



CITY OF GAINESVILLE

Neighborhood Enhancement Division

P.O Box 490, Station 10A

Gainesville, FL 32627-0490

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www.cityofgainesville.org

CITY v. TRACEY WELLS
CE-15-00029 / SM 2015-010
24 NE 20th St. / Tax Parcel No. 11224-000-000

Notice of Violation:	January 16, 2015
Description of Violation:	Sec. 13-171(e) (1) Insects, Outdoor Storage, Trash and Yard Maintenance.
CEB Order Signed:	March 19, 2015
CEB Date Given to Comply:	15-days to comply = April 3, 2015
Affidavit of Non-Compliance Inspection Date:	October 20, 2021
Liens Recorded On:	April 14, 2015 in Book <u>4342</u> , Page <u>1707</u>
Affidavit of Compliance Inspection Date:	October 20, 2021
Accumulated Fine(s):	\$59,775.00 (@ \$25.00 a day)
Assessed Costs:	\$79.11 (paid)
SMH Reduction/Rescission:	November 10, 2021
SMH Recommendation:	Reduce the remaining lien amounts to \$2,000.
Staff Recommendation:	The City recommends that the fines be reduced to \$2,000.

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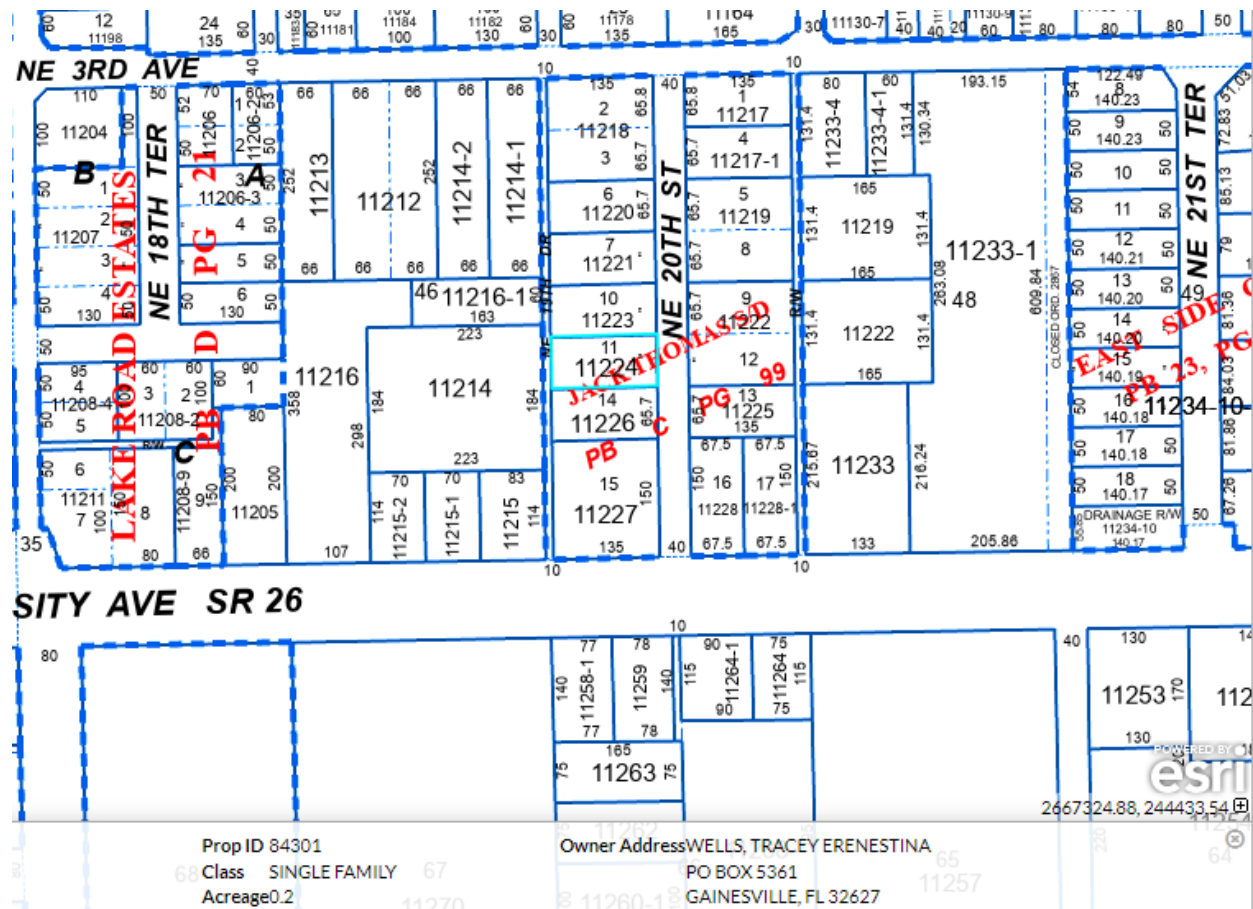
210627B
January 6, 2022

Map(s) of Property Location



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SUMMARY:

This item is a request for the City Commission to consider an application for a lien reduction or rescission for 24 NE 20th St., Gainesville, Florida 32641. On January 16, 2015, a Notice of Violation was issued to Tracey Wells for Sec. 13-171 Outdoor Storage and Trash. As the violation was not corrected, the case was heard on March 12, 2015 by the Special Magistrate and a Guilty verdict was obtained, with the violation to be corrected by April 6, 2015, or a \$25 a day fine be assessed plus administrative costs of \$79.11. The violation was not corrected and the fines ran until October 20, 2021, when compliance was achieved, accumulating a total of fines of \$59,775.

The Administrative Costs of \$79.11 have been paid and the property is currently in compliance with City Ordinances.

Ms. Tracey Wells requested a Reduction/Rescission of the accumulated fine and costs. She met with Sustainable Development Director, Andrew Persons and Neighborhood Enhancement Manager, Pete Backhaus to discuss the violation and remedy. Ms. Wells advised that she left the country prior to correcting the violation to care for a relative with cancer. She believes that the violation was corrected in 2015 or 2016. The lien is attached to other properties that she is attempting to sell and would like the lien resolved. After discussion, it was agreed to recommend that the fine be reduced to \$2,000.

On November 12, 2021, the Special Magistrate Recommended the lien be reduced to \$2,000 and paid by January 30, 2022, or the lien amount will revert back to the original amount owed.

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01/16/2015 - Before Photo taken by Jeff Look and accurately reflected the condition of the property at the time it was taken.

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11/9/2021 – After Photo was taken by Pete Backhaus and accurately reflects the condition of the property at the time it was taken.