NOTICE OF MEETING  
ALACHUA COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING  
Alachua County Administration Building  
12 SE 1st Street, Room 209  
9:00 a.m.  
April 3, 2025  
A G E N D A

CALL TO ORDER

NEW BUSINESS

1. Case No. 25-001568

Alachua County vs. Leron Owens

1723 SW 67th Ter.

Gainesville, FL. 32607

Violation(s): Unpaid GFL Invoice

1. Case No. 25-001495

Alachua County vs. Fernando F. Valentin & Elizabeth R. Valentin

4830 NW 43rd St. J151

Gainesville, FL. 32606

Violation(s): Unpaid GFL Invoice

1. Case No. 25-000766

Alachua County vs. Castillo Enterprises LLC.

207 NW 20th Dr.

Gainesville, FL. 32603

Violation(s): Unpaid GFL Invoice

1. Case No. 25-000851

Alachua County vs. New Beginnings Properties LLC.

283 SW 128th Ter.

Jonesville, FL. 32669

Violation(s): Unpaid GFL Invoice

1. Case No. 24-014157

Alachua County vs. GNV Properties LLC.

4015 NW 26th Ave.

Gainesville, FL. 32606

Violation(s): Unpaid GFL Invoice

1. Case No. 24-014939

Alachua County vs. Lawrence Clay

6926 SW 17th PL.

Gainesville, FL. 32607

Violation(s): Unpaid GFL Invoice

1. Case No. 24-014558

Alachua County vs. Fairhurst & Fairhurst

2106 SW 69th Dr.

Gainesville, FL. 32607

Violation(s): Unpaid GFL Invoice

1. Case No. 24-015185

Alachua County vs. Richard G. Moore Trustee

115 SW 140th Ter.

Newberry, FL. 32669

Consent Order

1. Case No. 24-011563

Alachua County vs. Special K Holdings LLC.

13521 SW 6th Rd.

Jonesville, FL. 32669

Consent Order

1. Case No. 25-001447

Alachua County vs. Christopher Lee Marcum Trustee

3200 NW 98th St.

Gainesville, FL. 32606

Certified Mail History: Posted on 03/21/2025

Location of Violation: 3200 NW 98th St., Gainesville, FL. 32606

Section 30,Township 09, Range 19, Parcel# 06234-001-000

Violation(s): 74.29, Prohibited

Code Enforcement Officer: Andrew Coniglio

1. Case No. 24-003710  
   Alachua County vs. HUGHES VIRGINIA S  
   5814 SW 13TH ST  
   GAINESVILLE FL 32608-5344  
     
   Certified Mail History: 01/31/2025  
     
   Location of Violation: 23010 SE 65TH LN , HAWTHORNE FL 32640  
   19551-000-000  
   STR261022  
     
   Violations: 74.20(a), Accumulation of Junk  
     
   Code Enforcement Officer: Allante Webb
2. Case No. 24-014947  
   Alachua County vs. HOLLY HEIGHTS GAINESVILLE 1 LLC. & HOLLY HEIGHTS GAINESVILLE 2 LLC. & HOLLY HEIGHTS GAINESVILLE 3 LLC.  
   3001 W HALLANDALE BEACH BLVD # 300  
   PEMBROKE PARK FL 33009  
     
   Certified Mail History: 02/07/2025  
     
   Location of Violation: 6814 SW 6TH PL , GAINESVILLE FL 32607  
   06655-051-006  
   STR041019  
     
   Violations: 74.20(a), Accumulation of Junk  
    74.29, Prohibited  
    74.30, Standards for repair, vacation, demo, boarding  
     
   Code Enforcement Officer: Allante Webb
3. Case No. 24-015087  
   Alachua County vs. HOLLY HEIGHTS GAINESVILLE 1 LLC. & HOLLY HEIGHTS GAINESVILLE 2 LLC. & HOLLY HEIGHTS GAINESVILLE 3 LLC.  
   3001 W HALLANDALE BEACH BLVD 300  
   PEMBROKE PARK FL 33009  
     
   Certified Mail History: 02/07/2025  
     
   Location of Violation: 819 SW 63RD TER , GAINESVILLE FL 32607  
   06675-011-002  
   STR091019  
     
   Violations: 75.301(d), Collection service for residential or institutional property  
     
   Code Enforcement Officer: Allante Webb
4. Case No. 24-015074  
   Alachua County vs. HOLLY HEIGHTS GAINESVILLE 1 LLC. & HOLLY HEIGHTS GAINESVILLE 2 LLC. & HOLLY HEIGHTS GAINESVILLE 3 LLC.  
   3001 W HALLANDALE BEACH BLVD 300  
   PEMBROKE PARK FL 33009  
     
   Certified Mail History: 02/14/2025 & 02/19/2025  
     
   Location of Violation: 818 SW 63RD TER , GAINESVILLE FL 32607  
   06675-011-016  
   STR091019  
     
   Violations: 75.301(d), Collection service for residential or institutional property  
     
   Code Enforcement Officer: Nathasha Washington
5. Case No. 24-015060

Alachua County vs. Holly Heights Gainesville 1 LLC. & Holly Heights Gainesville 2 LLC. & Holly Heights Gainesville 3 LLC.

3001 W Hallandale Beach Blvd. 300

Pembroke Park, FL. 33009

Certified Mail History: 02/14/2025 & 02/19/2025

Location of Violation: 808 SW 63rd Ter., Gainesville FL. 32607

06675-011-017

STR091019

Violation(s): 75.301(d), Collection service for residential or institutional property

Code Enforcement Officer: Natasha Washington

1. Case No. 24-015110  
   Alachua County vs. SOTO ANGEL & ANNETTY P  
   2038 SW 79TH TER  
   GAINESVILLE FL 32607  
     
   Certified Mail History: Posted 03/21/2025  
     
   Location of Violation: 6030 SW 12TH PL , GAINESVILLE FL 32607  
   06675-007-001  
   STR091019  
     
   Violations: 75.301(d), Collection service for residential or institutional property  
     
   Code Enforcement Officer: Allante Webb
2. Case No. 24-015108  
   Alachua County vs. TOWERS INVESTMENT PROPERTIES LLC  
   612 SE 1ST ST  
   WILLISTON FL 32696  
     
   Certified Mail History: 02/06/2025  
     
   Location of Violation: 1224 SW 61ST TER , GAINESVILLE FL 32607  
   06675-007-006  
   STR091019  
     
   Violations: 75.301(d), Collection service for residential or institutional property  
     
   Code Enforcement Officer: Allante Webb
3. Case No. 24-015082  
   Alachua County vs. LAURA AUERBACH JOHN AUERBACH MARGARET AUERBACH  
   240 WAVERLY PLACE APT 34  
   NEW YORK NY 10014  
     
   Certified Mail History: Posted 03/21/2025  
     
   Location of Violation: 809 SW 63RD TER , GAINESVILLE FL 32607  
   06675-011-001  
   STR091019  
     
   Violations: 75.301(d), Collection service for residential or institutional property  
     
   Code Enforcement Officer: Allante Webb
4. Case No. 24-014573  
   Alachua County vs. SMITH SHIRLEY M  
   16019 NE COUNTY RD 1475  
   GAINESVILLE FL 32609  
     
   Certified Mail History: 02/20/2025  
     
   Location of Violation: 16109 NE COUNTY RD 1475 , GAINESVILLE FL 32609  
   17093-002-000  
   STR150821  
     
   Violations: 402.140(b), Improvement property prior to issuance of a building permit  
     
   Code Enforcement Officer: Gina Guevara
5. Case No. 24-013649  
   Alachua County vs. VIKTORY FLIPS LLC  
   801 NW 25TH AVE  
   GAINESVILLE FL 32609  
     
   Certified Mail History: 03/06/2025

Location of Violation: 4021 SW 78TH ST , GAINESVILLE FL 32608  
06849-002-018  
STR171019  
  
Violations: 402.140(b), Improvement property prior to issuance of a building permit  
  
Code Enforcement Officer: Gerald Sapp

1. Case No. 21-009862  
   Alachua County vs. PARSONS GREGORY W  
   17768 NW 62ND AVE  
   ALACHUA FL 32615  
     
   Certified Mail History: 70222410000232576029  
     
   Location of Violation: 17768 NW 62ND AVE , ALACHUA FL 32615  
   04094-002-000  
   STR080918  
     
   Violations: 404.66, Private motorized vehicle practice facility  
     
   Code Enforcement Officer: Michael Williams
2. Case No. 25-000886  
   Alachua County vs. WEST SHORE LEGACY LLC  
   1 INTERNATIONAL PL STE 3900  
   BOSTON MA 02110  
     
   Certified Mail History: 70222410000232576135 9589071052702176373725  
     
   Location of Violation: 1505 FORT CLARKE BLVD APT 5308, GAINESVILLE FL 32606  
   06315-001-000  
     
     
   Violations: PMC 304.7, ROOFS AND DRAINAGE  
   PMC 305.3, INTERIOR SURFACES  
     
   Code Enforcement Officer: Michael Williams
3. Case No. 24-012136  
   Alachua County vs. SEI UNDERGROUND UTILLITIES LLC  
   8114 SW 104TH WAY  
   GAINESVILLE FL 32608  
     
   Certified Mail History: 9589071052702176373732 9589071052702176373749  
     
   Location of Violation: 8114 SW 104TH WAY , GAINESVILLE FL 32608  
   07075-030-003  
   STR311019  
     
   Violations: 402.140(b), Improvement property prior to issuance of a building permit  
     
   Code Enforcement Officer: Gerald Sapp
4. Case No. 25-000728  
   Alachua County vs. MORAN & MORAN  
   2685 NE 71ST TER  
   GAINESVILLE FL 32609  
     
   Certified Mail History: 9589071052702176373756  
     
   Location of Violation: 2685 NE 71ST TER , GAINESVILLE FL 32609  
   17756-007-000  
   STR300921  
     
   Violations: 402.140(b), Improvement property prior to issuance of a building permit  
   74.20(a), Accumulation of Junk  
     
   Code Enforcement Officer: Kellie Poirier
5. Case No. 25-002265  
   Alachua County vs. DANEMAN EVE R LIFE ESTATE  
   4511 NW 43RD PL  
   GAINESVILLE FL 32606  
     
   Certified Mail History:  
     
   Location of Violation: 4511 NW 43RD PL , GAINESVILLE FL 32606  
   06064-004-010  
   STR220919  
     
   Violations: 74.36, Nuisance Overgrowth  
   74.20(a), Accumulation of Junk  
     
   Code Enforcement Officer: Michael Williams

PENALTY HEARING

1. Case No. 22-011832  
   Alachua County vs. DEEPER PURPOSE COMMUNITY CHURCH INC  
   PO BOX 161  
   HIGH SPRINGS FL 32655  
     
   Location of Violation: 16779 NW US HWY 441 , HIGH SPRINGS FL 32643  
   03035-002-000  
   STR070818  
     
   Code Enforcement Officer: Jessica Hong  
     
   Date of first Hearing: 02/02/2023  
     
   Determination: Guilty, not in compliance  
     
   Prosecution Cost: $210  
     
   Daily Fine: $75  
     
   Total Fines: $34,560  
     
   Date set for compliance: 12/31/2023

Affidavit of Non-Compliance Issued: 02/19/2025

1. Case No. 24-009825  
   Alachua County vs. Galloway, Leonard  
   3337 NW 25th Ter.

Gainesville, FL. 32605  
  
Location of Violation: 7723 NE 62nd Wy., Gainesville, FL. 32609

STR070921  
  
Code Enforcement Officer: Kellie Poirier  
  
Date of first Hearing: 11/07/2024  
  
Determination: Guilty, not in compliance  
  
Prosecution Cost: $350  
  
Daily Fine: $50  
  
Total Fines: $5,800  
  
Date set for compliance: 12/14/2024

Affidavit of Non-Compliance Issued: 01/07/2025

1. Case No. 24-003197

Alachua County vs. Continuia Brokerage of America Corp

PO Box 558312

Chicago, IL. 60655

Location of Violation: 15701 NW 28th St., Gainesville, FL. 32609

STR120819

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 09/05/2024

Determination: Guilty, not in compliance

Prosecution Cost: $490

Daily Fine: $75

Total Fines: $4,315

Date set for compliance: 02/10/2025

Affidavit of Non-Compliance Issued: 03/13/2025

OLD BUSINESS

1. Case No. CE2009110012 – Lien Release  
   Alachua County vs. DIPPEL, JOANN, HEIRS
2. Case No. CE2009100019 – Reduction of Fines/ Lien Release  
   Alachua County vs. DIPPEL, JOANN

$1,950

1. Case No. 23-015987 – Reduction of Fines/ Lien Release  
   Alachua County vs. TIMOTHY GRAY FREEMAN

$35,125

COMMENTS FROM SPECIAL MAGISTRATE  
  
  
COMMENTS FROM STAFF  
  
  
ADJORNMENT

NEXT MEETING  
May 1, 2025