



NOTICE OF MEETING
ALACHUA COUNTY CODE ENFORCEMENT
SPECIAL MAGISTRATE
Alachua County Administration Building
12 SE 1st Street, Room 209
Jack Durrance Auditorium 2nd Floor

May 7, 2026

9:00 am

Pages

1. Call to Order

2. New Business

1

3. Penalty

4. Old Business

5. Comments

6. Comments from Staff

7. Adjournment

NOTICE OF MEETING
ALACHUA COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING
Alachua County Administration Building
12 SE 1st Street, Room 209
9:00 a.m.
May 7, 2026
A G E N D A

CALL TO ORDER

NEW BUSINESS

1. Case No. 26-001907

Alachua County vs. HENDERSON NICK F
1909 SE 50TH ST
GAINESVILLE FL 32641-9544

Certified Mail History: Posted property 4/14/2026

Location of Violation: 1909 SE 50TH ST , GAINESVILLE FL 32641
Parcel #: 16186-022-000

Violations: 74.20(a), Accumulation of Junk
74.20(b), Unserviceable vehicle(s)

Code Enforcement Officer: Kellie Poirier

2. Case No. 26-000462

Alachua County vs. CANOLA TIFFANI AVEIGA & WALNER AVEIGA
7006 SW 21ST LN
GAINESVILLE FL 32607

Certified Mail History: Posted property 4/17/2026

Location of Violation: 7006 SW 21ST LN , GAINESVILLE FL 32607
Parcel #: 06678-020-094

Violations: GFL pick up – SOLID WASTE

Code Enforcement Officer: Diana Osborn

3. **Case No. 26-002246**

Alachua County vs. WATERS JEREMIAH J
2101 SE 49TH DR
GAINESVILLE FL 32641-8954

Certified Mail History: Posted property 4/14/2026

**Location of Violation: VACANT , GAINESVILLE FL 32641
Parcel #: 16186-037-000**

**Violations: 404.82.5, Parking of trucks, recreational vehicles and trailers.
74.20(b), Unserviceable vehicle(s)**

Code Enforcement Officer: Kellie Poirier

4. **Case No. 26-001924**

Alachua County vs. THOMAS PHILIP H & JULLIETTE
PO BOX 1298
MELROSE FL 32666

Certified Mail History: 9589071052701189151665

**Location of Violation: 21007 NE 101ST AVE , EARLETON FL 32631
Parcel #: 18500-000-000**

**Violations: 74.20(a), Accumulation of Junk
74.20(b), Unserviceable vehicle(s)**

Code Enforcement Officer: Kellie Poirier

5. **Case No. 26-002258**

Alachua County vs. BUCHANON CHESTER JR
2119 SE 49TH DR
GAINESVILLE FL 32641

Certified Mail History: Posted property 4/14/2026

Location of Violation: 2119 SE 49TH DR , GAINESVILLE FL 32641
Parcel #: 16186-054-000

Violations: 74.20(a), Accumulation of Junk
74.20(b), Unserviceable vehicle(s)
75.201(i), Places of disposal; prohibited acts.

Code Enforcement Officer: Kellie Poirier

6. **Case No. 26-002970**

Alachua County vs. SP MO APARTMENTS LLC
31899 DEL OBISPO ST SUITE 150
SAN JUAN CAPISTRANO CA 92675

Certified Mail History: 70223330000024532318

Location of Violation: 5800 SW 20TH AVE APT B5, GAINESVILLE FL 32607
Parcel #: 06683-000-000

Violations: PMC 309.1, INFESTATION
PMC 403.2, BATHROOMS AND TOILET ROOMS
PMC 403.4, PROCESS VENTILATION
PMC 504.3, PLUMBING SYSTEM HAZARDS
PMC 305.3, INTERIOR SURFACES

Code Enforcement Officer: Allante Benjamin

7. **Case No. 26-002972**

Alachua County vs. SP MO APARTMENTS LLC
31899 DEL OBISPO ST SUITE 150
SAN JUAN CAPISTRANO CA 92675

Certified Mail History: 70223330000224532325, 70223330000224532332

Location of Violation: 5800 SW 20TH AVE APT B3, GAINESVILLE FL 32607
Parcel #: 06683-000-000

Violations: PMC 305.3, INTERIOR SURFACES
PMC 309.1, INFESTATION
PMC 403.2, BATHROOMS AND TOILET ROOMS
PMC 403.4, PROCESS VENTILATION
PMC 603.1, MECHANICAL EQUIPMENT AND APPLIANCES
PMC 704.6.1, SMOKE DETECTORS
PMC 602.2, RESIDENTIAL OCCUPANCIES - HEATING FACILITIES

Code Enforcement Officer: Allante Benjamin

8. **Case No. 26-002781**

Alachua County vs. SP MO APARTMENTS LLC
31899 DEL OBISPO ST SUITE 150
SAN JUAN CAPISTRANO CA 92675

Certified Mail History: 70223330000224531694, 70223330000224532141

Location of Violation: 5800 SW 20TH AVE APT B1, GAINESVILLE FL 32607
Parcel #: 06683-000-000

Violations: PMC 305.3, INTERIOR SURFACES
PMC 309.1, INFESTATION
PMC 403.2, BATHROOMS AND TOILET ROOMS
PMC 403.4, PROCESS VENTILATION
PMC 504.1, PLUMBING SYSTEMS AND FIXTURES
PMC 605.1, INSTALLATION

Code Enforcement Officer: Allante Benjamin

9. **Case No. 26-002581**

Alachua County vs. SP MO APARTMENTS LLC
31899 DEL OBISPO ST SUITE 150
SAN JUAN CAPISTRANO CA 92675

Certified Mail History: 70223330000224532127, 70223330000224532134

Location of Violation: 5800 SW 20TH AVE APT O9, GAINESVILLE FL 32607
Parcel #: 06683-000-000

Violations: PMC 309.1, INFESTATION
PMC 603.1, MECHANICAL EQUIPMENT AND APPLIANCES
PMC 704.6.1, SMOKE DETECTORS
PMC 403.4, PROCESS VENTILATION

Code Enforcement Officer: Allante Benjamin

10. **Case No. 26-002769**

Alachua County vs. SP MO APARTMENTS LLC
31899 DEL OBISPO ST SUITE 150
SAN JUAN CAPISTRANO CA 92675

Certified Mail History: 70223330000224532103, 70223330000224532110

Location of Violation: 5800 SW 20TH AVE APT H3, GAINESVILLE FL 32607
Parcel #: 06683-000-000

Violations: PMC 304.15, DOORS
PMC 304.18, BUILDING SECURITY
PMC 305.3, INTERIOR SURFACES
PMC 309.1, INFESTATION
PMC 403.2, BATHROOMS AND TOILET ROOMS
PMC 403.4, PROCESS VENTILATION
PMC 704.6.1, SMOKE DETECTORS

Code Enforcement Officer: Allante Benjamin

11. Case No. 26-002830

Alachua County vs. SP MO APARTMENTS LLC
31899 DEL OBISPO ST SUITE 150
SAN JUAN CAPISTRANO CA 92675

Certified Mail History: 70223330000224532158, 70223330000224532165

Location of Violation: 5800 SW 20TH AVE APT B6, GAINESVILLE FL 32607
Parcel #: 06683-000-000

Violations: PMC 304.14, INSECT SCREENS
PMC 304.15, DOORS
PMC 304.18, BUILDING SECURITY
PMC 305.3, INTERIOR SURFACES
PMC 309.1, INFESTATION
PMC 403.2, BATHROOMS AND TOILET ROOMS
PMC 403.4, PROCESS VENTILATION
PMC 504.1, PLUMBING SYSTEMS AND FIXTURES
PMC 603.1, MECHANICAL EQUIPMENT AND APPLIANCES
PMC 704.6.1, SMOKE DETECTORS
PMC 602.2, RESIDENTIAL OCCUPANCIES - HEATING FACILITIES

Code Enforcement Officer: Allante Benjamin

12. Case No. 26-002974

Alachua County vs. SP MO APARTMENTS LLC
31899 DEL OBISPO ST SUITE 150
SAN JUAN CAPISTRANO CA 92675

Certified Mail History: 70223330000224539331, 70223330000224532349

Location of Violation: 5800 SW 20TH AVE APT B7, GAINESVILLE FL 32607
06683-000-000
STR101019

Violations: PMC 305.3, INTERIOR SURFACES
PMC 403.2, BATHROOMS AND TOILET ROOMS
PMC 403.4, PROCESS VENTILATION

Code Enforcement Officer: Allante Benjamin

PENALTY HEARING

13. Case No. 25-002245

Alachua County vs. HARRELL WILLIAM J SR
915 SE COUNTY RD 234
GAINESVILLE FL 32641

Location of Violation: 4926 NE 255TH DR , MELROSE FL 32666
Parcel #: 18876-001-002

Violations: 74.20, Accumulation of Junk
74.20(b), Unserviceable Vehicle(s)
74.29, Prohibited

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 5/01/2025

Determination: Guilty, **not in compliance**

Prosecution Cost: \$350

Daily Fine: \$100

Total Fines: \$18,050

Date set for compliance: 11/10/2025

14. Case No. 23-016413

Alachua County vs. SHIGO, THOMAS S. JR TRUSTEE OF LAND TRUST No. 17601
DATED NOVEMBER 9, 2022
4001 NEWBERRY RD STE E-IV
GAINESVILLE FL 32607

Location of Violation: 17601 VETERANS WAY , MICANOPY FL 32667
Parcel #: 18322-002-000

Violations: 404.91, Applicability
404.92, Exemptions

Code Enforcement Officer: TBD

Date of first Hearing: 11/02/2023

Determination: Guilty, not in compliance

Prosecution Cost: \$770

Daily Fine: \$100

Total Fines: \$82,070

Date set for compliance: 7/13/2023

15. Case No. 23-012687

Alachua County vs. SHIGO THOMAS S JR TRUSTEE
4001 NEWBERRY RD STE E-IV
GAINESVILLE FL 32607

Location of Violation: 17601 VETERANS WAY , MICANOPY FL 32667
Parcel #: 18322-002-000

Violations: 406.10, Applicability
406.13, Exemptions
406.15, Replacement, mitigation, or relocation

Code Enforcement Officer: Jessica Hong

Date of first Hearing: 5/11/2023

Determination: Guilty, not in compliance

Prosecution Cost: \$420

Daily Fine: \$100

Irreversible damage fine: \$15,000

Total Fines: \$116,520

Date set for compliance: 7/31/2023

16. Case No. 26-000172

Alachua County vs. NEAL & NEAL
1604 SE 28TH PL
GAINESVILLE FL 32641

Location of Violation: 1604 SE 28TH PL , GAINESVILLE FL 32641
Parcel #: 16226-003-000

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

Code Enforcement Officer: Kellie Poirier

Date of first Hearing: 3/05/2026

Determination: Guilty, in compliance

Prosecution Cost: \$420

Daily Fine: \$0

Total Fines: \$420

Date set for compliance: 03/23/2026

17. Case No. 25-009780

Alachua County vs. SIMON BETTY JANE
3090 SE 21ST AVE
GAINESVILLE FL 32641

Location of Violation: 4811 NW 234TH AVE , ALACHUA FL 32615
Parcel #: 05421-010-001

Violations: 74.20(a), Accumulation of Junk

Code Enforcement Officer: Michael Williams

Date of first Hearing: 01/08/2026

Determination: Guilty, not in compliance

Prosecution Cost: \$280

Daily Fine: \$50

Total Fines: \$2,780

Date set for compliance: 3/17/2026

COMMENTS FROM BOARD MEMBER

COMMENTS FROM STAFF

ADJORNMENT

NEXT MEETING

June 4, 2026