

NOTICE OF MEETING
ALACHUA COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
Alachua County Administration Building
12 SE 1st Street, Room 209
9:00 a.m.
March 7, 2024
AGENDA

CALL TO ORDER

CASES READ FOR CLOSURE

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

Case SM 24-017
Alachua County vs. Gregory and Laura Liuzzo

Case SM 24-027
Alachua County vs. Janey G. Randlett

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

Case CEB 19-021
Alachua County vs. Jeffrey Wagner

Case SM 22-036
Alachua County vs. Joe E. Greene Trustee of the Joe E. Greene Living Trust dated June 8, 2005

NON-COMPLIANCE HEARING

1. **Case No. SM 23-044**
Alachua County vs. Jimmy Smith and Tonya Smith
251 SE 72nd Street
Gainesville, FL 32641

(Certified mail received by Jimmy Smith on January 13, 2024)

Location of Violation: 251 SE 72nd Street, Gainesville, FL
Section 06, Township 10, Range 21, Parcel #17940-138-000

Code Officer: Natasha Washington

Date of first CEB Hearing: October 5, 2023

Date set for compliance: November 30, 2023 (45 days from the date of the Order) for Section 74.20(a), Accumulation of Junk; Section 74.20(b), Unserviceable Vehicles and Section 402.140(b), Improvement of Property Prior to the Issuance of a Building Permit or \$50 per day will be assessed until compliance plus \$350 prosecution costs. Affidavit of Non-Compliance issued on December 28, 2023. Lien as of 3/7/24 is \$5,250 which includes \$350 prosecution costs. The \$50 per day will continue until compliance is achieved.

2. **Case No. SM 23-043**
Alachua County vs. Kindhearts, Inc.
3220 SE 18th Avenue
Gainesville, FL 32641

(Certified mail returned. Property and Courthouse posted on February 26, 2024 with regular mail sent.)

Location of Violation: 3220 SE 18th Avenue, Gainesville, FL
Section 11, Township 10, Range 20, Parcel #16134-008-003

Code Officer: Natasha Washington

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 74.20(a), Accumulation of Junk and Section 74.36, Nuisance Overgrowth or \$100 per day will be assessed until compliance plus \$420 prosecution costs. Affidavit of Non-Compliance issued on November 22, 2023. Lien as of 3/7/24 is \$11,720 which includes \$420 prosecution costs. The \$100 per day will continue until compliance is achieved.

3. **Case No. SM 23-032**
Alachua County vs. John J. Hearn
6509 SE 232nd Terrace
Hawthorne, FL 32640

(Certified mail refused. Property and Courthouse posted on February 26, 2024 with regular mail sent.)

Location of Violation: 6509 SE 232nd Terrace, Gainesville, FL
Section 26, Township 10, Range 22, Parcel #19554-018-002

Code Officer: Allante Webb

Date of first CEB Hearing: September 7, 2023

Date set for compliance: November 17, 2023 (60 days from the date of the Order) for Section 74.29, Prohibited (Hazardous Lands/Dangerous Structures) 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 3/7/24 is \$11,590 which includes \$490 prosecution costs. The \$100 per day will continue until compliance is achieved.

4. Case No. SM 23-030

Alachua County vs. Joseph Neal and Malcolm Neal
1604 SE 28th Place
Gainesville, FL 32641

(Certified mail unclaimed. Property and Courthouse posted on February 26, 2024 with regular mail sent.)

Location of Violation: 1604 SE 28th Place, Gainesville, FL
Section 15, Township 10, Range 20, Parcel #16226-003-000

Code Officer: Natasha Washington

Date of first CEB Hearing: August 3, 2023

Date set for compliance: October 10, 2023 (60 days from the date of the Order) for Section 74.20(a), Accumulation of Junk and Section 74.20(b), Unserviceable Vehicles or \$150 per day will be assessed until compliance plus \$490 prosecution costs. Affidavit of Non-Compliance issued on November 22, 2023. Lien as of 3/7/24 is \$22,840 which includes \$490 prosecution costs. The \$150 per day will continue until compliance is achieved.

5. Case No. SM 23-057

Alachua County vs. Deborah Lynn Martin
1411 SE 41st Avenue
Gainesville, FL 32641

Alachua County vs. Lance Edward Martin
2940 SE 15th Avenue
Gainesville, FL 32641

(Certified mail returned. Property and Courthouse posted on February 26, 2024 with regular mail sent.)

Location of Violation: 1411 SE 41st Avenue, Gainesville, FL
Section 21, Township 10, Range 20, Parcel #16258-004-000

Code Officer: Allante Webb

Date of first CEB Hearing: November 2, 2023

Date set for compliance: December 16, 2023 (30 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 \$280 prosecution costs. Affidavit of Non-Compliance issued on February 26, 2024. Lien as of 3/7/24 is \$8,480 which includes \$280 prosecution costs. The \$100 per day will continue until compliance is achieved.

NEW BUSINESS

6. **Case No. SM 24-010**
Alachua County vs. Maria Del Rosario Frazier
5308 SW 67th Street
Gainesville, FL 32608-4534

(Certified mail received by individual on January 13, 2024.)

Location of Violation: 5010 SW 63rd Court, Gainesville, FL
Section 21, Township 10, Range 19, Parcel #06890-025-000

Violation: Section 404.13, Alachua County Code, Poultry or Livestock on
parcels less than five acres.

Code Officer: Kellie Poirier

7. **Case No. SM 24-014**
Alachua County vs. Brookside Partners, LTD
3111 Paces Mill Road, Suite A250
Atlanta, GA 30339

**(Certified mail received by unreadable signature on January 26, 2024 for
Respondent and by K. Martin on January 24, 2024 for registered agent.)**

Location of Violation: 210 NW 146th Drive, Apt. 229, Newberry, FL
Section 34, Township 09, Range 18, Parcel #04305-003-001

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

Code Officer: Kellie Poirier

8. **Case No. SM 24-015**
Alachua County vs. Florida International Associates, Inc. WY
8962 NE County Road 340
High Springs, FL 32643

(Certified mail received by Tim Paletti, CEO on January 31, 2024.)

Location of Violation: 15409 NW 237th Terrace, High Springs, FL
Section 15, Township 08, Range 17, Parcel #01531-001-000

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

9. **Case No. SM 24-011**
Alachua County vs. OK Harbor Cove, LLC
980 Sylvan Avenue
Englewood Cliffs, NJ 07632

(Certified mail received by E Schoonee on January 16, 2024.)

Location of Violation: 6815 West University Avenue, Gainesville FL
Section 04, Township 10, Range 19, Parcel #06655-006-000

Violation: Section 75.201, Alachua County Code, Places of Disposal; Prohibited Acts

Code Officer: William Chason

OLD BUSINESS

10. **Request for Reduction of Fine and Release of Lien**
Case No. SM 22-039
Alachua County vs Douglas D. Johnson, Jr. and Tara T. Johnson

COMMENTS

COMMENTS FROM STAFF

ADJOURNMENT

NEXT MEETING
April 4, 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.