

Special Magistrate Hearing Agenda

NOTICE OF MEETING
ALACHUA COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
Alachua County Administration Building
12 SE 1st Street, Room 209
9:00 a.m.
March 5, 2026
A G E N D A

CALL TO ORDER

NEW BUSINESS

1. **Case No. 25-011706**

Alachua County vs. MOORE REGINALD & AMANDA
14140 S US HWY 441
MICANOPY FL 32667

Certified Mail History: **Posted Property 2/19/2026**

Location of Violation: 14140 S US HWY 441 , MICANOPY FL 32667
Parcel#: 16426-025-000

Violations: 407.28, Prohibited Signs
402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Kellie Poirier

2. **Case No. 25-008653**

Alachua County vs. 120 SOUTHEAST 7TH STREET LLC
PO BOX 6020
GAINESVILLE FL 32627-6020

Certified Mail History: 9589071052701189155588

Location of Violation: , HIGH SPRINGS FL 32643
Parcel#: 01458-005-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit
406.100, Prohibited activities.

Code Enforcement Officer: Kellie Poirier

3. **Case No. 25-013329**

Alachua County vs. FIFE & FIFE & FIFE
2120 SE 51ST STREET
GAINESVILLE FL 32641

Certified Mail History: 9589071052702176372834

Location of Violation: 2120 SE 51ST ST , GAINESVILLE FL 32641
Parcel#: 16186-051-000

Violations: 74.20(a), Accumulation of Junk

Code Enforcement Officer: Kellie Poirier

4. **Case No. 26-000172**

Alachua County vs. NEAL & NEAL
1604 SE 28TH PL
GAINESVILLE FL 32641

Certified Mail History: **Posted Property 2/19/2026**

Location of Violation: 1604 SE 28TH PL , GAINESVILLE FL 32641
Parcel#: 16226-003-000

Violations: 75.201(i), Places of disposal; prohibited acts.

Code Enforcement Officer: Kellie Poirier

5. **Case No. 26-000235**

Alachua County vs. Brown Brandon Edward
6602 MILLHOPPER RD
GAINESVILLE FL 32653

Certified Mail History: 9589071052701189158077, 9589071052701189158060

Location of Violation: 6602 MILLHOPPER RD , GAINESVILLE FL 32653
Parcel#: 06028-001-000

Violations: 405.37, Protected area along scenic road corridors.
405.38, Restrictions along scenic road corridors.
406.16.2, Tree removal permits
406.16.3, Penalty for Unauthorized Removal

Code Enforcement Officer: Andrew Coniglio

6. **Case No. 25-012906**

Alachua County vs. PLUMMER RICHARD A & ARLENE E
18021 NE 135TH AVE
WALDO FL 32694-4547

Certified Mail History: 70223330000224538822

Location of Violation: 18021 NE 135TH AVE , WALDO FL 32694
Parcel#: 18378-002-024

Violations: 74.20(a), Accumulation of Junk

Code Enforcement Officer: Michael Williams

7. **Case No. 26-000357**

Alachua County vs. HENDERSON & HENDERSON
2312 SE 51ST ST
GAINESVILLE FL 32641

Certified Mail History: Posted property 2/19/2026

Location of Violation: 2312 SE 51ST ST , GAINESVILLE FL 32641
Parcel#: 16186-071-000

Violations: 74.20(a), Accumulation of Junk
74.20(b), Unserviceable vehicle(s)

Code Enforcement Officer: Kellie Poirier

8. **Case No. 26-000247**

Alachua County vs. SIDE SA PROPERTIES COMPANY
6656 SAWYER CHORES LANE
WINDERMERE FL 34786

Certified Mail History: 9589071052702176374357, 9589071052702176374364

Location of Violation: 6330 SW 13TH ST , GAINESVILLE FL 32608
Parcel#: 07163-000-000

Violations: 406.16.2, Tree removal permits
406.16.3, Penalty for Unauthorized Removal

Code Enforcement Officer: Kellie Poirier

9. Case No. 25-004492

Alachua County vs. JONESTOWN PROPERTY GROUP LLC
22211 W NEWBERRY RD
NEWBERRY FL 32669

Certified Mail History: 70223330000224538839

Location of Violation: 14451 W NEWBERRY RD , NEWBERRY FL 32669
Parcel#: 04350-005-002

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Michael Williams

10. Case No. 26-000086

Alachua County vs. Timothy Renfroe
7901 SW 122ND ST
GAINESVILLE, FL 32601

Certified Mail History: 9589071052701189155052, 9589071052702176373206

Location of Violation: 7901 SW 122ND ST ,
Parcel#: 04621-001-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Gerald Sapp

11. Case No. 25-013067

Alachua County vs. LEHRMAN & WILANSKY-LEHRMAN H/W
14977 SE COUNTY ROAD 2082
HAWTHORNE FL 32640

Certified Mail History: 9589071052701189155090

Location of Violation: 14973 SE COUNTY RD 2082 , HAWTHORNE FL 32640
Parcel#: 18108-001-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Gerald Sapp

12. Case No. 25-009477

Alachua County vs. ASBURY PARK APARTMENTS OF GAINESVILLE LLC
7000 MAE ANNE AVE
RENO NV 89523

Certified Mail History: 9589071052702176373077, 9589071052702176373084

Location of Violation: 5333 SW 75TH ST APT 5, GAINESVILLE FL 32608
Parcel#: 06879-003-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Gerald Sapp

13. Case No. 25-012958

Alachua County vs. RYAN RICE INDUSTRIES LLC
417 GERONA RD
ST AUGUSTINE FL 32086

Certified Mail History: Posted property 1/21/2026

Location of Violation: 1925 SW 42ND AVE , GAINESVILLE FL 32608
Parcel#: 07214-045-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Gerald Sapp

14. Case No. 25-011361

Alachua County vs. Sparrow Condominiums
601 SW 75th ST
GAINESVILLE, FL 32607

Certified Mail History: 9589071052702176373091, 70222410000232575770,
9589071052701189154949

Location of Violation: 601 SW 75TH ST , GAINESVILLE FL 32607
Parcel#:06650-000-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Gerald Sapp

15. Case No. 25-011125

Alachua County vs. J DURAN INVESTMENTS LLC
2365 RAPOLLO DR
KISSIMMEE FL 34741

Certified Mail History: 9589071052702176373053, 9589071052702176373220

Location of Violation: 5510 NE 77TH AVE , GAINESVILLE FL 32609
Parcel#: 07837-019-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Gerald Sapp

16. Case No. 25-012580

Alachua County vs. FAVORED HOME BUYERS LLC
125 W TREMONT AVE UNIT 401
CHARLOTTE NC 28203

Certified Mail History: 9589071052702176373237, 9589071052702176373121

Location of Violation: 1123 NW 192ND AVE , GAINESVILLE FL 32609
Parcel#: 07651-002-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Gerald Sapp

17. Case No. 25-003363

Alachua County vs. DAVIDSON R C
6709 SW 44TH AVE
GAINESVILLE FL 32608-6416

Certified Mail History: Posted Property 1/12/2026

Location of Violation: 6709 SW 44TH AVE , GAINESVILLE FL 32608
Parcel#: 06877-120-003

Violations: 74.20(a), Accumulation of Junk

Code Enforcement Officer: Nathasha Washington

18. Case No. 25-013147

Alachua County vs. BRIGHAM & ROBERSON CO-TRUSTEES
9520 SW 99TH PL
GAINESVILLE FL 32608

Certified Mail History: 9589071052702176372865

Location of Violation: 5902 SE HAWTHORNE RD , GAINESVILLE FL 32641
Parcel#: 18001-001-000

Violations: 404.06 Applicability, Permitted, Limited, special, accessory, and prohibited use as established in the Use Table. The use of all new or existing structures and properties shall conform to the requirements of the Use table and with all other applicable requirements of this Unified Land Development Code.

Code Enforcement Officer: Kellie Poirier

19. Case No. 25-013134

Alachua County vs. THE BLAND COMMUNITY FAMILIES OF ALACHUA FL INC
PO BOX 26
ALACHUA FL 32616-0026

Certified Mail History: 9589071052701189151733 & Hand delivered 2/6/2026

Location of Violation: 17900 NW COUNTY RD 236 , ALACHUA FL 32615
Parcel#: 02857-001-000

Violations: 406.16.2, Tree removal permits
406.16.3, Penalty for Unauthorized Removal
74.20.(C), Construction Junk & Debris Violation.

Code Enforcement Officer: Kellie Poirier

20. Case No. 25-010123

Alachua County vs. ALDEA CATHERINE
6535 SE 221ST ST
HAWTHORNE FL 32640

Certified Mail History: 7022333000024531731, 70223330000224531748

Location of Violation: 6545 SE 221ST ST , HAWTHORNE FL 32640
Parcel#: 19401-000-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Allante Webb

21. Case No. 25-011258

Alachua County vs. SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2000 N CLASSEN BLVD STE 3200
OKLAHOMA CITY OK 73106

Certified Mail History: 70223330000224534138

Location of Violation: 9511 SW 89TH PL , GAINESVILLE FL 32608
Parcel#: 07350-030-062

Violations: 74.29, Prohibited
74.30, Standards for repair, vacation, demo, boarding
74.36, Nuisance Overgrowth

Code Enforcement Officer: Allante Webb

22. Case No. 25-010455

Alachua County vs. GORDON DEVONTA JAMAL
7429 SE 225TH WAY
HAWTHORNE FL 32640

Certified Mail History: 70223330000224534237, 70223330000224534268

Location of Violation: 6509 SE 232ND TER , HAWTHORNE FL 32640
Parcel#: 19554-018-002

Violations: 404.24, Accessory dwelling units.
74.20(b), Unserviceable vehicle(s)
PMC 302.7, ACCESSORY STRUCTURES
PMC 304.19, GATES
PMC 304.2, PROTECTIVE TREATMENT

Code Enforcement Officer: Allante Webb

23. Case No. 26-000406

Alachua County vs. WILSON SHIRLEY ANN
1815 SE 48TH TER
GAINESVILLE FL 32641-8960

Certified Mail History: 9589071052701189157995

Location of Violation: 1815 SE 48TH TER , GAINESVILLE FL 32641
Parcel#: 16191-002-003

Violations: 74.20(b), Unserviceable vehicle(s)

Code Enforcement Officer: Kellie Poirier

24. Case No. 26-000803

Alachua County vs. MANNING GENEVA HEIRS
1211 PERDUE WAY
COCOA FL 32922

Certified Mail History: 9589071052701189158053

Location of Violation: 6117 SE 215TH ST , HAWTHORNE FL 32640
Parcel#: 19746-005-000

Violations: 402.140(b), Improvement property prior to issuance of a building permit
74.20(a), Accumulation of Junk
74.20(b), Unserviceable vehicle(s)
PMC 304.1.1, UNSAFE CONDITIONS

Code Enforcement Officer: Kellie Poirier

25. Case No. 26-001219

Alachua County vs. RONAN KENNETH & HEATHER
2016 NW 7TH PL
GAINESVILLE FL 32603

Certified Mail History:

Location of Violation: 2016 NW 7TH PL UNIT 10, GAINESVILLE FL 32603
Parcel#: 15435-000-000

Violations: 77.10, Stormwater management systems.

Code Enforcement Officer: Greg Owen

PENALTY HEARING

29. Case No. 25-005913

Alachua County vs. CORP BARRIE JR
3101 SE 27TH AVE
GAINESVILLE FL 32641

Location of Violation: 3101 SE 27TH AVE , GAINESVILLE FL 32641
Parcel#: 16206-057-000

Code Enforcement Officer: Allante Webb

Date of first Hearing: 12/04/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$280

Daily Fine: \$50

Total Fines: \$2,780

Date set for compliance: 1/13/2026

30. Case No. 25-000502

Alachua County vs. BASTIEN THOMAS J & KATHLEEN H
1822 NW 230TH PL
BROOKER FL 32622-5118

Location of Violation: 1822 NW 230TH PL , BROOKER FL 32622
Parcel#: 07505-001-000

Code Enforcement Officer: Andrew Coniglio

Date of first Hearing: 8/05/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$140

Daily Fine: \$25

Total Fines: \$715

Date set for compliance: 2/09/2026

31. Case No. 25-010708

Alachua County vs. ESFORD ROBERT H
2786 SE 15TH AVE
GAINESVILLE FL 32641

Location of Violation: 2786 SE 15TH AVE , GAINESVILLE FL 32641
Parcel#: 16153-003-000

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 12/04/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$420

Daily Fine: \$100

Total Fines: \$5,420

Date set for compliance: 1/13/2026

32. Case No. 25-006854

Alachua County vs. SAINTILMOND CIRCEE DANISE
2332 2ND TER B
RIVIERA BEACH FL 33404

Location of Violation: 714 SW WACAHOOTA RD , MICANOPY FL 32667
Parcel#: 16357-000-000

Code Enforcement Officer: Chris Boever

Date of first Hearing: 9/04/2025

Determination: Guilty, in compliance

Prosecution Cost: \$280

Daily Fine:\$0

Total Fines: \$280

Date set for compliance: 11/10/2025

33. Case No. 25-009717

Alachua County vs. ALACHUA 441/235 LLC
496 Hunt Club Blvd
Apopka, FL 32703

Location of Violation: 16304 NW US HWY 441 , ALACHUA FL 32615
Parcel#: 03044-003-003

Code Enforcement Officer: Rebecca Hoffmann

Date of first Hearing: 11/06/2025

Determination: Guilty, in compliance

Prosecution Cost: \$1,080.36

Daily Fine: \$0

Total Fines: \$1,080.36

Date set for compliance: 12/15/2025

OLD BUSINESS

34. Case No. CE2009100015 & 23-019270

Alachua County vs. MJBS HOLDINGS, LLC as Trustee of the MJBS Land Trust
120 NW Spanish River Blvd #4
Boca Raton, FL 33431

Reduction of Fines due: \$334,550

Walker, Sarah Jane Heirs
2240 NW 55th Terrace
Gainesville, FL 32605

COMMENTS FROM BOARD MEMBER

COMMENTS FROM STAFF

ADJORNMENT

NEXT MEETING

April 9, 2026