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