

NOTICE OF MEETING
ALACHUA COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE
Alachua County Administration Building
12 SE 1st Street, Room 209
9:00 a.m.
April 4, 2024
AGENDA

CALL TO ORDER

CASES READ FOR CLOSURE

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

Case SM 24-012

Alachua County vs. DeAndrea Robertson & Garland Craig Brigham as Co-Trustee of the Robertson Revocable Trust Dated September 21, 2021

Case SM 24-016

Alachua County vs. Betty G. Hilgendorf as Trustee of the Betty G. Hilgendorf Revocable Living Trust dated January 26, 2016

Case SM 24-025

Alachua County vs. James Dengel

Case SM 24-026

Alachua County vs. John and Burma Register

Case SM 24-049

Alachua County vs. Hampton Forest, LLC

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

Case SM 22-013

Alachua County vs. Evelyn Anderson

Case SM 22-027

Alachua County vs. Alexander Emile and Michael Reynolds

Case SM 23-067

Alachua County vs. Yellow Equity, LLC

Case SM 24-007

Alachua County vs. Santa Fe Oaks Phase 1, LTD

NON-COMPLIANCE HEARING

- 1. Case No. SM 23-033**
Alachua County vs. Girt Walker
1611 SE 23rd Lane
Gainesville, FL 32641

(Certified mail received by Girt Walker on February 21, 2024)

Location of Violation: 2226 SE 34th Terrace, Gainesville, FL
Section 11, Township 10, Range 20, Parcel #16134-051-035

Code Officer: Kellie Poirier

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 402.140(b), Improvement of Property Prior to the Issuance of a Building Permit; Section PMC 304.1, General Exterior Structure; Section PMC 304.13, Window, Skylight and Door Frames; Section PMC 305.3, Interior Surfaces; Section PMC 305.6, Interior Doors; Section PMC 504.1, Plumbing Systems and Fixtures; Section PMC 505.4, Water Heating Facilities; Section PMC 602.2, Residential Occupancies – Heating Facilities; Section PMC 603.1, Mechanical Equipment and Appliances; Section PMC 605.1, Installation; and Section PMC 704.6.1, Smoke Detectors or \$100 per day will be assessed until compliance plus \$420 prosecution costs. Affidavit of Non-Compliance issued on December 1, 2023. Lien as of 4/4/24 is \$14,320 which includes \$420 prosecution costs. The \$100 per day will continue until compliance is achieved.

- 2. Case No. SM 23-062**
Alachua County vs. Bobby E. Walker
1611 SE 23rd Lane
Gainesville, FL 32641

(Certified mail received by Girt Walker on February 21, 2024)

Location of Violation: 2224 SE 34th Terrace, Gainesville, FL
Section 11, Township 10, Range 20, Parcel #16134-051-036

Code Officer: Kellie Poirier

Date of first CEB Hearing: December 7, 2023

Date set for compliance: January 13, 2024 (30 days from the date of the Order) for Section 74.20(a), Accumulation of Junk; Section 74.20(b), Unserviceable Vehicles; Section 402.140(b), Improvement of Property Prior to the Issuance of a Building Permit; Section PMC 304.1, General Exterior Structure; Section PMC 304.1.1, Unsafe Conditions; Section PMC 304.13, Windows, Skylight and Door Frames; Section PMC 304.14, Exterior Structure Insect Screens; Section PMC 504.1, Plumbing Systems and Fixtures; Section PMC 603.1, Mechanical Equipment and Appliances; and Section PMC 704.6.1, Smoke Detectors or \$100 per day will be assessed until compliance plus \$560 prosecution costs. Affidavit of Non-Compliance issued on January 24, 2024. Lien as of 4/4/24 is \$8,760 which includes \$560 prosecution costs. The \$100 per day will continue until compliance is achieved.

3. **Case No. SM 23-065**
Alachua County vs. Dharmen K. Patel
2072 SW 66th Drive
Gainesville, FL 32607

(Certified mail received by Patel on February 17, 2024)

Location of Violation: 8630 NW 1st Avenue, Gainesville, FL
Section 05, Township 10, Range 19, Parcel #06656-600-033

Code Officer: Greta Moreau

Date of first CEB Hearing: December 7, 2023

Date set for compliance: January 13, 2024 (30 days from the date of the Order) for Section 74.20(b), Unserviceable Vehicles or \$50 per day will be assessed until compliance plus \$350 prosecution costs. Affidavit of Non-Compliance issued on January 23, 2024. Lien as of 4/4/24 is \$4,450 which includes \$350 prosecution costs. The \$50 per day will continue until compliance is achieved.

4. **Case No. SM 23-053**
Alachua County vs. Gary Garrett and Julie Garrett
9306 NW 12th Place
Gainesville, FL 32606

(Certified mail received by GG on February 15, 2024)

Location of Violation: 9306 NW 12th Place, Gainesville, FL
Section 31, Township 09, Range 19, Parcel #06304-100-016

Code Officer: Greta Moreau

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; Section 74.20(b), Unserviceable Vehicles and Section 74.36, Nuisance Overgrowth or \$100 per day will be assessed until compliance plus \$350 prosecution costs. Affidavit of Non-Compliance issued on January 23, 2024. Lien as of 4/4/24 is \$11,350 which includes \$350 prosecution costs. The \$100 per day will continue until compliance is achieved.

5. **Case No. SM 23-048**
Alachua County vs. Timeout Villas Ruby LLC
12386 State Road 535, #231
Orlando, FL 32836

(Certified mail received by unreadable name on February 15, 2024)

Location of Violation: 11205 West Newberry Road, Gainesville, FL
Section 01, Township 10, Range 18, Parcel #04325-002-000

Code Officer: Greta Moreau

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 402.140(b), Improvement of Property Prior to the Issuance of a Building Permit or \$100 per day will be assessed until compliance plus \$280 prosecution costs. Affidavit of Non-Compliance issued on January 23, 2024. Lien as of 4/4/24 is \$11,280 which includes \$280 prosecution costs. The \$100 per day will continue until compliance is achieved.

6. **Case No. SM 23-063**
Alachua County vs. Sarah Jane Walker and any unknown Heirs
1000 SW 16th Avenue
Gainesville, FL 32601

(Certified mail received by unreadable name on February 15, 2024. Property and Courthouse posted on March 19, 2024 and regular mail sent)

Location of Violation: 2240 NW 55th Terrace, Gainesville, FL
Section 34, Township 09, Range 19, Parcel #06353-001-000

Code Officer: Greta Moreau

Date of first CEB Hearing: December 7, 2023

Date set for compliance: January 13, 2024 (30 days from the date of the Order) for Section 74.20(b), Unserviceable Vehicles; Section 74.29, Prohibited (Hazardous Lands/Dangerous Structures) 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 January 23, 2024. Lien as of 4/4/24 is \$8,620 which includes \$420 prosecution costs. The \$100 per day will continue until compliance is achieved.

NEW BUSINESS

7. **Case No. SM 24-024**
Alachua County vs. Ignacio H. Avellaneda and Nancy Avellaneda
4417 SW 91st Drive
Gainesville, FL 32608-7137

(Certified mail received by unreadable name on February 16, 2024.)

Location of Violation: 4417 SW 91st Drive, Gainesville, FL
Section 19, Township 10, Range 19, Parcel #06860-280-012

Violation: Section 74.29, Alachua County Code, Prohibited (Hazardous
Lands/Dangerous Structures

Code Officer: Nathasha Washington

8. **Case No. SM 24-022**
Alachua County vs. Luisa, LLC
848 Brickell Avenue, Suite 1220
Miami, FL 33131

(Certified mail received by unreadable signature on February 16, 2024.)

Location of Violation: 705 SW 75th Street, Unit 101, Gainesville, FL
Section 04, Township 10, Range 19, Parcel #06650-101-005

Violation: Section 332.01, Alachua County Code, International Property
Maintenance Code and Section 402.140(b), Alachua County Code,
Improvement of Property Prior to the Issuance of a Building Permit
and PMC Section 305.3, Alachua County Code, Interior Surfaces
and PMC Section 603.1, Alachua County Code, Mechanical
Equipment and Appliances

Code Officer: Nathasha Washington

9. **Case No. SM 24-023**
Alachua County vs. Timothy Gray Freeman
5024 SW 65th Court
Gainesville, FL 32608-3721

**(Certified mail returned. Property and Courthouse posted on March 20, 2024 with
regular mail sent.)**

Location of Violation: 5024 SW 65th Court, Gainesville, FL
Section 21, Township 10, Range 19, Parcel #06890-048-000

Violation: Section 74.20(a), Alachua County Code, Accumulation of Junk and
Section 74.36, Alachua County Code, Nuisance Overgrowth

Code Officer: Nathasha Washington

10. **Case No. SM 24-013**
Alachua County vs. Andrew Finn
6209 SE 153rd Terrace
Hawthorne, FL 32640

(Certified mail sent. Property and Courthouse posted on March 22, 2024 and regular mail sent.)

Location of Violation: 6209 SE 153rd Terrace, Hawthorne, FL
Section 25, Township 10, Range 21, Parcel #18060-021-003

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

Code Officer: Allante Webb

11. **Case No. SM 24-045**
Alachua County vs. Brookside Partners LTD
3111 Paces Mill Road, Suite A250
Atlanta, GA 30339

(Certified mail received by C. Smith for Brookside on February 23, 2024 and by K. Martin for Registered Agent on February 22, 2024.)

Location of Violation: 550 NW 146th Drive, Unit 187, 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: Greta Moreau

12. **Case No. SM 24-020**
Alachua County vs. Powerhouse Family Worship Center, Inc.
7600 SW 24th Avenue
Gainesville, FL 32607

(Certified mail received by Leo Robinson on February 16, 2024 and by Leo Robinson for Registered Agent on March 6, 2024.)

Location of Violation: 7600 SW 24th Avenue, Gainesville, FL
Section 08, Township 10, Range 19, Parcel #06668-003-001

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Greta Moreau

13. **Case No. SM 24-019**
Alachua County vs. Jeffrey B. Wagner
106 South Mariners Way
Carrabelle, FL 32322

(Certified mail received by Jeffrey Wagner on February 10, 2024.)

Location of Violation: 15815 NW 28th Avenue, Newberry, FL
Section 28, Township 09, Range 18, Parcel #04235-000-000

Violation: **REPEAT** Section 74.29, Alachua County Code, Prohibited
(Hazardous Lands/Dangerous Structures)

Code Officer: Greta Moreau

14. **Case No. SM 24-018**
Alachua County vs. Jennilyn K. Herndon, as Trustee of the Archer L. Coleman
Irrevocable Trust Agreement dated February 22, 1997
2361 Bridgette Way
Fleming Island, Fl 32003-8763

(Certified mail received by L. Phelps on February 23, 2024.)

Location of Violation: 809 NW 60th Street, Gainesville, FL
Section 33, Township 09, Range 19, Parcel #06350-045-000

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

Code Officer: Greta Moreau

15. **Case No. SM 24-028**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

**(Certified mail received by Antonio Revoloy
on February 17, 2024 for Gables and by unreadable signature on February 23, 2024 for
Registered Agent.)**

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

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Nathasha Washington

16. **Case No. SM 24-030**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by Antonio Revolyo on February 17, 2024 for Gables and by unreadable signature on February 21, 2024 for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 139, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-139

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Nathasha Washington

17. **Case No. SM 24-039**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by unreadable signature on February 23, 2024 for Gables and returned not deliverable as addressed for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 148, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-148

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Nathasha Washington

18. **Case No. SM 24-029**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by Antonio Revolyo on February 17, 2024 for Gables and by unreadable signature on February 21, 2024 for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 19, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-019

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Nathasha Washington

19. Case No. SM 24-031

Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by Antonio Revoly on February 17, 2024 for Gables and by unreadable signature on February 21, 2024 for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 45, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-045

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

20. Case No. SM 24-032

Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by Antonio Revoly on February 17, 2024 for Gables and by unreadable signature on February 21, 2024 for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 78, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-078

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

21. Case No. SM 24-033

Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by Antonio Revoly on February 17, 2024 for Gables and returned not deliverable as addressed for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 020, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-020

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

22. **Case No. SM 24-034**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by Antonio Revolyo on February 17, 2024 for Gables and returned not deliverable as addressed for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 83, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-083

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

23. **Case No. SM 24-035**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by unreadable signature on February 17, 2024 for Gables and by unreadable signature on February 21, 2024 for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 86, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-086

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

24. **Case No. SM 24-036**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by Antonio Revolyo on February 17, 2024 for Gables and by unreadable signature on February 23, 2024 for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 113, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-113

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

25. **Case No. SM 24-037**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by Antonio Revoly on February 17, 2024 for Gables and by unreadable signature on February 23, 2024 for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 18, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-018

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Nathasha Washington

26. **Case No. SM 24-038**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by Antonio Revoly on February 17, 2024 for Gables and returned not deliverable as addressed for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 141, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-141

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Nathasha Washington

27. **Case No. SM 24-040**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by unreadable signature on February 23, 2024 for Gables and returned not deliverable as addressed for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 116, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-116

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

28. **Case No. SM 24-041**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by unreadable signature on February 23, 2024 for Gables and returned not deliverable as addressed for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 122, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-122

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

29. **Case No. SM 24-042**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by unreadable signature on February 24, 2024 for Gables and returned not deliverable as addressed for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 123, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-123

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

30. **Case No. SM 24-043**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by unreadable signature on February 23, 2024 for Gables and returned not deliverable as addressed for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 125, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-125

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

31. **Case No. SM 24-044**
Alachua County vs. Gables 2017 Holdings, LLC
200 S Andrews Avenue, Suite 402
Fort Lauderdale, FL 33301

(Certified mail received by unreadable signature on February 23, 2024 for Gables and returnable not deliverable as addressed for Registered Agent.)

Location of Violation: 4700 SW Archer Road, Unit 129, Gainesville, FL
Section 15, Township 10, Range 19, Parcel #06819-020-129

Violation: Section 402.140(b), Alachua County Code, Improvement of Property
Prior to the Issuance of a Building Permit

Code Officer: Allante Webb

32. **Case No. SM 24-046**
Alachua County vs. Haile Plantation Association, Inc.
5220 SW 91st Terrace
Gainesville, FL 32608

Leland Management, Inc.
6972 Lake Gloria Blvd.
Orlando, FL 32809

(Certified mail received by HPA on February 24, 2024 for Haile Plantation Association and by unreadable signature on February 22, 2024 for Leland Management, Inc. and by unreadable signature on February 22, 2024 for Registered Agent.)

Location of Violation: 4732 SW 76th Terrace, Gainesville, FL
Section 20, Township 10, Range 19

Violation: Section 77.69, Alachua County Code, Article VII, Homeowner
Florida Friendly Landscaping Design Standards, Deed Restrictions
and Covenants and Section 77.70, Alachua County Code, Article
VII, Homeowner Florida Friendly Landscaping Design Standards,
Enforcement

Sr. Environmental Specialist: Hollie Greer

OLD BUSINESS

- 33. Request for Reduction of Fine and Release of Lien**
Case No. SM 22-001
Alachua County vs Joshua Chappell and Chelsea Chappell
- 34. Request for Extension of Time**
Case No. CEB 19-042
Alachua County vs Nomanbhoy Family LTD Partnership
- 35. Request for Extension of Time**
Case No. CEB 11-041
Alachua County vs Satnum Kostendenous and Jeanne Marie Kostendenous

COMMENTS

COMMENTS FROM STAFF

ADJOURNMENT

NEXT MEETING
May 2, 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.