

NOTICE OF MEETING
ALACHUA COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
Alachua County Administration Building
12 SE 1st Street, Room 209
9:00 a.m.
November 6, 2025
AGENDA

CALL TO ORDER

NEW BUSINESS

1. Case No. 25-008653

Alachua County vs. 120 SOUTHEAST 7TH STREET LLC
PO BOX 6020
GAINESVILLE FL 32627-6020

Location of Violation: HIGH SPRINGS FL 32643

Violations: 402.140(b), Improvement property prior to issuance of a building permit
406.100, Prohibited activities.

Code Enforcement Officer: Kellie Poirier

2. Case No. 24-014113

Alachua County vs. ALONSO BARTOLO GREGORIO
9012 SW 106TH TER
GAINESVILLE FL 32608

Location of Violation: 9012 SW 106TH TER, GAINESVILLE FL 32608

Violations: 402.140(b), Improvement of property prior to issuance of a building permit

Code Enforcement Officer: Gerald Sapp

3. Case No. 25-009717

Alachua County vs. ALACHUA 441/235 LLC

Location of Violation: 16304 NW US HWY 441, ALACHUA FL 32615

Violations: 77.60, Article VI. – Landscape irrigation design and maintenance standards, irrigation system approval process

Code Enforcement Officer: Rebecca Hoffmann

4. Case No. 25-007133

Alachua County vs. 7600 HILLSIDE PARK LLC
7600 NW 5TH PL
GAINESVILLE FL 32607

Location of Violation: 7600 NW 5TH PL, GAINESVILLE FL 32607

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Michael Williams

5. Case No. 25-009130

Alachua County vs. CHAKAROWN FAYEZ MOHAMAD
2141 ALLSPICE AVE
ORLANDO FL 32837

Location of Violation: 610 NE COUNTY RD 234, GAINESVILLE FL 32641

Violations: 402.140(b), Improvement property prior to issuance of a building permit

Code Enforcement Officer: Kellie Poirier

6. Case No. 25-005253

Alachua County vs. HATHCOCK & ROBINSON
1617 NW 154TH ST
NEWBERRY FL 32669-2813

Location of Violation: 1617 NW 154TH ST, NEWBERRY FL 32669

Violations: 404.22, Mobile Home
74.20(a), Accumulation of Junk
74.36, Nuisance Overgrowth

Code Enforcement Officer: Michael Williams

7. Case No. 25-003480

Alachua County vs. VARGAS & VARGAS
7405 SAGEBRUSH RD SE
DEMING NM 88030-2136

Location of Violation: 15423 SE 58TH TER, MICANOPY FL 32667

Violations: 74.20(a), Accumulation of Junk
404.62, Standards for home-based business
PMC 505.1, GENERAL - WATER SYSTEM
PMC 604.1, FACILITIES REQUIRED

Code Enforcement Officer: Allante Webb

8. Case No. 25-008694

Alachua County vs. CUNNINGHAM WILLIE C III
1422 SE 43RD PL
GAINESVILLE FL 32641-9265

Location of Violation: 1422 SE 43RD PL, GAINESVILLE FL 32641

Violations: 75.201(a), Places of disposal; prohibited acts.

75.201(b), Places of disposal; prohibited acts.

75.201(c), Places of disposal; prohibited acts.

75.201(d), Places of disposal; prohibited acts.

75.201(e), Places of disposal; prohibited acts.

75.201(f), Places of disposal; prohibited acts.

75.201(g), Places of disposal; prohibited acts.

75.201(h), Places of disposal; prohibited acts.

75.201(i), Places of disposal; prohibited acts.

Code Enforcement Officer: Allante Webb

9. Case No. 25-010428

Alachua County vs. CELEBRATION POINTE HOLDINGS II LLC
5001 CELEBRATION POINTE AVE SUITE 180
GAINESVILLE FL 32608

Location of Violation: 4781 SW 36TH RD, GAINESVILLE FL 32608

Violations: 77.60 Article VI – Landscape irrigation design and maintenance standards, irrigation system approval process.

77.61 Article VI – landscape irrigation design and maintenance standards, irrigation design standards

77.62 Article VI – Landscape irrigation design and maintenance standards, completion of installation and irrigation system inspection

77.63 Article VI – Landscape irrigation design and maintenance standards, maintenance of irrigation systems.

Code Enforcement Officer: Rebecca Hoffmann

10. Case No. 25-004055

Alachua County vs. DAVIS JOHN TIMOTHY
4323 SW 91ST DR
GAINESVILLE FL 32608-4174

Location of Violation: 2814 NW 104TH CT UNIT C, GAINESVILLE FL 32606

Violations: 74.36, Nuisance Overgrowth
PMC 304.1.1, UNSAFE CONDITIONS
PMC 304.2, PROTECTIVE TREATMENT
PMC 304.3, PREMISES IDENTIFICATION
PMC 304.5, FOUNDATION WALLS
PMC 604.3, ELECTRICAL SYSTEM HAZARDS

Code Enforcement Officer: Michael Williams

11. Case No. 25-007946

Alachua County vs. LI YU
1343 NW 89TH TER
GAINESVILLE FL 32606

Location of Violation: 1343 NW 89TH TER, GAINESVILLE FL 32606

Violations: 74.20.(B), UNSERVICEABLE VEHICLE(S).

Code Enforcement Officer: Michael Williams

12. Case No. 25-008922

Alachua County vs. AMA GAINESVILLE INVESTMENTS
7475 SW 70TH LN
GAINESVILLE FL 32608

Location of Violation: 7475 SW 70TH LN, GAINESVILLE FL 32608

Violations: 406.12(b), Prohibitions
407.58, Protection and Maintenance of Open Space Areas.

Code Enforcement Officer: Andrew Coniglio

PENALTY HEARING

1. Case No. 25-002592

Alachua County vs. LAKE AREA STATE BANK
PO BOX 5278
GAINESVILLE FL 32627-5278

Location of Violation: 25501 NE STATE RD 26, MELROSE FL 32666

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 7/03/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$280

Daily Fine: \$25

Total Fines: \$2,150

Date set for compliance: 8/11/2025

3. Case No. 25-000170

Alachua County vs. PERKINS & PERKINS
15312 NW 31STTER
GAINESVILLE FL 32609

Location of Violation: 15312 NW 31ST TER, GAINESVILLE FL 32609

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 7/03/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$350

Daily Fine: \$125

Total Fines: \$10,750

Date set for compliance: 8/11/2025

4. Case No. 25-005178

Alachua County vs. LEWIS JASON G
4406 NE 81ST AVE
Gainesville FL 32609-1150

Location of Violation: 4406 NE 81ST AVE, GAINESVILLE FL 32609

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 7/03/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$350

Daily Fine: \$50

Total Fines: \$4,300

Date set for compliance: 8/11/2025

5. Case No. 25-004987

Alachua County vs. N-GES-RP OF CITRUS SPRINGS LLC
30 E CITRUS SPRINGS BLVD
CITRUS SPRINGS FL 34434

Location of Violation: 17607 SW 75TH AVE, ARCHER FL 32618

Code Enforcement Officer: Andrew Coniglio

Date of first Hearing: 7/03/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$140

Daily Fine: \$100

Total Fines: \$10,000

Date set for compliance: 7/28/2025

6. Case No. 25-004474

Alachua County vs. BUSH PEGGY
24320 NW 86TH PL
ALACHUA FL 32615

Location of Violation: 24320 NW 86TH PL, ALACHUA FL 32615

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 8/07/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$350

Daily Fine: \$75

Total Fines: \$5,175

Date set for compliance: 8/28/2025

7. Case No. 25-000280

Alachua County vs. CARR BENDORIAN H, CARR MONA L
1931 SE 43RD TER
GAINESVILLE FL 32641

Location of Violation: 1931 SE 43RD TER, GAINESVILLE FL 32641

Code Enforcement Officer: Allante Webb

Date of first Hearing: 7/03/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$490

Daily Fine: \$125

Total Fines: \$7,125

Date set for compliance: 9/09/2025

8. Case No. 25-003353

Alachua County vs. Joana Mercer
407 SW 134th Ter
Newberry FL 32669

Location of Violation: 18925 NW COUNTY RD 239, ALACHUA FL 32615

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 7/03/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$280

Daily Fine: \$100

Total Fines: \$7,200

Date set for compliance: 8/25/2025

9. Case No. 25-004465

Alachua County vs. WALLACE BRADLEY M
3745 NE 73RD AVE
GAINESVILLE FL 32609

Location of Violation: 3745 NE 73RD AVE, GAINESVILLE FL 32609

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 8/07/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$350

Daily Fine: \$75

Total Fines: \$5,550

Date set for compliance: 8/23/2025

10. Case No. 25-002647

Alachua County vs. CHALLA HANIMI
134 NW 88TH TER
GAINESVILLE FL 32607

Location of Violation: GAINESVILLE FL 32608

Code Enforcement Officer: Andrew Coniglio

Date of first Hearing: 7/03/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$140

Daily Fine: \$100

Total Fines: \$10,000

Date set for compliance: 7/28/2025

11. Case No. 25-008306

Alachua County vs. THE COMMONS GUYS LLC
1828 SW 112TH ST
Gainesville, FL 32607-1224

Location of Violation: 4322 SW ARCHER RD, GAINESVILLE FL 32608

Code Enforcement Officer: Rebecca Hoffmann

Date of first Hearing: 9/04/2025

Determination: Guilty, not in compliance

Prosecution Cost: \$280

Daily Fine: \$100

Total Fines: \$4,200

Date set for compliance: 9/26/2025

OLD BUSINESS

13. Case No. 24-005836 – Reduction of Fines/ Lien Release

Alachua County vs. WHITE JEAN

14. Case No. CE2018060010 – Reduction of Fines/ Lien Release

Alachua County vs. WAGNER, JEFFREY B,

15. Case No. 23-015348 – Reduction of Fines/ Lien Release

Alachua County vs. LEWIS MICHELLE

16. Case No. 25-001320 – Reduction of Fines/ Lien Release

Alachua County vs. WEST SHORE LEGACY LLC

17. Case No. 23-021911 – Reduction of Fines/ Lien Release

Alachua County vs. GABLES 2017 HOLDING LLC

18. Case No. 23-021913 – Reduction of Fines/ Lien Release

Alachua County vs. GABLES 2017 HOLDING LLC

19. Case No. 23-021907 – Reduction of Fines/ Lien Release

Alachua County vs. GABLE 2017 HOLDING LLC

COMMENTS FROM BOARD MEMBER

COMMENTS FROM STAFF

ADJORNMENT

NEXT MEETING
December 4, 2025