ⓘ	\$0.00	Paid \$104.72	09/02/2005	Receipt #2004-4038993	<a href="#">Print (PDF)</a>
<a href="#">2005 Installment Bill #1</a> ⓘ	\$0.00	Paid \$103.07	06/09/2005	Receipt #2004-4034007	<a href="#">Print (PDF)</a>

Paid \$437.71

**2004** ⓘ

<a href="#">2004 Installment Bill #4</a> ⓘ	\$0.00	Paid \$108.34	03/04/2005	Receipt #2004-4023409	<a href="#">Print (PDF)</a>
<a href="#">2004 Installment Bill #3</a> ⓘ	\$0.00	Paid \$105.11	12/07/2004	Receipt #2004-4013562	<a href="#">Print (PDF)</a>
<a href="#">2004 Installment Bill #2</a> ⓘ	\$0.00	Paid \$105.94	09/30/2004	Receipt #2003-3087373	<a href="#">Print (PDF)</a>
<a href="#">2004 Installment Bill #1</a> ⓘ	\$0.00	Paid \$104.27	06/30/2004	Receipt #2003-3081117	<a href="#">Print (PDF)</a>

Paid \$423.66

**2003** ⓘ

<a href="#">2003 Installment Bill #4</a> ⓘ	\$0.00	Paid \$129.09	03/08/2004	Receipt #2003-3065903	<a href="#">Print (PDF)</a>
<a href="#">2003 Installment Bill #3</a> ⓘ	\$0.00	Paid \$125.23	12/08/2003	Receipt #2003-3050378	<a href="#">Print (PDF)</a>
<a href="#">2003 Installment Bill #2</a> ⓘ	\$0.00	Paid \$88.57	09/03/2003	Receipt #2002-0281664	<a href="#">Print (PDF)</a>
<a href="#">2003 Installment Bill #1</a> ⓘ	\$0.00	Paid \$87.18	06/27/2003	Receipt #2002-0278438	<a href="#">Print (PDF)</a>

Paid \$430.07

**2002 Annual Bill** ⓘ

<b>2002 Annual Bill</b> ⓘ	\$0.00	Paid \$382.08	04/07/2003	Receipt #2002-0271474	<a href="#">Print (PDF)</a>
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**Total Amount Due \$0.00**



**Parcel Summary**

Parcel ID 17742-024-000  
 Prop ID 97512  
 Location Address 2604 NE 69TH TER  
 GAINESVILLE, FL 32609  
 Neighborhood/Area COPELAND (314530.01)  
 Subdivision  
 Brief Legal Description\* S 100 FT OF N 325 FT OF E 119.9 FT OF W 838.85 FT OF S1/2 OF SE1/4 OR 1090/066 OR 1616/862 & OR 4622/2307  
 (Note: \*The Description above is not to be used on legal documents.)  
 Property Use Code MOBILE HOME (00200)  
 Sec/Twp/Rng 30-09-21  
 Tax District ST. JOHN'S (District 0400)  
 Millage Rate 20.0815  
 Acreage 0.230  
 Homestead N

[View Map](#)

**Owner Information**

LAWSON & MCCOY  
 2701 NE 11TH PL  
 GAINESVILLE, FL 32641-4841

**Valuation**

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$7,276	\$7,276	\$6,878	\$6,900	\$6,900
Land Value	\$6,500	\$6,500	\$6,500	\$6,500	\$6,500
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$13,776	\$13,776	\$13,378	\$13,400	\$13,400
Assessed Value	\$13,776	\$13,776	\$13,378	\$13,400	\$13,400
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$13,776	\$13,776	\$13,378	\$13,400	\$13,400
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

**TRIM Notice**

[2021 TRIM Notice \(PDF\)](#)

**Land Information**

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0100	SFR	0.00	1	0	0	R-1A

**Building Information**

Type	MH PRE 1977	Heat	03-GAS
Total Area	732	HC&V	02-CONVECTION
Heated Area	732	HVAC	01-NONE
Exterior Walls	25-MODULAR METAL	Bathrooms	1.5-Baths
Interior Walls	04-PANEL	Bedrooms	3-3 BEDROOMS
Roofing	12-MODULAR METAL	Total Rooms	
Roof Type	01-FLAT	Stories	1.0
Frame		Actual Year Built	1976
Floor Cover	06-VINYL TILE	Effective Year Built	1976
Type	SOH MISC	Heat	
Total Area	1	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1980

**Sub Area**

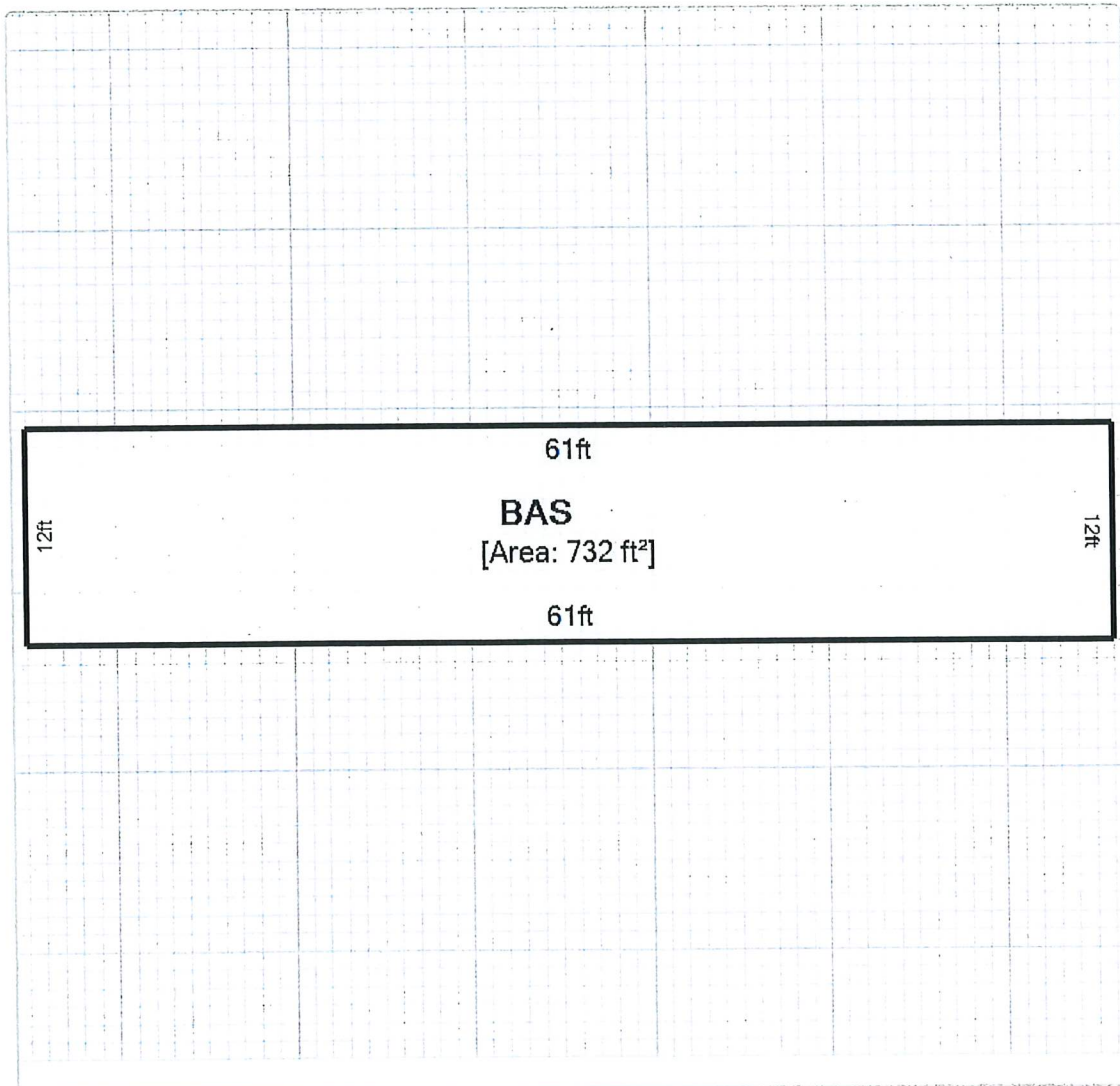
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	732	2	0700	MH PRE 1977	\$5,392
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2420	WELL/SEPT	1		R5	RES	\$1,884

**Sales**

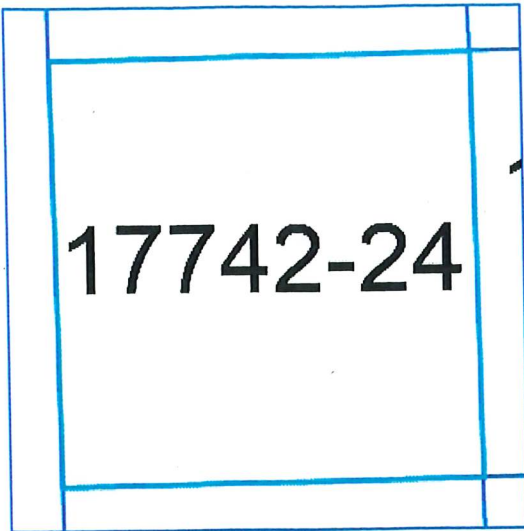
Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
8/13/2018	\$100	QD	4622	2307	11 - CORRECTIVE DEED	Improved		MCCOY J C	<a href="#">Link (Clerk)</a>
8/13/2018	\$100	QD	4622	2307	11 - CORRECTIVE DEED	Improved		NEAL CALLIE MAE	<a href="#">Link (Clerk)</a>
2/1/1986	\$1,000	QD	1616	862	U - UNQUALIFIED	Improved		* NEAL, CALLIE MAE	<a href="#">Link (Clerk)</a>
1/1/1977	\$900	WD	1090	66	Q - QUALIFIED	Vacant		* UNASSIGNED	<a href="#">Link (Clerk)</a>

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

**Sketches**



Map



No data available for the following modules: Extra Features, Permits, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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Developed by  
 Schneider  
GEO SPATIAL

Version 2.3.173

# Callie Mae Lawson



[Send Flowers](#)

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## FUNERAL HOME

Pinkney-Smith Funeral Home -  
Gainesville  
727 NW 2nd Street  
Gainesville, FL

## RECORDS

[View more records for Lawson on Ancestry.com®](#)

Sponsored

**C**allie Mae Lawson

Gainesville - Callie Mae Lawson, 85 of Gainesville, transitioned on November 3, 2020. She's a retired custodial supervisor at UF and a member of the Shady Grove Primitive Baptist Church, Gainesville, FL. She's survived by her children, JC McCoy, Johnny James Neal(Jackie), all of Cameron, AL, Elder Jennie Kennedy (William), JoeAnn Smith, Rena McCoy, Ellen McCoy and Norman Neal, all of Gainesville, FL; step-children, Janice Lawson, Johnathan (Marie) Lawson, Leonard Lawson, all of Macon, GA; a sister, Rosa Lee McCoy McNeal, Gainesville, FL; 38 grands, 76 great grands, 13 great-great-grands, and other relatives and friends.

Celebration of Life Service will be held 1:00 p.m. Saturday, November 14, 2020 at Shady Grove Primitive Baptist Church, 804 SW 5th Street, Gainesville, FL, Elder Ronald Foxx is Pastor & Eulogist. Burial will be in Grass Lawn Cemetery, Gainesville, FL. Viewing on Friday 2 p.m. - 7 p.m. at Pinkney-Smith Funeral Home of Gainesville and Saturday at the church 12:30 p.m. - 1:00 p.m. No viewing after eulogy. The cortege will form 12:15 p.m. at Elder Jennie and William Kennedy residence, 2701 NE 11th Place, Gainesville, FL. MASK & SOCIAL DISTANCING TO BE OBSERVED. PINKNEY-SMITH FUNERAL HOME OF GAINESVILLE. For further information visit our web site at [www.pinkney-smithfuneralhome.com](http://www.pinkney-smithfuneralhome.com)

Published by Gainesville Sun from Nov. 11 to Nov. 12, 2020.



To plant trees in memory, please visit the [Sympathy Store](#).

Doc Stamp-Deed: \$0.70



Prepared by and return to:  
Robert A. Lash, Esq.

Moody, Salzman, Lash & Locigno  
2770 NW 43rd Street Suite A  
Gainesville, FL 32606  
352-373-6791  
File Number: Lawson Callie  
Will Call No.:

[Space Above This Line For Recording Data]

## Quit Claim Deed

**This Quit Claim Deed** made this 13th day of August, 2018 between Callie Mae Neal Lawson, f/k/a Callie Mae Neal an unmarried widow whose post office address is 2701 NE 11th Place, Gainesville, FL 32641, grantor, and J.C. McCoy, a single man and Callie Mae Neal Lawson f/k/a Callie Mae Neal, an unmarried widow, with JTWRs whose post office address is 2701 NE 11th Place, Gainesville, FL 32641, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Alachua County, Florida to-wit:

**SOUTH 100 FEET OF NORTH 325 FEET OF EAST 119.9 FEET OF WEST 838.85 FEET OF SOUTH ONE-HALF (S 1/2) OF SOUTHEAST ONE-QUARTER (SE 1/4).**

**\*\*\*THIS IS NOT HOMESTEAD PROPERTY OF GRANTOR.\*\*\***

Parcel Identification Number: 17742-024-000

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Wendy Downs  
Witness Name: Wendy Downs

Vicki Pollack  
Witness Name: Vicki Pollack

Callie Mae Neal Lawson (Seal)  
Callie Mae Neal Lawson

State of Florida  
County of Alachua



CODE ENFORCEMENT DIVISION

**March 17, 2022**

Code Enforcement Special Magistrate  
Alachua County, Florida  
10 SW 2nd Avenue  
Gainesville, Florida 32601

Subject: Code Enforcement Special Magistrate

Dear Katharine P. Bruning:

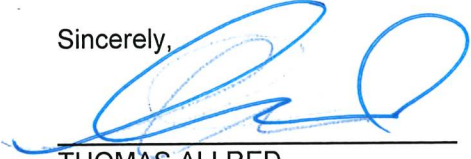
The attached Statement of Violation/Request for hearing pertaining to Code Violation 22-000616

**Property Owner :** MCCOY J.C. 2701 NE 11TH PL GAINESVILLE, FL 32641-4841 is forwarded to your office for the initiation of appropriate action for failure to comply with the following sections of Alachua County Code;

**74.29 - Prohibited**

**74.20(a) - Accumulation of Junk**

Sincerely,



---

THOMAS ALLRED  
Code Enforcement Officer  
10 SW 2nd Avenue  
Gainesville, Florida 32601

Enclosures: Statement of Violation/Request for Hearing.

ALACHUA COUNTY, FLORIDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE

Alachua County, Florida  
Petitioner,

Case No. SM 22-015  
22-000616

vs.

J. C. McCoy  
2701 NE 11<sup>th</sup> Place  
Gainesville, FL 32641

Respondent \_\_\_\_\_ /

NOTICE OF HEARING

Please take notice that pursuant to Sections 162.06 and 162.12, *Florida Statutes*, and Chapter 24 of the *Alachua County Code of Ordinances*, a hearing will be conducted in the above-styled cause, on **May 5, 2022 at 9:00 a.m.**, in the Alachua County Administration Building, 2<sup>nd</sup> floor, John R. "Jack" Durrance Auditorium, 12 Southeast First Street, Gainesville, Florida. The Magistrate will hear testimony, receive evidence, and make such findings of fact as are supported by the testimony and evidence pertaining to the matters alleged in the attached Statement of Violation and Request for Hearing. **Your failure to appear may result in entry of an order against you for costs and fines, and if you fail to comply, a certified copy of the order may be recorded in the public records which will constitute a lien against your property and upon any other real or personal property you own.** The case may be presented even if the violation has been corrected prior to the hearing.

If a person wishes to appeal a decision with respect to any matter considered at this hearing, a record of the proceedings will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all evidence you present during the hearing to the Secretary for the Special Magistrate to be included in the record.

You may elect to appear in person or remotely, but you must make your election in writing no later than 5 calendar days prior to the hearing. If you are granted an accommodation and plan on appearing telephonically, you must have a notary present with you to verify your identity. If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352)374-5275, or TDD (352)374-5284 or 711 Florida Relay Service.

ALACHUA COUNTY, FLORIDA



Katharine P. Bruning  
Secretary for Special Magistrate  
10 Southwest 2<sup>nd</sup> Avenue  
Gainesville, FL 32601  
(352) 337-6189  
[kpbruning@alachuacounty.us](mailto:kpbruning@alachuacounty.us)

**If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352)374-5275, or TDD (352)374-5284 or 711 Florida Relay Service.**

ALACHUA COUNTY, FLORIDA  
SPECIAL MAGISTRATE

ALACHUA COUNTY, FLORIDA,

Petitioner,

vs.

Case No 22-000616

Sm 22-015

JC MCCOY  
2701 NE 11TH PL  
GAINESVILLE, FL 32641-4841

Respondent.

STATEMENT OF VIOLATION AND  
REQUEST FOR HEARING

Pursuant to Section 162.06 and 162.12, Florida Statutes, and Alachua County Ordinance 85-4, as amended by Ordinance 86-25, the undersigned Codes Enforcement Officer hereby gives notice of an uncorrected or repeat violation of the Alachua County Code, as more particularly described herein, and hereby request a public hearing before the Alachua County Codes Enforcement Board, or a Special Magistrate for the following reasons:

1. Location/address of violation in unincorporated Alachua County or jurisdiction under section 74.13 of Alachua County Code:

2604 NE 69TH TER, GAINESVILLE, FL 32609  
Section 30 Township 09 Range 21  
Parcel Number: 17742-024-000

2. Name and address of owner/person/responsible party in charge of violation:

Property Owner:

JC MCCOY  
2701 NE 11TH PL  
GAINESVILLE, FL 32641-4841

3. Date of violation: January 25, 2022

4. Code Section(s) violated and Description of Violation:

Violation Code	Short Description	Date Violation Observed	Date Violation to be Corrected	Violation Status
74.29	Prohibited Accumulation of	01/25/2022	02/25/2022	Violation

- 5. Description of violation. I checked the property and observed a burnt manufactured home and junk, trash and debris
- 6. Date violation first observed: 01/25/2022
- 7. Date Owner/Person in charge received Notice of Violation: January 28, 2022
- 8. Date of re inspection if applicable: 03/16/2022

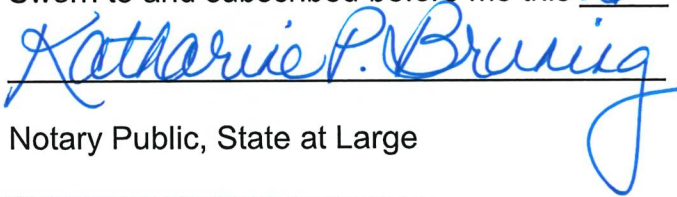
Based upon the foregoing , the undersigned Codes Enforcement Officer hereby certifies that the above described violation continues to exists in the jurisdiction as specified in Section 74.13 of Alachua County Code. That attempts to secure compliance with the Alachua County Code have failed, or this is a life safety issue, or this is a repeat violation, as aforesaid, and that the violation should be referred to the Alachua County Codes Enforcement Board or a Special Magistrate for a public hearing.

Dated March 16, 2022



Thomas Allred, Codes Enforcement Officer

Sworn to and subscribed before me this 16<sup>th</sup> day of March, 2022



Notary Public, State at Large



**SENDER: COMPLETE THIS SECTION**

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

J. C. McCoy  
2701 NE 11<sup>th</sup> Place SM 22-0125  
Gainesville, FL 32641



9590 9402 6182 0220 6797 44

2. Article Number (Transfer from service label)  
7020 3160 0000 7916 3120

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
**X**  Address

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

McCoy

## Track Another Package +

**Tracking Number:** 70203160000079163120

Remove X

Your item was delivered to an individual at the address at 4:42 pm on March 19, 2022 in GAINESVILLE, FL 32609.

**USPS Tracking Plus® Available** ∨

### **Delivered, Left with Individual**

March 19, 2022 at 4:42 pm  
GAINESVILLE, FL 32609

Feedback

**Get Updates** ∨

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**Text & Email Updates**



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**Tracking History**



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**USPS Tracking Plus®**



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**Product Information**



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**See Less** ^



# Alachua County Code Enforcement Special Magistrate

## Office of Code Administration

10 Southwest 2<sup>nd</sup> Avenue  
Gainesville, Florida 32601  
(352) 337-6189  
Fax (352) 264-6964

May 12, 2022

J. C. McCoy  
2701 NE 11<sup>th</sup> Place  
Gainesville, FL 32641

RE: SM 22-015

Dear Mr. McCoy:

Enclosed is a copy of the Findings of Fact, Conclusions of Law and Order issued by the Code Enforcement Special Magistrate on May 12, 2022, which was heard on May 5, 2022. When you comply with the Special Magistrate's Order, please contact the Code Enforcement Officer (352-374-5243 ext. 2311) immediately so that an inspection of the property may be made.

The Code Enforcement Special Magistrate assessed prosecution costs of \$420. If the property is not in compliance by August 10, 2022 (90 days from the date of the Order), a fine of \$50 per day will start and a lien may be filed against any real or personal property. Payments may be made in person or sent to the address below, payable to Alachua County Board of County Commissioners.

Alachua County Code Enforcement Special Magistrate  
Attention: Katharine P. Bruning  
10 Southwest 2<sup>nd</sup> Avenue  
Gainesville, FL 32601

If you wish to appeal the ruling of the Code Enforcement Special Magistrate, you must file your appeal with the Circuit Court within 30 days of the date of this Order (Chapter 162.11, Florida Statutes).

Thank you for your attention to this matter.

Sincerely,

Katharine P. Bruning  
Legal Secretary  
Code Enforcement Special Magistrate

Enclosure

ALACHUA COUNTY, FLORIDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE

ALACHUA COUNTY, FLORIDA,

Petitioner,

vs.

Complaint No. SM 22-015

J. C. McCoy  
2701 NE 11<sup>th</sup> Place  
Gainesville, FL 32641

Respondent  

---

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE was heard on the 5<sup>th</sup> day of May 2022, after due notice to the Respondent. Having heard testimony under oath, received evidence, and heard arguments, the Alachua County Code Enforcement Special Magistrate ("Special Magistrate") hereby issues its findings of fact, conclusions of law and order, as follows:

Findings of Fact

1. Respondent J. C. McCoy is the owner of property within unincorporated Alachua County located at 2604 NE 69<sup>th</sup> Terrace, Gainesville, FL, Parcel Number 17742-024-000 (hereinafter "Property").
2. On January 25, 2022, an Alachua County Code Enforcement Officer visited the Property and observed a burnt manufactured home and junk, trash, and debris on the Property. The burnt manufactured home on the Property constitutes violation of Section 74.29, Alachua County Code, Prohibited (Hazardous Lands/Dangerous Structures). The accumulation of junk, trash and debris on the Property constitute violation of Section 74.20(a), Alachua County Code, Accumulation of Junk. The Office of Code Administration issued a Notice of Violation, which was received by certified mail on January 28, 2022.
3. The Notice of Violation gave the Respondent until February 25, 2022 to correct the violation.
4. The Property was re-inspected on March 16, 2022 and was still in violation. Photographs were taken on January 25, 2022, February 23, 2022, March 21, 2022, April 18, 2022, and May 2, 2022.



Conclusions of Law

5. The Special Magistrate has jurisdiction over this matter pursuant to Section 162.08, Florida Statutes, and Title 2, Section 24.05 (a), Alachua County Code.

6. The facts described in paragraph 2 above, constitute violations of Alachua County Code, Section 74.29, Prohibited for having a burnt manufactured home on the Property and Section 74.20(a), Accumulation of Junk for having an accumulation of junk, trash, and debris on the Property.

WHEREFORE, based upon the foregoing findings of fact and conclusions of law, it is hereby ordered that the Respondent is guilty of the violations as set forth in the Notice of Violation and Statement of Violation for Section 74.29, Alachua County Code, Prohibited and Section 74.20(a), Alachua County Code, Accumulation of Junk and given until August 10, 2022 (90 days from the date of the Order) to come into compliance by taking the corrective action set forth in the Notice of Violation. If such corrective action is not taken, an administrative fine of \$50 per day will be assessed until the property is in compliance. It is further ordered that the Respondent is assessed \$420 to cover the costs of prosecution.

DONE and ORDERED this 12<sup>th</sup> day of May, 2022, at Alachua County, Florida.

By:   
Terry L. Zinn, Special Magistrate

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Findings of Fact, Conclusions of Law and Order has been furnished to J. C. McCoy, 2701 NE 11<sup>th</sup> Place, Gainesville, FL 32641 by US mail this 12<sup>th</sup> day of May, 2022.

  
Katharine P. Bruning  
Secretary to the Special Magistrate

# Product Tracking & Reporting

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03/19/2022

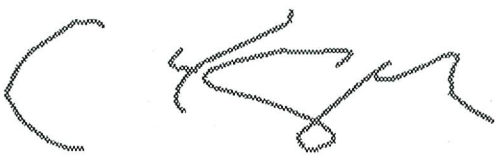

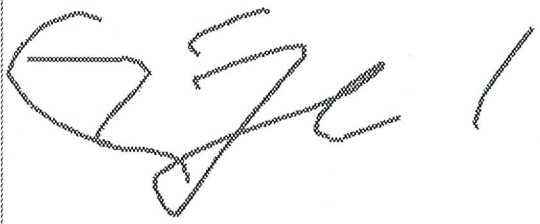


## USPS Tracking Intranet

### Delivery Signature and Address

Tracking Number: 7026 3160 0000 7916 3120

This item was delivered on 03/19/2022 at 16:42:00

[< Return to Tracking Number View](#)

Signature	 
Address	  

Enter up to 35 items separated by commas.

Select Search Type:

Quick Search



Submit

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Version: 22.2.2.0.88

ALACHUA COUNTY, FLORIDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE

Alachua County, Florida  
Petitioner,  
vs.

Case No. SM 22-015  
22-000616

J. C. McCoy  
2701 NE 11<sup>th</sup> Place  
Gainesville, FL 32641  
Respondent

---

NOTICE OF NON-COMPLIANCE HEARING

Pursuant to Sections 162.06 and 162.12, *Florida Statutes*, and Chapter 24 of the *Alachua County Code of Ordinances*, you will please take notice that a public hearing will be conducted in the above-styled cause, on **Thursday, the 3<sup>rd</sup> day of November 2022 at 9:00 a.m.**, in Room 209 of the Alachua County Administration Building, 12 Southeast First Street, Gainesville, Florida. The Magistrate will hear testimony, receive evidence pertaining to your failure to comply with the Magistrate's order in SM 22-015 heard on May 5, 2022. (A copy of the Findings of Fact, Conclusions of Law and Order is attached.) **Your failure to appear and present evidence to explain why you have not complied with the Board's order may result in a lien being placed on your property.**

If a person wishes to appeal a decision with respect to any matter considered at this hearing, a record of the proceedings will be needed and, for this reason, such person may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based. You will need to supply a copy of all evidence you present during the hearing to the Secretary for the Special Magistrate to be included in the record.

You may elect to appear in person or remotely, but you must make your election in writing no later than 5 calendar days prior to the hearing. If you are granted an accommodation and plan on appearing telephonically, you must have a notary present with you to verify your identity. If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352)374-5275, or TDD (352)374-5284 or 711 Florida Relay Service.

ALACHUA COUNTY, FLORIDA



Katharine P. Bruning  
Secretary for Special Magistrate  
12 Southeast 1<sup>st</sup> Street  
Gainesville, FL 32601  
(352) 337-6189  
[kpbruning@alachuacounty.us](mailto:kpbruning@alachuacounty.us)

**If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at (352)374-5275, or TDD (352)374-5284 or 711 Florida Relay Service.**



Alachua County  
Office of Code Administration

Alachua County, Florida

Petitioner,

Case No. 22-000616

vs.

JC MCCOY  
2701 NE 11TH PL  
GAINESVILLE, FL 32641-4841

Respondent

\_\_\_\_\_ /

**AFFIDAVIT OF NON-COMPLIANCE - AFTER HEARING**

STATE OF FLORIDA        )  
COUNTY OF ALACHUA    )

BEFORE me, the undersigned authority, personally appeared Thomas Allred, Code Enforcement Officer for Alachua County, who after being duly sworn, deposes and says:

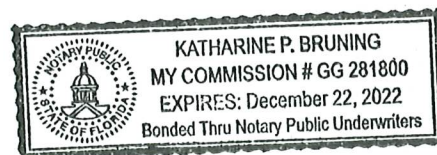
1. That on 05/24/2022, the Alachua County Code Enforcement Special Magistrate held a public hearing and issued its order in the above-styled manner.
2. That pursuant to said order, Respondents were to have taken certain corrective action on or before 08/10/2022
3. That a re inspection of the property located at 2604 NE 69TH TER, was performed on 08/15/2022.
4. The re inspection revealed the **corrective action had not been taken** for the following violation(s).  
     **74.29** - Prohibited  
     **74.20(a)** - Accumulation of Junk

FURTHER AFFIDAVIT SAITH NOT.  
August 22, 2022

SWORN to and subscribed before me  
August 22, 2022

Thomas Allred, Code Officer

Notary Public, State at Large





# Alachua County Code Enforcement Special Magistrate

## Code Administration

12 Southeast 1<sup>st</sup> Street  
Gainesville, Florida 32601  
(352) 337-6189

November 14, 2022

J. C. McCoy  
2701 NE 11<sup>th</sup> Place  
Gainesville, FL 32641

RE: SM 22-015

Dear Mr. McCoy:

Enclosed is a copy of an Order Imposing Administrative Fine/Lien on the above referenced case. As stated in said Order, a Lien in the assessed amount of \$4,670 (as of November 3, 2022) which includes \$420 prosecution costs plus an additional \$50.00 per day will be recorded in the public records of Alachua County, Florida against any real or personal property. The \$50 per day administrative fine will continue until you take the corrective action ordered by the Special Magistrate. I have also enclosed a copy of the Affidavit of Non-Compliance – After Hearing for your record.

When you comply with the Special Magistrate's order, please contact the Code Enforcement Officer (352-374-5238, extension 2311) immediately so that an inspection of the property may be made. Once compliance is achieved and the prosecution costs of \$420 paid, you may request a reduction hearing.

Thank you for your attention to this matter.

Sincerely,

Katharine P. Bruning  
Legal Secretary  
Code Enforcement Special Magistrate

Enclosure

Cc: Tom Allred, Code Enforcement Officer

ALACHUA COUNTY, FLORIDA  
CODE ENFORCEMENT SPECIAL MAGISTRATE  
12 SOUTHEAST 1<sup>ST</sup> STREET  
GAINESVILLE, FL 32601

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 3456800 2 PG(S)  
November 14, 2022 04:00:41 PM  
Book 5051 Page 1482  
J.K. JESS IRBY, ESQ, Clerk Of Court  
ALACHUA COUNTY, Florida



ALACHUA COUNTY, FLORIDA,

Petitioner,

vs.

Complaint No. SM 22-015

J. C. McCoy  
2701 NE 11<sup>th</sup> Place  
Gainesville, FL 32641

Respondent

CERTIFICATE OF SECRETARY

I hereby certify that this is a  
True and Correct copy of the original  
Order Imposing Administrative Fine/Lien  
as executed by the  
Alachua County Codes Enforcement Special Magistrate.  
Katharine P. Bruning  
Katharine P. Bruning

ORDER IMPOSING ADMINISTRATIVE FINE/LIEN

THIS CAUSE came on for public hearing before the Alachua County Code Enforcement Special Magistrate on the 5<sup>th</sup> day of May 2022 after due notice to Respondent, at which time the Code Enforcement Special Magistrate heard testimony under oath, received evidence, and issued its findings of fact and conclusions of law and order and furnished to the Respondent.

By Order dated May 12, 2022, Respondent was required to correct the violation located at 2604 NE 69<sup>th</sup> Terrace, Gainesville, Florida on Parcel Number 17742-024-000 by August 10, 2022, or be assessed a fine of \$50.00 per day. Respondent was also assessed \$420 prosecution costs. On November 3, 2022, a non-compliance hearing was held because corrective action was not taken by the date ordered.

At the November 3<sup>rd</sup> hearing, an Affidavit of Non-Compliance After Hearing issued on August 15, 2022 was presented into evidence by the Code Enforcement Officer. The Affidavit certified that the required corrective action had not been taken for the violations of Section 74.29, Alachua County Code, Prohibited (Hazardous Lands/Dangerous Structures) and Section 74.20(a), Alachua County Code, Accumulation of Junk.

Accordingly, since Respondent was not in compliance with the Code Enforcement Special Magistrate's May 5, 2022 Order, it is hereby,

ORDERED that Respondent pay to Alachua County an administrative fine beginning August 10, 2022 in the amount of \$50 per day in the assessed amount of \$4,670 (as of November 3, 2022) which does include \$420 prosecution costs plus an additional \$50.00 per day until corrective action is taken as ordered by the Special Magistrate.

This Order may be recorded in the public records of Alachua County, pursuant to law. Such recording shall establish this Order as a lien against any real or personal property owned jointly and severally by the Respondent.

DONE and ORDERED this 14<sup>th</sup> day of November 2022 at Gainesville, Alachua County, Florida.

ALACHUA COUNTY  
CODE ENFORCEMENT SPECIAL MAGISTRATE

By: Terry L. Zinn  
Terry L. Zinn, Special Magistrate

Katharine P. Bruning  
Witnesses

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Order Imposing Administrative Fine/Lien has been furnished by U.S. mail to J. C. McCoy, 2701 NE 11<sup>th</sup> Place, Gainesville, FL 32641, this 14<sup>th</sup> day of November 2022.

Katharine P. Bruning  
Katharine P. Bruning  
Legal Assistant to Special Magistrate



Alachua County  
Office of Code Administration

Alachua County, Florida

Petitioner,

Case No. 22-000616

vs.

JC MCCOY  
2701 NE 11TH PL  
GAINESVILLE, FL 32641-4841

Respondent

\_\_\_\_\_ /

**AFFIDAVIT OF NON-COMPLIANCE - AFTER HEARING**

STATE OF FLORIDA        )  
COUNTY OF ALACHUA    )

BEFORE me, the undersigned authority, personally appeared Kellie Poirier, Code Enforcement Officer for Alachua County, who after being duly sworn, deposes and says:

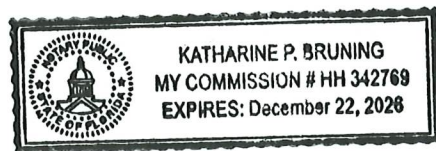
1. That on 05/24/2022, the Alachua County Code Enforcement Special Magistrate held a public hearing and issued its order in the above-styled manner.
2. That pursuant to said order, Respondents were to have taken certain corrective action on or before 08/10/2022
3. That a re inspection of the property located at 2604 NE 69TH TER, was performed on 06/23/2023.
4. The re inspection revealed the **corrective action had not been taken** for the following violation(s).  
     **74.29** - Prohibited  
     **74.20(a)** - Accumulation of Junk

FURTHER AFFIDAVIT SAITH NOT.  
June 28, 2023

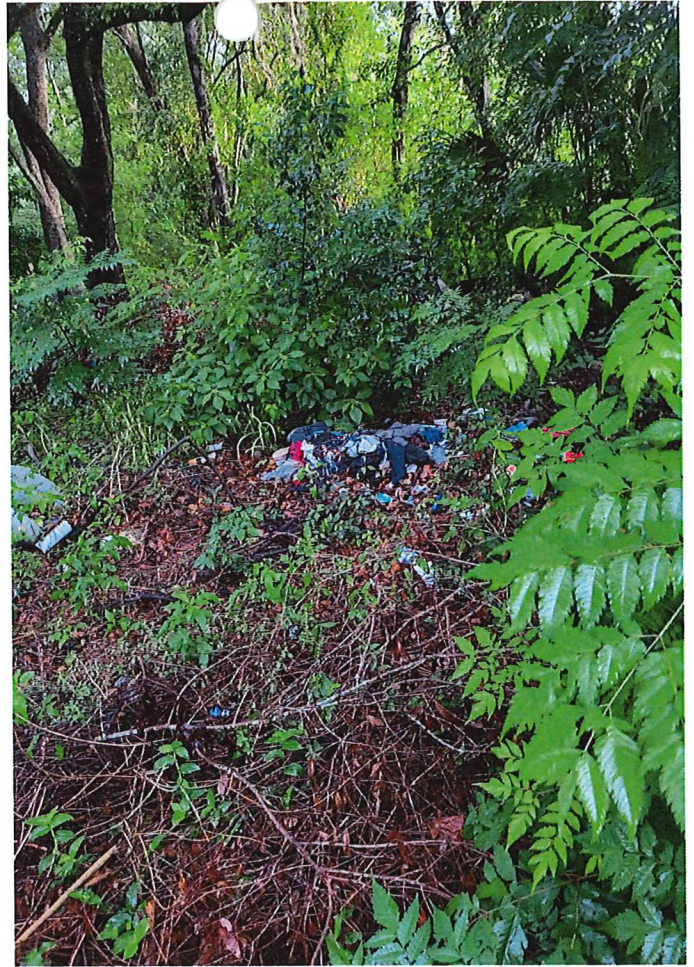
SWORN to and subscribed before me  
June 28, 2023

  
\_\_\_\_\_  
Kellie Poirier, Code Officer

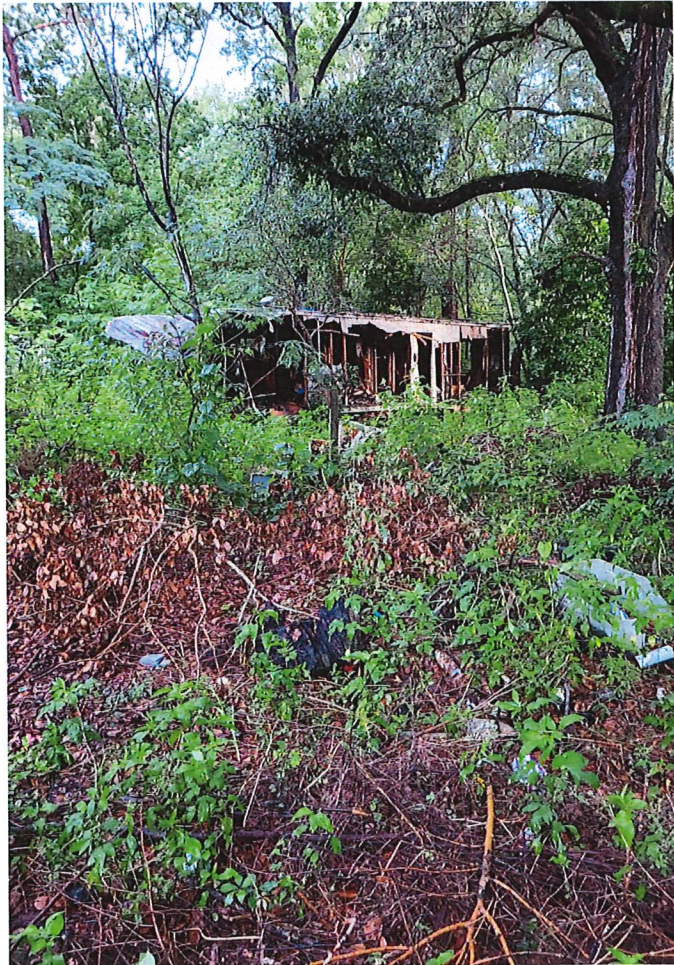
  
\_\_\_\_\_  
Notary Public, State at Large







6/23/2023 KP



January 3, 2024

JC McCoy  
2701 NE 11<sup>th</sup> Place  
Gainesville, FL 32641-4841

*Via Certified Mail and Posting*

**RE: NOTICE OF PUBLIC NUISANCE**

*Alachua County v. JC McCoy, Case No: SM 22-015*

Property: 2604 NE 69<sup>th</sup> Terrace, Gainesville, FL, Parcel No. 17742-024-000

Mr. McCoy,

The above-described property which is owned by you has been found in violation of the Alachua County Code through use of the code enforcement mechanism (Code Case #SM 22-015). An Order Imposing Administrative Fine/Lien, a copy of which is enclosed, was entered and recorded in the Official Records of Alachua County, Florida against you and your property. Under Chapter 74 of the Alachua County Code, the subject property amount to a public nuisance. The property is creating or containing a threat to life, safety, or welfare and the following code violations remain:

74.29	Prohibited (Hazardous Lands/Dangerous Structures)
74.20(a)	Junk

If you do not remedy the above conditions/violations within 30 calendar days from the date of this notice, County staff will request authorization from the Alachua County Board of County Commissioners to enter onto the property and completely abate the nuisance to address the threat to life, safety, and welfare posed by the property. If the Board of County Commissioners authorizes County staff and its authorized representatives and contractors to enter the property and cause the conditions to be remedied and abate the nuisance, at your expense and cost, including through a non-ad valorem special assessment on the property. Any articles of property removed by the County during the process of nuisance abatement may be destroyed or sold for salvage and the County may retain the salvage value, if any, of such article or articles, to be applied against the cost of removal and destruction thereof.

Thank you for attention to this matter.

Sincerely,



Greta Moreau,  
Interim Director  
Office of Code Administration

Enclosure: Order Imposing Administrative Fine/Lien

## Alachua County RFQ Form

From/Return:	Greta Moreau, Lead Code Officer with Alachua County Office of Code Administration		
Date:	09/21/2023		
Phone #:	352-374-5238 x 2314	E-Mail: <a href="mailto:gmoreau@alachuacounty.us">gmoreau@alachuacounty.us</a>	

### REQUEST FOR QUOTATION (RFQ)

**Summary of Work:** Apply & Receive a Demolition Permit from the Alachua County Building Department. Apply & Receive a Septic Removal Permit from the Alachua County Health Department. Demo the mobile home on the property, and any other structures, and dispose of all debris, including any trash and/or junk, according to **Alachua County Ordinance Sec. 75.205, Disposal of construction and demolition debris.**

**Location:** 2604 NE 69<sup>th</sup> Terrace, Gainesville FL 32609

**Deadline:**

Please return this Request for Quote Form via email with a Lump Sum Price by **2:00 pm, Monday October 16, 2023.** Also, review the below insurance requirements and submit them with your RFQ. If you have additional questions please email them to [gmoreau@alachuacounty.us](mailto:gmoreau@alachuacounty.us).

**Scope of Work:** Demo all structures on the property and remove all construction debris, along with all trash and junk:

1. The vendor shall furnish all permitting, labor, insurance, supervision, and any other incidental items.
2. Demolish (raze/tear down) mobile home and any other structure, to include removal of the structure(s), removal of all debris, weeds, rank vegetation.
3. All trash and debris shall be removed. All excavated areas shall be raked clean by hand or by means of landscaping equipment.

**Lump Sum/Unit Pricing:**

ITEM NO.	DESCRIPTION	EST QUANTITY	UNIT	AMOUNT QUOTE
1	Demo and removal	1	LS	3500
<b>LUMP SUM TOTAL</b>				<b>3500.00</b>

**NOTE:** This for is for LUMP SUM COST of the entire project, unit prices are to establish pricing if additional work is required above or beyond the Lump Sum Base Price.

Vendor Name:	Florida concrete recycling inc	Date:	
Company:			
Phone #:		eMail:	<a href="mailto:scott.renfroe@flcrinc.com">scott.renfroe@flcrinc.com</a>
Signature:	<i>Tim Renfroe AA</i>	Print Name:	Scott Renfroe



**TYPE "A" INSURANCE REQUIREMENTS  
"ARTISAN CONTRACTORS / SERVICE CONTACTS"**

The Contractor shall procure and maintain for the duration of this contract insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work hereunder by the contractor/vendor, his agents, representatives, employees or subcontractors.

**COMMERCIAL GENERAL LIABILITY**

Coverage must be afforded under a per occurrence form policy for limits not less than \$1,000,000 General Aggregate, \$1,000,000 Products / Completed Operations Aggregate, \$1,000,000 Personal and Advertising Injury Liability, \$1,000,000 each Occurrence, \$50,000 Fire Damage Liability and \$5,000 Medical Expense.

**AUTOMOBILE LIABILITY**

Coverage must be afforded including coverage for all Owned vehicles, Hired and Non-Owned vehicles for Bodily Injury and Property Damage of not less than \$1,000,000 combined single limit each accident.

**WORKERS COMPENSATION AND EMPLOYER'S LIABILITY**

Coverage to apply for all employees at STATUTORY Limits in compliance with applicable state and federal laws; if any operations are to be undertaken on or about navigable waters, coverage must be included for the USA Longshoremen & Harbor Workers Act.

Employer's Liability limits for not less than \$100,000 each accident; \$500,000 disease policy limit and \$100,000 disease each employee must be included.

**BUILDER'S RISK / INSTALLATION FLOATERS (when applicable)**

When this contract or agreement includes the construction of and/or the addition to a permanent structure or building; including the installation of machinery and/or equipment, the following insurance coverage must be afforded:

Coverage Form: Completed Value, All Risk in an amount equal to 100% of the value upon completion or value of equipment to be installed.

When applicable: Waiver of Occupancy Clause or Cessation of Insurance clause. Flood Insurance as available under the National Flood Insurance Program.

**EMPLOYEE FIDELITY COVERAGE ( only applicable to vendors who's employees handle funds )**

Employee Dishonesty coverage must be afforded for not less than \$500,000 Blanket all employees ISO

Form

**OTHER INSURANCE PROVISIONS**

The policies are to contain, or be endorsed to contain, the following provisions:

**I Commercial General Liability and Automobile Liability Coverages**

a. The Alachua County Board of County Commissioners, its officials, employees and volunteers are to be covered as an Additional Insured as respects: Liability arising out of activities performed by or on behalf of the Contractor/Vendor; to include Products and/or Completed Operations of the Contractor/Vendor; Automobiles owned, leased, hired or borrowed by the Contractor.

b. The Contractor's insurance coverage shall be considered primary insurance as respects the County, its officials, employees and volunteers. Any insurance or self-insurance maintained by the County, its officials, employees or volunteers shall be excess of Contractor/Vendor's insurance and shall be non-contributory.

**II All Coverages**

The Contractor/Vendor shall provide a Certificate of Insurance to the County with a Thirty (30) day notice of cancellation. The certificate shall indicate if cover is provided under a "claims made" or "per occurrence" form. If any cover is provided under claims made form the certificate will show a retroactive date, which should be the same date of the contract (original if contract is renewed) or prior.

**SUBCONTRACTORS**

The Contractor/Vendor shall be responsible for all subcontractors working on their behalf as a condition of this agreement. All subcontractors of the Contractor/Vendor shall be subject to the same coverage requirements stated herein.

**CERTIFICATE HOLDER: Alachua County Board of County Commissioners**

**MAIL, EMAIL or FAX CERTIFICATES**