



CITY OF GAINESVILLE

Neighborhood Enhancement Division

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www.cityofgainesville.org

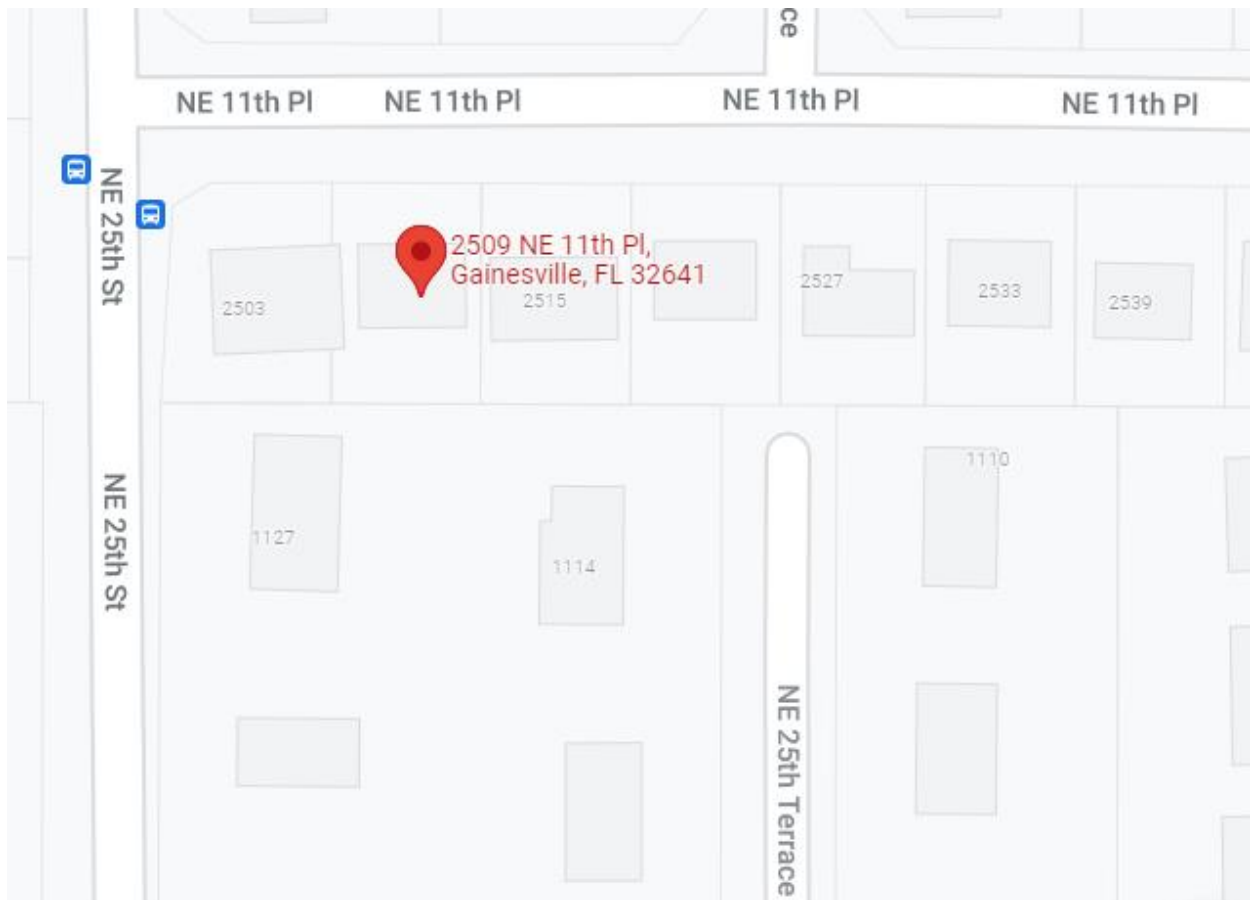
CITY v. DOUBLE O INVESTMENTS, LLC
CE-10-02500 / 2013-085
2509 NE 11th Place / Tax Parcel No. 10823-069-000

Notice of Violation:	June 4, 2013
Description of Violation:	Sec. 13-171 (e) (2) Dead or Hazardous Tree.
CEB Order Signed:	August 14, 2013
CEB Date Given to Comply:	August 29, 2013
Affidavit of Non-Compliance Inspection Date:	September 6, 2013
Lien Recorded On:	October 8, 2013 in Book <u>4233</u> , Page <u>140</u>
Affidavit of Compliance Inspection Date:	February 6, 2014
Accumulated Fine:	\$16,100 (161 days @ \$100.00 a day)
Assessed Costs:	\$104.80 (paid)
SMH Reduction/Rescission:	October 14, 2021
SMH Recommendation:	Reduce the remaining lien amount to \$1,000 payment must be made within 30-days.
Staff Recommendation:	The City recommends that no reduction for the fines be granted.

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November 18, 2021

Map(s) of Property Location

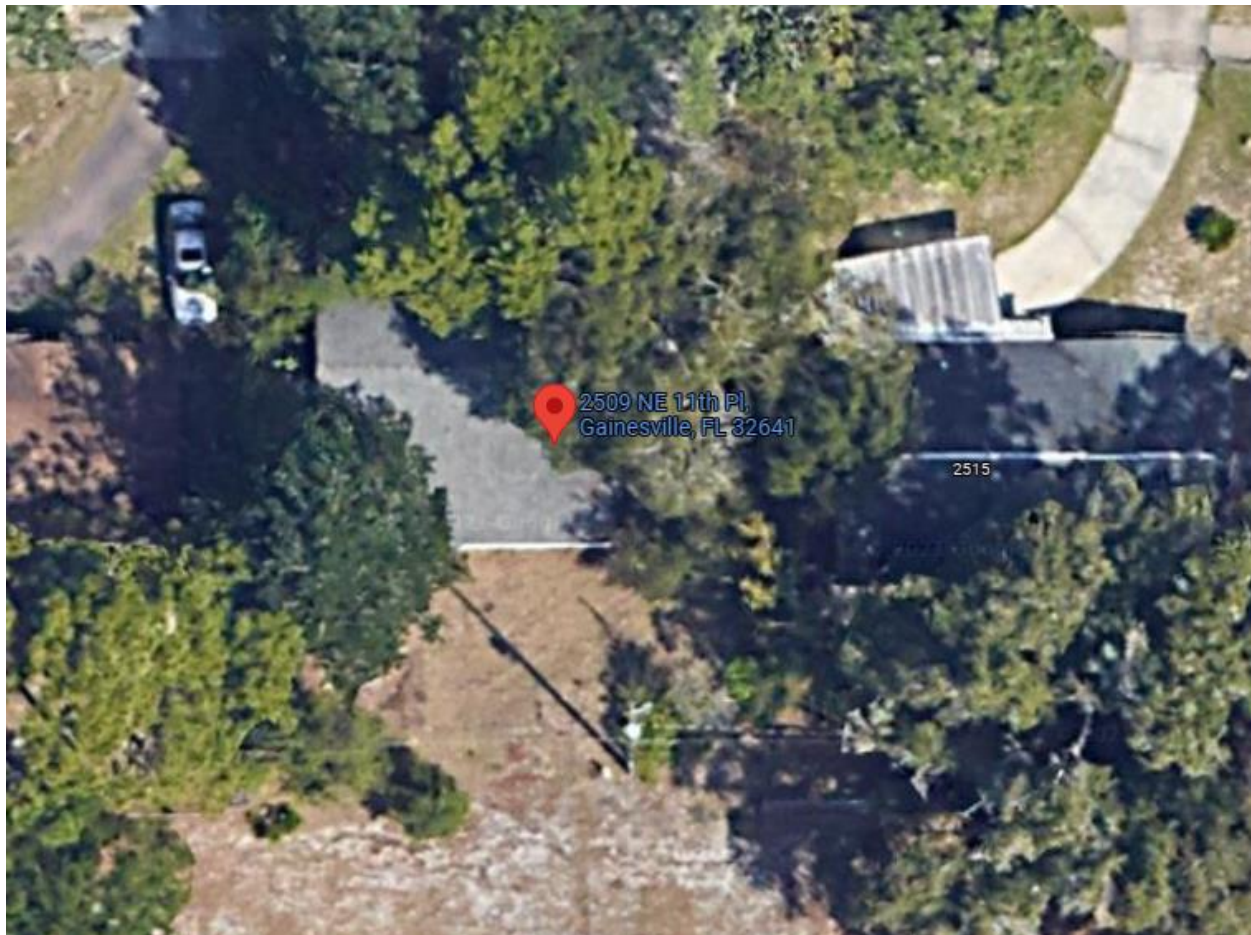


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SUMMARY:

This item is a request for the City Commission to consider an application for a lien reduction or rescission for 2509 NE 11th Place. On June 4, 2013, a Notice of Violation was issued for violation of Sec. 13-171 (e) (2) Dead or Hazardous Tree. As the violation was not corrected, the case was heard on August 3, 2013 by the Magistrate and a Guilty verdict was obtained, with the violation to be corrected by August 29, 2013 or a fine of \$100.00 a day be assessed plus administrative costs of \$104.08.

The violation was not corrected and fines ran until February 6, 2014, when compliance was achieved, accumulating a total of fines of \$16,100.

On January 14, 2014, Double O Investments, LLC took possession of the property via Quit Claim Deed. On September 14, 2021, Oved Ashkenazi, representing Double O Investments, LLC, requested a reduction/rescission of the accumulated fines. He spoke with Andrew Persons and Pete Backhaus by phone to discuss the case. Mr. Ashkenazi advised that the property was rented for four years until the tenant was evicted for non-payment. The structure sat vacant and became a drug house and was vandalized. He tried to sell the property and found the outstanding liens. He lives in Miami and cannot maintain the property and wishes to sell.

This property has been problematic for the neighborhood, generating illegal activity and police calls for service. The City recommends no reduction of the fines be granted.

The costs of \$1,154.80 have been paid and the property is in compliance with City Ordinances.

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08/06/2013 - Before Photo taken by Jeff Look and accurately reflected the condition of the property at the time it was taken.

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10/13/2021 - After Photo taken by Pete Backhaus and accurately reflects the condition of the property at the time it was taken.