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CITY OF GAINESVILLE

Neighborhood Enhancement Division
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CITY v. OCEANS BLUE HOLDINGS, LLC
CE-19-00902/ SM 2019-057
1448 SW 25th Place/ Tax Parcel No. 07332-103-002

Notice of Violation:	April 15, 2019
Description of Violation:	Sec. 13-14(b) Cooking/Heating Equipment Safe & Effective, 13-95 Interior Holes Sealed, 13-113(a) Plumbing Fixtures/Facilities/Equipment Function Properly & Connected to Sewer System & 13-97(b) Refrigeration & Cooking Unit
SM Order Signed:	February 21, 2020
SM Date Given to Comply:	July 4, 2019
Affidavit of Non-Compliance Inspection Date:	July 12, 2019
Liens Recorded On:	February 21, 2020 in Book <u>4755</u> , Page <u>2084</u>
Affidavit of Compliance Inspection Date:	November 16, 2021
Accumulated Fine(s):	\$43,300.00
Assessed Costs:	\$104.63 Administrative Costs (paid)
SMH Reduction/Rescission:	January 13, 2022
SMH Recommendation:	Reduce the remaining lien amounts to \$2,000.
Staff Recommendation:	The City agrees with the Special Magistrate's Recommendation of \$2,000.

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Map(s) of Property Location



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SUMMARY:

1448 SW 25th Place. The property was found in violation of City Ordinance Section 13-95 Holes in the Ceiling, 13-113(a) Leaking Plumbing, 13-141(b) Air Condition not working properly, 13-97(b) Leaking Refrigerator. As the violations were not corrected, the case was heard on June 13, 2019 by the Special Magistrate and a guilty verdict was obtained, with the violation to be corrected by July 4, 2019 or a fine of \$50.00 a day assessed, plus Administrative Costs of \$104.63. The property was placed in compliance on November 16, 2021. Fines accumulated to \$43,300 plus the Administrative Costs.

On December 17, 2021, Pete Backhaus, Neighborhood Enhancement Manager and DSD Director Andrew Persons met with Alvin Young, representative of Blue Oceans Holdings, LLC via phone. Mr. Young advised that his company came into possession of the property via a Guardianship sale in May of 2021; the owner of record was not able to care for the property.

Mr. Young advised that he was aware of the lien at the time of the purchase. His company invested approximately \$40,000 to fix up the condo. The amount of the lien was discussed and agreed that a reduction to \$2,000 would be appropriate.

The Administrative Costs of \$104.63 were paid.

Based on the nature of the original violation, the correction of the violation and money invested, and the inconvenience caused to the tenant at the time, the City recommends the fine be reduced to \$2,000.

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Before Photos



04/15/19 – Photo was taken by Greta Moreau and accurately reflected the condition of the property at the time it was taken.

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