



Nuisance Abatement Public Hearing

Property Owner: JC McCoy

Property Address: 2604 NE 69th Terrace, Gainesville, FL 32609

Parcel #: 17742-024-000

Special Magistrate Case: 22-015

Nuisance Abatement Public Hearing

Alachua County Code Violations:

- 74.29 - Prohibited (Hazardous Lands/Dangerous Structures)
- 74.20(a) - Junk

Case Summary

- A Notice of Violation was issued on January 25, 2022, with a compliance date of 02/25/2022 and a Corrective Action to remove the burnt manufactured home and shed from the property, and to remove all junk, trash and debris from the property.
- A Statement of Violation and Request for a Hearing was submitted on March 16, 2022 and a Notice of Hearing was forwarded on March 17, 2022.

Case Summary Continued

- Case heard before the Special Magistrate on May 5, 2022, and the Respondent was guilty of the violations.
- The Magistrate ordered compliance be achieved by August 10, 2022, and if not a fine of \$50 per day will be assessed until the property is in compliance. The Respondent was assessed \$420 to cover the costs of prosecution.
- An Affidavit of Non-Compliance – After Hearing was filed on August 8, 2022

Case Summary

Continued

- An Affidavit of Non-Compliance After Hearing was heard on November 3, 2022, where the Magistrate issued an Order Imposing Administrative Fine/Lien which was filed on November 14, 2022.
- A Notice of Public Nuisance was forwarded by certified mail and served by posting the property on January 3, 2024.
- A Notice of Public Hearing was forwarded by certified mail and served by posting the property on February 3, 2024.

Jan 25, 2022 at 9:19:54 AM
2401-2699 NE 69th Terr
Gainesville FL 32609
United States



Jan 25, 2022 at 9:20:34 AM
2602 NE 69th Terr
Gainesville FL 32609
United States



Aug 15, 2022 at 1:04:13 PM





June 22 2023



June 22, 2023



September 21, 2023 10:50 AM



September 21, 2023 10:50 AM



September 21, 2023 10:51 AM



September 3, 2024



September 3, 2024

Staff Recommendation

- Determine public nuisance exist at the property located at 2604 NE 69th Terrace, Gainesville, FL, parcel No. 17742-024-000, and authorize County staff and its contractors and authorized agents to enter this property and abate the nuisance, at the expense of the property owner.