

NOTICE OF MEETING
ALACHUA COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
Alachua County Administration Building
12 SE 1st Street, Room 209
9:00 a.m.
February 1, 2024
AGENDA

CALL TO ORDER

CASES READ FOR CLOSURE

Cases reported as closed for compliance before being heard by the Special Magistrate:

Case SM 24-005
Alachua County vs. The Greater Heights Church of Christ, Inc.

Case SM 24-008
Alachua County vs. Alachua County Housing Authority

Case SM 24-009
Alachua County vs. Granite Westgate Manor, LLC

Cases reported as closed for compliance after being heard by the Special Magistrate:

Case CEB 13-003
Alachua County vs. J. R. Dixon and Bonnie Dixon

Case CEB 16-035
Alachua County vs. Larry O'Neal

Case SM 21-057
Alachua County vs. William Trujillo

Case SM 23-021
Alachua County vs. DDD Holdings, LLC

Case SM 23-035
Alachua County vs. Mid-Florida Distributors, Inc.

Case SM 23-059
Alachua County vs. Mildred W. Rogers as Trustee of the Mildred W. Rogers Trust under unrecorded Trust Agreement dated June 28, 2002

Lien Expired:

Case CEB 03-064
Alachua County vs. Stephen L. Rudy

NON-COMPLIANCE HEARING

1. Case No. SM 23-041

Alachua County vs. Christopher Lee Marcum, Trustee of the 384970 Revocable Living Trust dated October 2, 2019
3200 NW 98th Street
Gainesville, FL 32606

(Certified mail returned. Property and Courthouse posted on January 8, 2024 with regular mail sent.)

Location of Violation: 3200 NW 98th Street, Gainesville, FL
Section 30, Township 09, Range 19, Parcel #06234-001-000

Code Officer: Greta Moreau

Date of first CEB Hearing: October 5, 2023

Date set for compliance: November 15, 2023 (30 days from the date of the Order) for Section 74.36, Nuisance Overgrowth; Section 74.20(c), Construction Junk and Debris; PMC Section 302.7, Accessory Structures and PMC Section 304.7, Roofs and Drainage or \$100 per day will be assessed until compliance plus \$490 prosecution costs. Affidavit of Non-Compliance issued on November 22, 2023. Lien as of 2/1/24 is \$8,290 which includes \$490 prosecution costs. The \$100 per day will continue until compliance is achieved.

2. Case No. SM 23-011

Alachua County vs. Sharon d. Strappy
322 NE 48th Street
Gainesville, FL 32641

(Certified mail returned. Property and Courthouse posted on January 4, 2024 with regular mail sent.)

Location of Violation: 322 NE 48th Street, Gainesville, FL
Section 01, Township 10, Range 20, Parcel #10864-025-000

Code Officer: Chris Barnes

Date of first CEB Hearing: May 11, 2023

Date set for compliance: August 26, 2023 (100 days from the date of the Order) for Section 74.20(a), Accumulation of Junk and Section 74.20(b), Unserviceable Vehicles or \$100 per day will be assessed until compliance plus \$420 prosecution costs. Affidavit of Compliance issued on August 4, 2023. Lien is \$420 for prosecution costs.

NEW BUSINESS

3. **Case No. SM 24-004**
Alachua County vs. Curtis Ray Miller II
3800 SE 19th Avenue
Gainesville, FL 32641

(Certified mail sent. Property and Courthouse posted on January 10, 2024 with regular mail sent.)

Location of Violation: 3800 SE 19th Avenue, Gainesville, FL
Section 11, Township 10, Range 20, Parcel #16126-060-026

Violation: Section 74.20(a), Alachua County Code, Accumulation of Junk and
Section 74.20(b), Alachua County Code, Unserviceable Vehicles and
Section 74.36, Alachua County Code, Nuisance Overgrowth and
Section 404.82.5, Alachua County Code, Parking of Trucks,
Recreational Vehicles and Trailers

Code Officer: Allante Webb

4. **Case No. SM 24-006**
Alachua County vs. Tracy Barnwell
4656 SE 6th Avenue
Gainesville, FL 32641

(Certified mail received by unreadable signature on December 16, 2023.)

Location of Violation: 4656 SE 6th Avenue, Gainesville, FL
Section 01, Township 10, Range 20, Parcel #10886-010-023

Violation: Section 74.20(b), Alachua County Code, Unserviceable Vehicles

Code Officer: Allante Webb

5. **Case No. SM 24-002**
Alachua County vs. Brookside Partners, LTD
3111 Paces Mill Road SE, Suite A-250
Atlanta, GA 30339

(Certified mail received by unreadable signature on December 13, 2023 for Brookside Partners and by K. Martin for RA on December 8, 2023.)

Location of Violation: 125 NW 147th Way, Apt. 111, Newberry, FL
Section 34, Township 09, Range 18, Parcel #04305-003-001

Violation: **REPEAT** Section PMC 603.1, Alachua County Code, Mechanical
Equipment and Appliances

Code Officer: Kellie Poirier

6. **Case No. SM 24-007**
Alachua County vs. Santa Fe Oaks Phase I, LTD
477 S. Rosemary Avenue, Suite 301
West Palm Beach, FL 33401-5758

(Certified mail received by Wanda Roach on January 3, 2024.)

Location of Violation: 8203 NW 31st Avenue, Apt. E25, Gainesville FL
Section 29, Township 09, Range 19, Parcel #06230-024-000

Violation: PMC Section 304.13.2, Alachua County Code, Openable Windows and
PMC Section 305.3, Alachua County Code, Interior Surfaces and
PMC Section 305.4, Alachua County Code, Stairs and Walking
Surfaces and PMC Section 404.4.5, Alachua County Code, Other
Requirements and PMC Section 506.2, Alachua County Code,
Maintenance and PMC Section 603.1, Alachua County Code,
Mechanical Equipment and Appliances and PMC Section 605.2, Alachua
County Code, Receptacles and PMC Section 704.6.1, Alachua County
Code, Smoke Detectors

Code Officer: Kellie Poirier

7. **Case No. SM 24-001**
Alachua County vs. Fletcher Florida Partners, LLC
6031 NW 34th Terrace
Gainesville, FL 32653

**(Certified mail sent. Property and Courthouse posted on January 15, 2024 with
regular mail sent.)**

Location of Violation: 602 NW 75th Street, Gainesville, FL
Section 05, Township 10, Range 19, Parcel #06656-002-015

Violation: Section 74.20(a), Alachua County Code, Accumulation of Junk

Code Officer: Greta Moreau

8. **Case No. SM 24-003**
Alachua County vs. Jack E. Rogers
10108 SE County Road 2082
Gainesville, FL 32641

(Certified mail received by Jack E. Rogers on December 13, 2023.)

Location of Violation: 10108 SE County Road 2082, Gainesville FL
Section 28, Township 10, Range 21, Parcel #18142-010-003

Violation: Section 74.20(a), Alachua County Code, Accumulation of Junk and
Section 74.20(b), Alachua County Code, Unserviceable Vehicles and
Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit and Section 404.82.5, Alachua
County Code, Parking of Trucks, Recreational Vehicles and Trailers

Code Officer: Allante Webb

OLD BUSINESS

9. **Request for Reduction of Fine and Release of Lien**
Case No. CEB 19-042
Alachua County vs Nomanbhoy Family LTD Partnership

10. **Request for Reduction of Fine and Release of Lien**
Case No. CEB 11-041
Alachua County vs Satnam Kostendenous and Jeanne Marie Kostendenous

COMMENTS

COMMENTS FROM STAFF

ADJOURNMENT

NEXT MEETING
March 7, 2024

If you are a person with a disability needing assistance or accommodation in order to participate, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 prior to the hearing. If you are hearing or voice impaired, please call 711 (Florida Relay Service). If you are unable to notify the Office prior to the hearing and you are present at the hearing, please inform an Alachua County Code Enforcement Officer who is in attendance.