

NOTICE OF MEETING
ALACHUA COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
Alachua County Administration Building
12 SE 1st Street, Room 209
Jack Durrance Auditorium 2nd Floor
9:00 a.m.
January 9, 2025
AGENDA

CALL TO ORDER

NEW BUSINESS

1. **Case No. 24-011018**

Alachua County vs. Steven M. Rodas & Sheila M. Rodas
21227 NE 51st Ave.
Earleton, FL. 32631

(Certified Mail return to sender. Posted 12/17/24)

Location of Violation: 21227 NE 51st Ave., Earleton, FL. 32631
Section 22, Township 09, Range 22, Parcel # 18857-010-033

Violation: Section 74.20(a) Alachua County Code, Accumulation of junk, and
Section 74.20(b) Alachua County Code, Unserviceable vehicle(s).

Code Officer: Kellie Poirier

2. **Case No. 24-005836**

Alachua County vs. Jean White
27514 NW 182nd Ave.
High Springs, FL. 32643

(Certified Mail signed on 12/07/24)

Location of Violation: 27514 NW 182nd Ave., High Springs, FL. 32643
Section 05, Township 08, Range 17, Parcel #01444-011-000

Violation: Section 74.20(a) Alachua County Code, Accumulation of junk, Section
74.29 Alachua County Code, Prohibited, Section 402.140(b) Alachua County Code,
Improvement property prior to issuance of a building permit, Section 404.82.5
Alachua County Code, Parking of trucks, recreational vehicles and trailers.

Code Officer: Kellie Poirier

3. **Case No. 24-011046**
Alachua County vs. Saltant Shirvani & Khosro Shirvani
5501 SW 82nd Ter
Gainesville, FL. 32608

(Certified Mail signed for on 11/16/24)

Location of Violation: 5501 SW 82nd Ter., Gainesville, FL. 32608
Section 20, Township 10, Range 19, Parcel # 06857-006-028

Violation: Section 74.20(b) Alachua County Code, Unserviceable vehicle(s),
Section 74.36 Alachua County Code, Nuisance overgrowth.

Code Officer: Diana Osborn

4. **Case No. 24-000558**
Alachua County vs. Sophie Durant Heirs
707 South Atlantic Ave.
Ormond Beach, FL. 32176

(Certified Mail not delivered, posted 12/19/24)

Location of Violation: Unassigned Location
Section 33, Township 07, Range 20, Parcel # 07581-003-000

Violation: Section 74.20(a) Alachua County Code, Accumulation of junk, Section
74.20(b) Alachua County Code, Unserviceable vehicle(s).

Code Officer: Kellie Poirier

5. **Case No. 24-009754**
Alachua County vs. Karen D. Hickson
1927 NW 56th Ter
Gainesville, FL. 32605

(Certified Mail not delivered, posted 12/19/24)

Location of Violation: 1927 NW 56th Ter., Gainesville, FL. 32605
Section 34, Township 09, Range 19, Parcel # 06353-152-001

Violation: Section 74.20(a) Alachua County Code, Accumulation of junk, Section
74.36 Alachua County Code, Nuisance overgrowth.

Code Officer: Kellie Poirier

6. **Case No. 24-013935 – Repeat Violation**
Alachua County vs. Steven Kleinfeldt
PO Box 531
Earleton, FL. 32631

(Certified Mail return to sender. Posted on 12/17/24)

Location of Violation: 20917 NE 101st Ave., Earleton, FL. 32631
Section 33, Township 08, Range 22, Parcel # 18511-000-000

Violation: Section 74.36 Alachua County Code, Nuisance Overgrowth, Section 404.82.5(5) Alachua County Code, Parking of recreational vehicles, trucks, and trailers.

Code Officer: Kellie Poirier

7. **Case No. 24-011076**
Alachua County vs. Emory Darryl Smith
3741 Old Tampa Hwy #14
Lakeland, FL. 33811

(Certified Mail not returned, posted 12/17/24)

Location of Violation: Address Not Assigned
Section 34, Township 09, Range 22, Parcel # 19022-010-006

Violation: Section 402.140(b) Alachua County Code, Improvement property prior to issuance of a building permit, Section 403.23 Alachua County Code, Travel recreational vehicle park and campgrounds

Code Officer: Kellie Poirier

PENALTY

8. **Case No. SM24-058**
Alachua County vs. Uvaldo Sanchez and Reina Iraheta
913 Maydell Dr.
Tampa, FL. 33619

(Certified Mail signed 11/20/24)

Location of Violation: 26924 NW 84th PL., High Springs, FL. 32643
Section 05, Township 09, Range 17, Parcel # 01759-103-000

Code Officer: Kellie Poirier

Date of First SM Hearing: September 5th, 2024

Date set for compliance: November 5, 2024 (60 days from the date of the order) for violation of Section 402.140(b) Alachua County Code, Improvement property prior to issuance of a building permit. \$100 per day will be assessed until compliance plus \$350 prosecution costs. Affidavit of Non-Compliance issued on October 23, 2024. Fines as of 12/05/2024 are \$4,770 which includes a \$420 prosecution cost.

9. Case No. SM24-006

Alachua County vs. Tracy Barnwell
4656 SE 6th Ave.
Gainesville, FL. 32641

(Certified Mail Signed for 11/22/24)

Location of Violation: 4656 SE. 6th Ave., Gainesville, FL. 32641
Section 01, Township 10, Range 20, Parcel # 10886-010-023

Code Officer: Allante Webb

Date of First SM Hearing: February 1st, 2024

Date set for compliance: April 8, 2024 (60 days from the date of the order) for violation of Section 74.20(b) Alachua County Code, Unserviceable vehicle(s). Affidavit of compliance issued on 5/1/24, still owed is the \$490 prosecution costs.

10. Case No. SM24-060

Alachua County vs. Continua Brokerage of America Corp
PO Box 558312
Chicago, IL. 60655

(Certified Mail not returned, posted 12/18/24)

Location of Violation: 15701 NW 28th St., Gainesville, FL. 32609
Section 12, Township 08, Range 19, Parcel # 05791-003-002

Code Officer: Kellie Poirier

Date of First SM Hearing: September 5th, 2024

Date set for compliance: October 7, 2024 (30 days from the date of the order) for violation of Section 402.140(b) Alachua County Code, Improvement property prior to issuance of a building permit. Section 404.82.5 Alachua County Code, Parking of trucks, recreational vehicles and trailers. \$75 per day will be assessed until compliance plus \$490 prosecution costs. Affidavit of Non-Compliance issued on November 14, 2024. Fines as of 1/09/2025 are \$7,465 which includes a \$490 prosecution cost.

11. Case No. SM24-052

Alachua County vs. Brookside Partners LTD
3111 Paces Mill Rd. STE A250
Atlanta, GA. 30339

(Certified Mail signed 11/18/24)

Location of Violation: 430 NW 146th Dr. Unit 166, Newberry, FL. 32669 Section 34, Township 09, Range 18, Parcel # 04305-003-001

Code Officer: Kellie Poirier

Date of First SM Hearing: June 6th, 2024

No time was given for compliance, as this was a repeat violation. Respondent was guilty of violation of Section PMC 603.1 Alachua County Code, Mechanical Equipment and Appliances. \$200 per day was assessed until compliance plus \$140 prosecution costs. Affidavit of Compliance was issued May 9, 2024. Costs are unpaid. Total fines are \$5,540, which does include a \$140 prosecution cost.

- 12. Case No. SM23-054**
Alachua County vs. Thomas Cox
1711 NW 55th Ter
Gainesville, FL. 32605

(Certified Mail signed 11/26/24)

Location of Violation: 1800 NW 55th St., Gainesville, FL. 32605
Section 34, Township 09, Range 19, Parcel # 06352-040-000

Code Officer: Michael Williams

Date of First SM Hearing: November 2nd, 2023

Date set for compliance: March 3, 2024 (120 days from the date of the order) for violation of Section 74.29 Alachua County Code, Prohibited. Section 74.36 Alachua County Code, Nuisance Overgrowth. \$100 per day will be assessed until compliance plus \$350 prosecution costs. Affidavit of Non-Compliance issued on August 16, 2024. Costs are unpaid. Fines as of 1/09/2025 are \$30,550 which includes a \$350 prosecution cost.

- 13. Case No. SM24-077**
Alachua County vs. Gainesville Gator Walk LLC.
109 N Brush St. Ste. 500
Tampa, FL. 32601

(Certified Mail signed 11/22/24)

Location of Violation: 1139 SW 11th Ave., Gainesville, FL. 32601
Section 08, Township 10, Range 20, Parcel # 15601-034-000

EPD Code Officer: Rebecca Hoffman

Date of First SM Hearing: October 3rd, 2024

Date set for compliance: October 22, 2024 (14 days from the date of the order) for violation of Section 77.60 Alachua County Code, Irrigation System Approval Process, and Section 77.61 Alachua County Code, Irrigation Design Standards. \$75 per day will be assessed until compliance plus \$1,394.71 prosecution costs. Affidavit of Non-Compliance issued on November 19, 2024. Fines as of 1/09/2025 are \$7,244.71 which includes a \$1,394.71 prosecution cost.

14. Case No. SM24-078

Alachua County vs. Gainesville Property Investors LLC.
8801 River Crossing Blvd. Ste. 300
Indianapolis, IN. 46240

(Certified Mail signed 11/22/24)

Location of Violation: No assigned address
Section 06, Township 10, Range 20, Parcel # 14971-000-000

EPD Code Officer: Rebecca Hoffman

Date of First SM Hearing: October 3rd, 2024

Date set for compliance: October 22, 2024 (14 days from the date of the order) for violation of Section 77.60 Alachua County Code, Irrigation System Approval Process, and Section 77.61 Alachua County Code, Irrigation Design Standards. \$75 per day will be assessed until compliance plus \$1,529.68 prosecution costs. Affidavit of Non-Compliance issued on November 19, 2024. Fines as of 1/09/2025 are \$7,379.68 which includes a \$1,529.68 prosecution cost.

15. Case No. SM23-040

Alachua County vs. Helen L. Howe Heirs
P.O. Box 640
Newberry, FL. 32669

(Certified Mail not returned, posted 12/12/24)

Location of Violation: 3414 NW 244th Ter., Newberry, FL. 32669
Section 22, Township 09, Range 17, Parcel # 01851-012-000

Code Officer: Michael Williams

Date of First SM Hearing: October 5th, 2023

Date set for compliance: April 13, 2024 (180 days from the date of the order) for violation of Section 74.20(a) Alachua County Code, Accumulation of Junk. Section 74.20(b) Alachua County Code, Unserviceable vehicle(s). Section 74.29, Alachua County Code, Prohibited. \$100 per day will be assessed until compliance plus \$420 prosecution costs. Affidavit of Non-Compliance issued on October 17, 2024. Fines as of 1/09/2025 are \$27,520 which includes a \$420 prosecution cost.

16. Case No. SM24-028

Alachua County vs. Gables 2017 Holding, LLC.
845 NE 79th St.
Miami, FL. 33138

(Certified Mail signed 12/2/24)

Location of Violation: 4700 SW Archer Rd. Unit 137
Section 15, Township 10, Range 19, Parcel # 06819-020-137

Code Officer: Natasha Washington

Date of First SM Hearing: April 4th, 2024

Date set for compliance: May 19, 2024 (30 days from the date of the order) for violation of Section 402.140(b), Alachua County Code, Improvement property prior to issuance of a building permit. \$100 per day will be assessed until compliance plus \$280 prosecution costs. Affidavit of Non-Compliance issued on May 20, 2024. Fines as of 1/09/2025 are \$23,780 which includes a \$280 prosecution cost.

OLD BUSINESS

17. **Case No. SM24-015**
Alachua County vs. Florida International Associates Inc. WY
Reduction Request/Lien Release

18. **Case No. SM22-037**
Alachua County vs. Tower Oaks Glen Homeowners Association Inc.
Reduction Request/

COMMENTS

COMMENTS FROM STAFF

ADJOURNMENT

NEXT MEETING
February 6, 2025

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.