



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FLORIDA HOSPITAL ASSOCIATION

307 PARK LAKE CIR

ORLANDO FL 32803-1107

Respondent

Case No.: **TCE232880**

Location of Violation: **310 E COLLEGE AVE**

Tax ID #: **2136250751275**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



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TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **11/28/2023** Case No.: **TCE232880**
Tax Identification Number: **2136250751275** Repeat Offender: **No**
Violation Address: **310 E COLLEGE AVE**

Owner(s):

FLORIDA HOSPITAL ASSOCIATION
307 PARK LAKE CIR
ORLANDO FL 32803-1107

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1** TLDC Chapter 10 Section 10-411 Accessory Structures (a) General requirements

Corrective Actions Required:

- 1** The masonry retaining wall on the east side of the building is leaning away from the building with visible cracks. The wall should be free from breaks, cracks, and defects. The wall should be upright and safely anchored. Permits may be required for repairs.

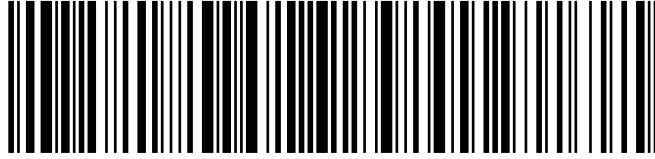
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8355 5137 76

TCE232880 NOV/NOH INITIAL
FLORIDA HOSPITAL ASSOCIATION
307 PARK LAKE CIR
ORLANDO FL 32803-3923

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TCB TALLAHASSEE AUGUSTINE LLC

100 HIGH ST STE 1102

BOSTON MA 02110

Respondent

Case No.: **TCE232869**

Location of Violation: **2001 OLD ST AUGUSTINE RD**

Tax ID #: **3105204110000**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
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**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **11/30/2023** Case No.: **TCE232869**
Tax Identification Number: **3105204110000** Repeat Offender: **No**
Violation Address: **2001 OLD ST AUGUSTINE RD**

Owner(s):

TCB TALLAHASSEE AUGUSTINE LLC
100 HIGH ST STE 1102
BOSTON MA 02110

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 303.1 Swimming pools.

Corrective Actions Required:

- 1** Complete repairs to the swimming pool and equipment in order to maintain in a clean, operable condition.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8356 7686 01

TCE232869 NOV/NOH INITIAL
TCB TALLAHASSEE AUGUSTINE LLC
STE 1102
100 HIGH ST
BOSTON MA 02110-1757

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LETT SHARON C TRUST

C/O JEFF ANDREWS

208 S VENETIAN WAY

PORT ORANGE FL 32127

Respondent

Location of Violation: **212 N DELLVIEW DR**

Tax ID #: **212430 A0120**

Case No.: **TCE240350**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **03/06/2024** Case No.: **TCE240350**
Tax Identification Number: **212430 A0120** Repeat Offender: **No**
Violation Address: **212 N DELLVIEW DR**
Owner(s): **LETT SHARON C TRUST**
C/O: JEFF ANDREWS
208 S VENETIAN WAY
PORT ORANGE FL 32127-5714

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 304.7 Roofs and drainage.

Corrective Actions Required:

- 1** Repair the damaged roof.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8356 7737 66

TCE240350 NOV/NOH INITIAL
LETT SHARON C TRUST
C/O: JEFF ANDREWS
208 S VENETIAN WAY
PORT ORANGE FL 32127-5714

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ACRC TFL OWNER LLC

1018 THOMASVILLE RD STE 200A

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240303**

Location of Violation: **2415 N MONROE ST**

Tax ID #: **2124202060000**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **02/22/2024** Case No.: **TCE240303**
Tax Identification Number: **2124202060000** Repeat Offender: **No**
Violation Address: **2415 N MONROE ST**

Owner(s):

ACRC TFL OWNER LLC
1018 THOMASVILLE RD STE 200A
TALLAHASSEE FL 32303

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas

Corrective Actions Required:

- 1** Please repair the potholes in the driving and parking areas of the Centre of Tallahassee.

302.3 SIDEWALKS AND DRIVEWAYS. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous condition.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8359 1225 09

TCE240303 NOV/NOH INITIAL
ACRC TFL OWNER LLC
STE 200A
1018 THOMASVILLE RD
TALLAHASSEE FL 32303-6291

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HERRINGTON PATRICIA MAE

2524 LIMERICK DR

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE240720**

Location of Violation: **2524 LIMERICK DR**

Tax ID #: **110250 N0230**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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Code Enforcement Division**

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **04/24/2024** Case No.: **TCE240720**
Tax Identification Number: **110250 N0230** Repeat Offender: **No**
Violation Address: **2524 LIMERICK DR**

Owner(s):

HERRINGTON PATRICIA MAE
2524 LIMERICK DR
TALLAHASSEE FL 32309

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 304.7 Roofs and drainage
- 2** 304.2 Protective treatment

Corrective Actions Required:

- 1** Remove all damaged and rotted material from the roof, joists, eaves, fascia and soffit areas. Replace with good material.
- 2** Cover new, exposed wood with a protective treatment such as paint or the like.

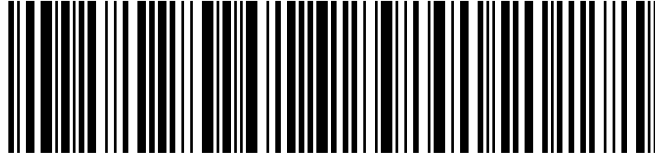
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8359 1659 02

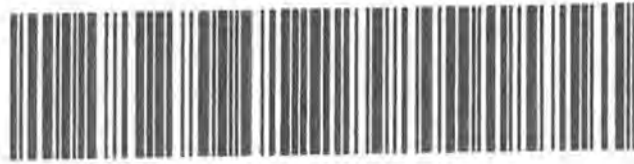
TCE240720 NOV/NOH INITIAL
HERRINGTON PATRICIA MAE
2524 LIMERICK DR
TALLAHASSEE FL 32309-3513

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 1782 05

TCE240425 NOV NOH
JONES ZEDORIA
3088 CONNIE DR
TALLAHASSEE FL 32311-5236

Return Reference Number:
Username: Bonita Paige
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JONES ZEDORIA

3088 CONNIE DR

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE240425**

Location of Violation: **3088 CONNIE DR**

Tax ID #: **310350000040**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **03/19/2024** Case No.: **TCE240425**
Tax Identification Number: **3103500000040** Repeat Offender: **No**
Violation Address: **3088 CONNIE DR**

Owner(s):

JONES ZEDORIA
3088 CONNIE DR
TALLAHASSEE FL 32311

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Remove all trash, litter, tires, appliances, indoor furniture, and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 1780 14

TCE240489 NOV NOH
SHEPARD C D JR & SHEPARD CORA L
1109 WOODLAND DR
TALLAHASSEE FL 32305-6937

Return Reference Number:
Username: Bonita Paige
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SHEPARD C D JR & SHEPARD CORA L

1109 WOODLAND DR

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240489**

Location of Violation: **1109 WOODLAND DR**

Tax ID #: **411470 D0060**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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Sincerely,

Martin Atorresagasti

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **03/25/2024**

Case No.: **TCE240489**

Tax Identification Number: **411470 D0060**

Repeat Offender: **No**

Violation Address: **1109 WOODLAND DR**

Owner(s):

SHEPARD C D JR & SHEPARD CORA L
1109 WOODLAND DR
TALLAHASSEE FL 32305

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 302.8 Motor vehicles.
Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. All tires must be inflated.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 1779 25

TCE240522 NOV NOH
SMITH HARVEY
4711 N 15TH ST
PHILADELPHIA PA 19141-2101

Return Reference Number:
Username: Bonita Paige
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 02, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

SMITH HARVEY
4711 N 15TH ST
PHILADELPHIA PA 19141
Respondent

Case No.: **TCE240522**

Location of Violation: **3216 NEKOMA LN**

Tax ID #: **212978000020**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Jency Probert

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **04/24/2024**

Case No.: **TCE240522**

Tax Identification Number: **2129780000020**

Repeat Offender: **No**

Violation Address: **3216 NEKOMA LN**

Owner(s):

SMITH HARVEY
4711 N 15TH ST
PHILADELPHIA PA 19141

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas
302.1 Sanitation.
302.4 Weeds.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure
304.1 General.
304.2 Protective treatment.
304.6 Exterior walls.
304.13 Window, skylight and door frames.
- 3** IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress

Corrective Actions Required:

- 1** Ensure that the exterior property and premises are maintained in a clean, safe and sanitary condition. Remove all trash and debris, storage containers, and return the accumulation of shopping carts to the respective stores.

Mow or cut all overgrowth as required.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 1778 57

TCE240600 NOV NOH
MORRIS JOHN
706 KENDALL DR
TALLAHASSEE FL 32301-7030

Return Reference Number:
Username: Bonita Paige
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MORRIS JOHN

706 KENDALL DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240600**

Location of Violation: **706 KENDALL DR**

Tax ID #: **310725 F0250**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **04/16/2024**

Case No.: **TCE240600**

Tax Identification Number: **310725 F0250**

Repeat Offender: **No**

Violation Address: **706 KENDALL DR**

Owner(s):

MORRIS JOHN
706 KENDALL DR
TALLAHASSEE FL 32301

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** All vehicle(s) must be operable, display a valid tag and all tires inflated.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 09, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HERNANDEZ-CORTEZ ZENON

1455 KNOXVILLE LN

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240671**

Location of Violation: **1455 KNOXVILLE LN**

Tax ID #: **213061 B0480**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **04/17/2024**

Case No.: **TCE240671**

Tax Identification Number: **213061 B0480**

Repeat Offender: **No**

Violation Address: **1455 KNOXVILLE LN**

Owner(s):

HERNANDEZ-CORTEZ ZENON
1455 KNOXVILLE LN
TALLAHASSEE FL 32304

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Remove all trash, litter and debris from property. Remove tree debris and the tire from the property and any other trash and debris.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

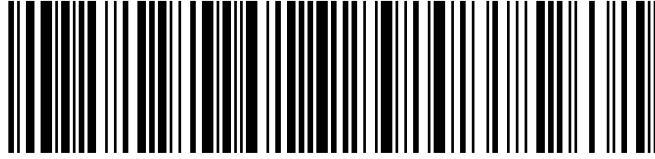
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8361 1147 76

NOV/NOH TCE240671
HERNANDEZ-CORTEZ ZENON
1455 KNOXVILLE LN
TALLAHASSEE FL 32304-9268

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 8760 64

TCE240623 NOV/NOH INITIAL
TARVER DEBRA L REVOCABLE TRUST /
TARVER DEBRA L TRUSTEE
6791 PROCTOR RD
TALLAHASSEE FL 32309-4057

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 08, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TARVER DEBRA L REVOCABLE TRUST / TARVER DEBRA L TRUSTEE

6791 PROCTOR RD

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE240623**

Location of Violation: **3336 PIPING ROCK**

Tax ID #: **143470 B0080**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **04/16/2024** Case No.: **TCE240623**
Tax Identification Number: **143470 B0080** Repeat Offender: **No**
Violation Address: **3336 PIPING ROCK**

Owner(s):

TARVER DEBRA L REVOCABLE TRUST / TARVER DEBRA L TRUSTEE
6791 PROCTOR RD
TALLAHASSEE FL 32309

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 302.1 Sanitation.
- 2** 302.8 Motor vehicles
- 3** 304.7 Roofs and drainage

Corrective Actions Required:

- 1** Please remove all limbs and lawn debris.
- 2** The black Ford truck requires a current tag.
- 3** Remove leaves and live plants from the gutters.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 08, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNSON TAJLEE PATRICK

1433 NASHVILLE DR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240636**

Location of Violation: **1441 NASHVILLE DR**

Tax ID #: **213061 A0150**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **04/17/2024** Case No.: **TCE240636**
Tax Identification Number: **213061 A0150** Repeat Offender: **No**
Violation Address: **1441 NASHVILLE DR**

Owner(s):

JOHNSON TAJLEE PATRICK
1433 NASHVILLE DR
TALLAHASSEE FL 32304

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 302.8 Motor vehicles

Corrective Actions Required:

- 1** Blue 4 door car must be operable and display a current tag.

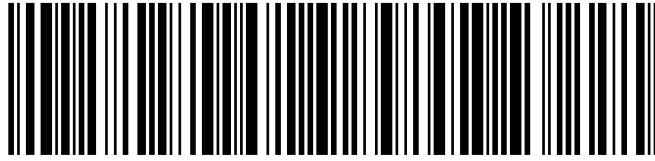
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 8978 30

TCE240636 NOV/NOH INITIAL
JOHNSON TAJLEE PATRICK
1433 NASHVILLE DR
TALLAHASSEE FL 32304-9266

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FORTE THOMAS

747 GOLD NUGGET TRL

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240681**

Location of Violation: **747 GOLD NUGGET TRL**

Tax ID #: **2127190000040**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **04/18/2024** Case No.: **TCE240681**
Tax Identification Number: **2127190000040** Repeat Offender: **No**
Violation Address: **747 GOLD NUGGET TRL**

Owner(s):

FORTE THOMAS
747 GOLD NUGGET TRL
TALLAHASSEE FL 32304

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC 302.8 Motor vehicles

Corrective Actions Required:

- 1** Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Assure that all vehicles, that are parked on the premises, are operable, has a valid license plate, and registration.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8361 5851 56

TCE240681 NOV/NOH INITIAL
FORTE THOMAS
747 GOLD NUGGET TRL
TALLAHASSEE FL 32304-2065

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

RRE MERIDIAN PLACE ASSOCIATES LLC

511 16TH ST # 200

DENVER CO 80202

Respondent

Case No.: **TCE240756**

Location of Violation: **2000 N MERIDIAN RD**

Tax ID #: **2124204890000**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **04/24/2024** Case No.: **TCE240756**
Tax Identification Number: **2124204890000** Repeat Offender: **No**
Violation Address: **2000 N MERIDIAN RD**

Owner(s):

RRE MERIDIAN PLACE ASSOCIATES LLC
511 16TH ST # 200
DENVER CO 80202

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1** TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1** Repair privacy fence at rear of the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8361 6332 39

TCE240756 NOV/NOH INITIAL
RRE MERIDIAN PLACE ASSOCIATES LLC
STE 200
511 16TH ST
DENVER CO 80202-4260

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 08, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

NIX CHERRY A

1494 NASHVILLE DR

TALLAHASSEE FL 32304-9243

Respondent

Case No.: **TCE240760**

Location of Violation: **1494 NASHVILLE DR**

Tax ID #: **213061 B0250**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/04/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 08, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNSON FLORINE M

717 STAFFORD ST

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240800**

Location of Violation: **717 STAFFORD ST**

Tax ID #: **411137 C0110**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **05/01/2024** Case No.: **TCE240800**
Tax Identification Number: **411137 C0110** Repeat Offender: **No**
Violation Address: **717 STAFFORD ST**

Owner(s):

JOHNSON FLORINE M
717 STAFFORD ST
TALLAHASSEE FL 32305

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure

Corrective Actions Required:

- 1** Repair or replace roof and all wood rotten fascia and roof structure. Roof must be sound and tight not to admit rain and in good repair.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 9145 44

TCE240800 NOV/NOH INITIAL
JOHNSON FLORINE M
717 STAFFORD ST
TALLAHASSEE FL 32305-6744

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BETTON HILLS INVESTMENTS LLC

2001 THOMASVILLE RD

TALLAHASSEE FL 32308-0721

Respondent

Case No.: **TCE240823**

Location of Violation: **1563 LEE AVE**

Tax ID #: **111730 10090**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **05/03/2024** Case No.: **TCE240823**
Tax Identification Number: **111730 I0090** Repeat Offender: **No**
Violation Address: **1563 LEE AVE**

Owner(s):

BETTON HILLS INVESTMENTS LLC
2001 THOMASVILLE RD
TALLAHASSEE FL 32308-0721

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code

2 TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth on vacant parcel at 1563 Lee Avenue.
- 2** Repair or remove the fence/wall that is in disrepair. Silt fence is sagging over onto sidewalk.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8361 6302 83

TCE240823 NOV/NOH INITIAL
BETTON HILLS INVESTMENTS LLC
2001 THOMASVILLE RD
TALLAHASSEE FL 32308-0721

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

KOHLER JAMES ROBERT

1107 MYERS PARK DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240864**

Location of Violation: **1909 OLD FORT DR**

Tax ID #: **310670 K0001**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

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Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **05/08/2024** Case No.: **TCE240864**
Tax Identification Number: **310670 K0001** Repeat Offender: **No**
Violation Address: **1909 OLD FORT DR**

Owner(s):

KOHLER JAMES ROBERT
1107 MYERS PARK DR
TALLAHASSEE FL 32301

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC 302.8 Motor vehicles.

Land Development Code

2 IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

1 Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Ensure that all vehicles parked on the premises has a valid license plate, with the correct registration, and ensure that all vehicles parked on the premise is operable.

2 Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Remove all trash, litter and debris from property and from under the carport.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8361 5887 51

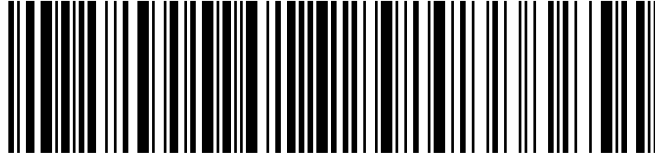
TCE240864 NOV/NOH INITIAL
KOHLER JAMES ROBERT
1107 MYERS PARK DR
TALLAHASSEE FL 32301

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8361 6166 69

TCE240872 LM/NOV
JAQUARIUS K'SHAUN DAVIS
199 CARTER MILL RD
BRINSON GA 39825-1954

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 21, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HASSELBACK BILL

844 WILLOW AVE

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240656**

Location of Violation: **844 WILLOW AVE**

Tax ID #: **212370 M0120**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **04/18/2024** Case No.: **TCE240656**
Tax Identification Number: **212370 M0120** Repeat Offender: **No**
Violation Address: **844 WILLOW AVE**

Owner(s):

HASSELBACK BILL
844 WILLOW AVE
TALLAHASSEE FL 32303

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 302.1 Sanitation
- 2** 702.1 General

Corrective Actions Required:

- 1** Remove debris from carport area.
- 2** Ensure a safe, continuous and unobstructed path of travel of 3 feet is provided at the entrance and exit of your home in the event emergency services is necessary.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8362 7039 79

TCE240656 NOV/NOH INITIAL
HASSELBACK BILL
844 WILLOW AVE
TALLAHASSEE FL 32303-4031

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 21, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BARRON FRANCISCO

1492 KNOXVILLE LN

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240674**

Location of Violation: **1491 KNOXVILLE LN**

Tax ID #: **213061 B0310**

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You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert** Permit No.: **NA**
Initial Inspection Date: **04/17/2024** Case No.: **TCE240674**
Tax Identification Number: **213061 B0310** Repeat Offender: **No**
Violation Address: **1491 KNOXVILLE LN**

Owner(s):

BARRON FRANCISCO
1492 KNOXVILLE LN
TALLAHASSEE FL 32304

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas.
IPMC 302.1 Sanitation.

Corrective Actions Required:

- 1** Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.

Remove all trash, litter and debris from property. Appliances must be stored inside a secured enclosed area. No outside storage.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8362 8041 33

TCE240674 NOV/NOH INITIAL
BARRON FRANCISCO
1492 KNOXVILLE LN
TALLAHASSEE FL 32304-9267

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

GHAVAMIKIA AKBAR

PO BOX 5291

TALLAHASSEE FL 32314

Respondent

Case No.: **TCE240663**

Location of Violation: **2229 LIMERICK DR**

Tax ID #: **110250 F0080**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

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Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **04/18/2024** Case No.: **TCE240663**
Tax Identification Number: **110250 F0080** Repeat Offender: **No**
Violation Address: **2229 LIMERICK DR**

Owner(s):

GHAVAMIKIA AKBAR
PO BOX 5291
TALLAHASSEE FL 32314

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Remove the dead Pine tree from the front yard. Clear any debris.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8362 9134 84

TCE240663 NOV/NOH INITIAL
GHAVAMIKIA AKBAR
PO BOX 5291
TALLAHASSEE FL 32314-5291

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 22, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

OL KING CONSTRUCTION LLC LOPEZ OLVIN
2172 SHERIDAN LN
JACKSONVILLE FL 32207
Respondent

Case No.: **TCE240747**

Location of Violation: **VL W of 1233 Hernando Dr**

Tax ID #: **410255 C0170**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

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Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Jency Probert

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert** Permit No.: **NA**
Initial Inspection Date: **04/24/2024** Case No.: **TCE240747**
Tax Identification Number: **410255 C0170** Repeat Offender: **No**
Violation Address: **VL W of 1233 Hernando Dr**

Owner(s):

OL KING CONSTRUCTION LLC
2172 SHERIDAN LN
JACKSONVILLE FL 32207

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas.
IPMC 302.4 Weeds.
IPMC 302.1 Sanitation.

Corrective Actions Required:

- 1** Your property is overgrown. Cut and remove excess vegetation, weeds, and grass.

Remove all trash and debris, and tree debris from your property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8362 9232 09

TCE240747 NOV/NOH INITIAL
OL KING CONSTRUCTION LLC LOPEZ OLVIN
2172 SHERIDAN LN
JACKSONVILLE FL 32207-5534

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 23, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JAI AMBE PROPERTY 4 LLC

2224 UPLAND WAY

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE240355**

Location of Violation: **2047 W PENSACOLA ST**

Tax ID #: **2134510001160**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **03/21/2024**

Case No.: **TCE240355**

Tax Identification Number: **2134510001160**

Repeat Offender: **No**

Violation Address: **2047 W PENSACOLA ST**

Owner(s):

JAI AMBE PROPERTY 4 LLC
2224 UPLAND WAY
TALLAHASSEE FL 32311

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas.**
IPMC 302.1 Sanitation.
IPMC 302.4 Weeds.

- 2 IPMC SECTION 301 GENERAL**
IPMC 301.3 Vacant Structures and land.

Corrective Actions Required:

- 1 Exterior property and premises shall be maintained in a clean, safe and sanitary condition.**
Remove all trash and debris from the property. Store appliances inside or have them removed from the property. Remove all tree debris.

Cut/remove all overgrowth of grass and weeds, or the like from the property.
- 2 Exterior property and premises shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as to not cause a blighting problem or adversely affect the public health or safety.**

There are apparently people who are utilizing this property as a place to stay. Please contact the Tallahassee Police Department to have 'No Trespassing' signs issued and the property registered. Please ensure that the building remains secured and the property remains well maintained.

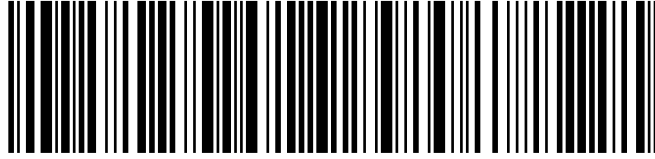
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8363 1106 53

TCE240355 NOV/NOH INITIAL
JAI AMBE PROPERTY 4 LLC
2224 UPLAND WAY
TALLAHASSEE FL 32311-3497

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 23, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WEATHINGTON CARL WARREN

134 ANN CIR

CRAWFORDVILLE FL 32327

Respondent

Case No.: **TCE240650**

Location of Violation: **735 GOLD NUGGET TRL**

Tax ID #: **2127190000021**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **04/17/2024**

Case No.: **TCE240650**

Tax Identification Number: **2127190000021**

Repeat Offender: **No**

Violation Address: **735 GOLD NUGGET TRL**

Owner(s):

WEATHINGTON CARL WARREN
134 ANN CIR
CRAWFORDVILLE FL 32327

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.8 Motor vehicles.
- 2** IPMC 308.3 Disposal of garbage.

Corrective Actions Required:

- 1** Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Assure that all vehicles, that are parked on the premises, are operable and have valid license plate with registrations.

- 2** Remove all trash, litter, mattress, and debris from the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8363 1083 77

TCE240650 NOV/NOH INITIAL
WEATHINGTON CARL WARREN
134 ANN CIR
CRAWFORDVILLE FL 32327-0636

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs. KPRM II LLC

STE 3 PMB 108

3539 APALACHEE PKWY

TALLAHASSEE FL 32311-5329

Respondent

Case No.: **TCE240699**

Location of Violation: **3142 TIFFANY ST**

Tax ID #: **310350000480**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **04/25/2024** Case No.: **TCE240699**
Tax Identification Number: **3103500000480** Repeat Offender: **No**
Violation Address: **3142 TIFFANY ST**
Owner(s): KPRM II LLC
STE 3 PMB 108
3539 APALACHEE PKWY
TALLAHASSEE FL 32311-5329

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 304.7 Roofs and drainage.
- 2** IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

- 1** Ensure that the roof and flashing are sound, tight, and have no defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Ensure that the roof drains, gutters, and downspouts are maintained in good repair and free from obstructions. Ensure that the roof water will not be discharged in a manner that creates a public nuisance.
- 2** Remove all trash, litter, and debris from the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

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9214 8901 9403 8363 3441 33

TCE240699 NOV/NOH INITIAL
KPRM II LLC
STE 3 PMB 108
3539 APALACHEE PKWY
TALLAHASSEE FL 32311-5329

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TIGER TALE LLC

400 CAPITAL CIR SE STE 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240700**

Location of Violation: **3130 TIFFANY ST**

Tax ID #: **3103500000490**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **04/25/2024**

Case No.: **TCE240700**

Tax Identification Number: **3103500000490**

Repeat Offender: **No**

Violation Address: **3130 TIFFANY ST**

Owner(s):

TIGER TALE LLC
400 CAPITAL CIR SE STE 18-303
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 304.7 Roofs and drainage.

Corrective Actions Required:

- 1** Ensure that the roof and flashing are sound, tight, and have no defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Ensure that the roof drains, gutters, and downspouts are maintained in good repair and free from obstructions. Ensure that the roof water will not be discharged in a manner that creates a public nuisance.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8363 3448 29

TCE 240700 NOV/NOH INITIAL
TIGER TALE LLC
400 CAPITAL CIR SE STE 18-303
TALLAHASSEE FL 32301-3802

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS

BUILDING NOTICE

Address: 710 CAMPBELL ST

CE Case No.: TCE240929

This building has been found to be dangerous by the enforcement official. This notice is to remain on this building as placed thereon until the requirements of the notice, which have been posted have been fully complied with. It is unlawful to remove this notice until such requirements have been complied with. Violators subject to a fine not exceeding \$500.00 or imprisonment for a term not exceeding 60 days or both. (Section 1-7, Tallahassee Land Development).

Enforcing Official, Code Enforcement

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

C P DANNER CONSTRUCTION INC

2713 33RD ST

TAMPA FL 33605

Respondent

Case No.: **TCE240929**

Location of Violation: **710 CAMPBELL ST**

Tax ID #: **410127 DD0070**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **05/23/2024**

Case No.: **TCE240929**

Tax Identification Number: **410127 DD0070**

Repeat Offender: **No**

Violation Address: **710 CAMPBELL ST**

Owner(s):

C P DANNER CONSTRUCTION INC
2713 33RD ST
TAMPA FL 33605

This structure has been deemed dangerous due to the unsafe and/or unsanitary conditions as defined in the Tallahassee Land Development Code Sec. 1-2.

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 304 Exterior Structure.
- 2** IPMC 301.3 Vacant structures and land.
- 3** IPMC 304.13 Windows, skylight, and doors.

Land Development Code

- 4** Chapter 9, Section 9.153 Graffiti Prohibited
- 5** Chapter 3, Section 3.488 Maintenance (Residential)

Corrective Actions Required:

- 1** Replace all wood rot-damaged soffits. All non-protected wood must have a protective coating.
- 2** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.

- 3 Replace or repair damaged windows and doors.
- 4 Ensure that all graffiti is removed from all structures on the property.
- 5 Remove all trash, litter, and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8363 7015 16

TCE240929 NOV/NOH INITIAL
C P DANNER CONSTRUCTION INC
2713 N 33RD ST
TAMPA FL 33605-3102

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SAR TALLAHASSEE LLC

3001 W HALLANDALE BEACH BLVD # 300

PEMBROKE PARK FL 33009

Respondent

Case No.: **TCE240655**

Location of Violation: **2290-1 MAGNOLIA CIR**

Tax ID #: **4112200010000**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **04/23/2024** Case No.: **TCE240655**
Tax Identification Number: **4112200010000** Repeat Offender: **No**
Violation Address: **2290-1 MAGNOLIA CIR**

Owner(s):

SAR TALLAHASSEE LLC
3001 W HALLANDALE BEACH BLVD # 300
PEMBROKE PARK FL 33009

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 2** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 3** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 4** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 5** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 6** IPMC Chapter 3, Section 304 ~ Exterior Structure

Corrective Actions Required:

- 1** Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

Repair Loose front porch railing vertical steaks that are loose.
- 2** Repair or replace Front bathroom sink has poor water flow .

- 3 Mechanical appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Repair or replace water heater has intermittent hot water supply and dishwasher not working properly.

- 4 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

Replace receptacle cover for dryer cord and missing cover on wall near ceiling of living area.

- 5 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

All sleeping quarters and hallway to sleeping quarters must have working smoke detectors.

- 6 Repair or replace back bedroom exterior door is hard to open and close and at the bottom of door jams have wood rot. Back door doesn't open and close easily. Replace back door knob must be lockable. Replace weatherstripping on back door must be sound and tight not to admit rain and insects.

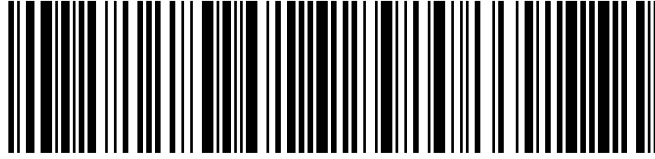
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



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TCE240655 NOV/NOH INITIAL
SAR TALLAHASSEE LLC
STE 300
3001 W HALLANDALE BEACH BLVD
HALLANDALE FL 33009-5158

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PARKER JESSE ROBB

3218 TIFFANY ST

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE240701**

Location of Violation: **3218 TIFFANY ST**

Tax ID #: **310350000430**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **04/25/2024**

Case No.: **TCE240701**

Tax Identification Number: **310350000430**

Repeat Offender: **No**

Violation Address: **3218 TIFFANY ST**

Owner(s):

PARKER JESSE ROBB
3218 TIFFANY ST
TALLAHASSEE FL 32311

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.8 Motor vehicles.
- 2** IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

- 1** Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Ensure that all vehicle(s), that is parked on the premises, have a valid license plate and registration. Ensure that the vehicle is operable.

- 2** Remove all trash, litter, and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8363 7429 84

TCE240701 NOV/NOH INITIAL
PARKER JESSE ROBB
3218 TIFFANY ST
TALLAHASSEE FL 32311-5220

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SAR TALLAHASSEE LLC

3001 W HALLANDALE BEACH BLVD # 300

PEMBROKE PARK FL 33009

Respondent

Case No.: **TCE240719**

Location of Violation: **2290 MAGNOLIA CIR APT 2**

Tax ID #: **4112200010000**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **04/23/2024** Case No.: **TCE240719**
Tax Identification Number: **4112200010000** Repeat Offender: **No**
Violation Address: **2290 MAGNOLIA CIR APT 2**

Owner(s):

SAR TALLAHASSEE LLC
3001 W HALLANDALE BEACH BLVD # 300
PEMBROKE PARK FL 33009

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 6, Section 603 ~ Mechanical Equipment

Corrective Actions Required:

- 1** Repair or replace roof by bathroom and bedroom and repair water stains on ceiling. Front and back door must be sealed and tight not to admit rain or insects replace weather stripping and threshold were needed.
- 2** Mechanical appliances, central A/C shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Repair or replace central a/c not working properly.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
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Tallahassee FL 32301

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TCE240719 NOV/NOH INITIAL
SAR TALLAHASSEE LLC
STE 300
3001 W HALLANDALE BEACH BLVD
HALLANDALE FL 33009-5158

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JACKSON SHONDA D

717 SPRINGSAX DR

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240763**

Location of Violation: **717 SPRINGSAX RD**

Tax ID #: **411137 D0030**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **04/25/2024**

Case No.: **TCE240763**

Tax Identification Number: **411137 D0030**

Repeat Offender: **No**

Violation Address: **717 SPRINGSAX RD**

Owner(s):

JACKSON SHONDA D
717 SPRINGSAX DR
TALLAHASSEE FL 32305

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 9, Article III- Offensive Accumulations & Growth
- 2** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.
- 2** All vehicle(s) must be operable and display a valid tag.

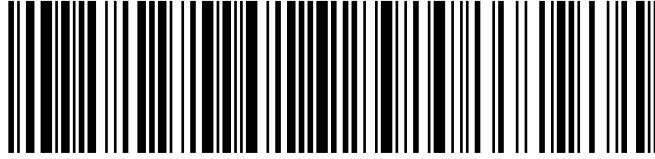
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



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TCE240763 NOV/NOH INITIAL
JACKSON SHONDA D
717 SPRINGSAX DR
TALLAHASSEE FL 32305-6149

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FITZ EDITH MAE

112 RULAND KNLS

HENDERSONVILLE TN 37075

Respondent

Case No.: **TCE240770**

Location of Violation: **911 TANNER DR**

Tax ID #: **411460 E0020**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **04/25/2024** Case No.: **TCE240770**
Tax Identification Number: **411460 E0020** Repeat Offender: **No**
Violation Address: **911 TANNER DR**

Owner(s):

FITZ EDITH MAE
112 RULAND KNLS
HENDERSONVILLE TN 37075

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8363 7236 00

TCE240770 NOV/NOH INITIAL
FITZ EDITH MAE
112 RULAND CIR
HENDERSONVILLE TN 37075-4617

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

Housing and Community Resilience

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301 (850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE220351

Owner(s): MARTIN FREDDIE SR LIVING TRUST

Violation Address: 1507 MELVIN ST

Parcel: 4101540000151

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on

5-31-24, I personally received a copy of the following documents for the above-referenced property 3RD AMENDMENT-NEW HEARING DATE

- Notice of Violation/ Notice of Hearing, Notice of Hearing, Code Board/Magistrate Order, Notice of Violation, Initial Hearing, Initial Order, Final Order, Lot Mowing, Final Hearing, Boarding & Sealing Order, Demolition, Reconsideration Hearing, Emergency Board & Seal Order, Dangerous Building Placard, Other, Order to Vacate

and said documents were

Posted at www.tal.gov.com on 5-31-24

Posted at the violation address listed above on

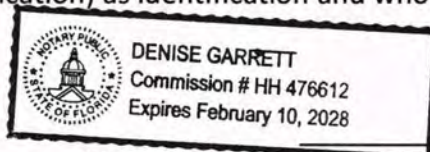
Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-31-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature] NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

May 30, 2024

**MARTIN FREDDIE SR LIVING TRUST
610 S 11TH ST
QUINCY FL 32351**

Re: CASE NUMBER TCE220351

LOCATION: 1507 MELVIN ST

Tax I.D. #(s): 4101540000151

AMENDED: NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/05/2022. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Aterresagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL (BOARDING) ORDER

COPY

CASE NO.: TCE220351

VIOLATION ADDRESS: 1507 MELVIN ST

VIOLATION TAX ID #: 4101540000151

On 4-5-2022, the above-mentioned case came for an **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4101540000151** and the physical address is identified as **1507 MELVIN ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MARTIN FREDDIE SR LIVING TRUST (hereinafter "Property Owner(s)").
3. On 02/25/2022 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

TLDC Chapter 1, Section 1-2 (10) and (4)

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 4-5-2022 before the Municipal Code Enforcement Board/Magistrate.
5. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing.

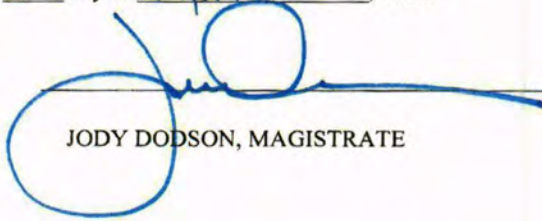
DID NOT attend this hearing.

The following violations remain:

All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. EMERGENCY BOARDING IN 5 DAYS.

6. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
7. MARTIN FREDDIE SR LIVING TRUST may board the property that is identified as 1507 MELVIN ST until 4-5-2023 at which time he/she/they shall remove all boards on all structures on the property and correct any violations that had been concealed by the boards. During this time the property must be maintained according to city codes.
8. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Municipal Code Board/Magistrate in MAY of 2023 at which time the City may board the property and fines and/or costs may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of April, 2022.



JODY DODSON, MAGISTRATE

Housing and Community Resilience

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301 (850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE230074

Owner(s): FARMER CLAUDE ESTATE

Violation Address: 2530 VEGA DR

Parcel: 2128100000050

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on 5-30-24, I personally received a copy of the following documents for the above-referenced property

NEW HEARING DATE

- Notice of Violation/ Notice of Hearing, Notice of Violation, Lot Mowing, Demolition, Dangerous Building Placard, Notice of Hearing, Initial Hearing, Final Hearing, Reconsideration Hearing, Other, Code Board/Magistrate Order, Initial Order, Final Order, Boarding & Sealing Order, Emergency Board & Seal Order, Order to Vacate

and said documents were

- Posted at www.talgov.com on 5-30-24, Posted at the violation address listed above on, Hand served to at the violation address listed above on

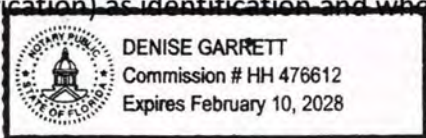
[Signature]

AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-30-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature] NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 24, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

FARMER CLAUDE ESTATE
2530 VEGA DR
TALLAHASSEE FL 32303

Respondent

New Hearing Date

Case No.: **TCE230074**

Location of Violation: **2530 VEGA DR**

Tax ID #: **2128100000050**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Enforcement Board.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert**Permit No.: **NA**Initial Inspection Date: **10/17/2023**Case No.: **TCE230074**Tax Identification Number: **2128100000050**Repeat Offender: **No**Violation Address: **2530 VEGA DR**

Owner(s):

FARMER CLAUDE ESTATE
2530 VEGA DR
TALLAHASSEE FL 32303

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 309 ~ Pest Elimination

Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth

Land Development Code

3 **TLDC Chapter 3, Section 3.488 - Maintenance (Residential)-** **REMAINS**

Corrective Actions Required:

- 1** Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

The neighbors are complaining of rodents and other vermin going in and out of the house. Exterminate all rodents and vermin as required. Provide this office with documentation of what will be done to exterminate the rodents and what will be done to prevent the issue from re-occurring in the future.

- 2** Mow lawn removing all high grass, weeds and overgrowth. The yard around the building has not been cut in a long period of time. Cut overgrowth back to allow access to the house and egress from the house.

PLEASE BE ADVISED THE OFFICER REINSPECTED AND FOUND THE DEBRIS REMAINS

- 3 Remove all trash, litter and debris from property. There is a TV in the front yard. Properly dispose of the TV. There are multiple containers of paint and other fluids. Properly dispose of or recycle the containers/contents as required.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

Housing and Community Resilience

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301 (850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE230120

Owner(s): TRANG CHANH & TRANG NHUNG LE

Violation Address: 401 LEWIS ST

Parcel: 410152 C0050

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on

5-30-24, I personally received a copy of the following documents for the above-referenced property

NEW HEARING DATE

- Notice of Violation/ Notice of Hearing X Notice of Hearing O Code Board/Magistrate Order
Notice of Violation O Initial Hearing O Initial Order
Lot Mowing X Final Hearing O Final Order
Demolition O Reconsideration Hearing O Boarding & Sealing Order
Dangerous Building Placard O Other: O Emergency Board & Seal Order
O Order to Vacate

and said documents were

- Posted at www.tal.gov.com on 5/30/24
Posted at the violation address listed above on
Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-30-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature]
NOTARY PUBLIC

(Print/Type/Stamp of Name of Notary)



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

May 30, 2024

**TRANG CHANH & TRANG NHUNG LE
401 LEWIS ST
TALLAHASSEE FL 32301**

**Re: CASE NUMBER TCE230120
LOCATION: 401 LEWIS ST
Tax I.D. #(s): 410152 C0050**

AMENDED: NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/04/2023. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atoresagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL (BOARDING) ORDER**

CASE NO.: TCE230120

VIOLATION ADDRESS: 401 LEWIS ST

VIOLATION TAX ID #: 410152 C0050

On 04/04/2023, the above-mentioned case came for an **initial hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410152 C0050 and the physical address is identified as 401 LEWIS ST, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are TRANG CHANH / TRANG NHUNG LE (hereinafter "Property Owner(s)").
3. On 01/18/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Chapter 3, Section 304

B. TLDC, Chapter 1, Section 1-2 (10)

For specific violations and necessary corrective actions, please see (Attachment A)

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on April 4, 2023, before the Municipal Code Enforcement Board/Magistrate.
5. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend the initial hearing.

DID NOT attend the initial hearing.

The following violations remain: (SEE ATTACHMENT A)

6. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
7. TRANG CHANH / TRANG NHUNG LE must board the property that is identified as 401 LEWIS ST within the next five (5) calendar days, _____ to prevent unlawful entry.
8. If the above-mentioned structure is boarded within the allotted timeframe, the case will be brought back for a one year boarding order on TBA. During this one year timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.
9. If the above-described property is not boarded by the date above and the violations remain, the City of Tallahassee shall board and seal the structure located at 401 Lewis Street all and costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 4th day of April 2023.


JODY DODSON, CODE MAGISTRATE

Housing and Community Resilience

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301 (850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE232455

Owner(s): ROBERTS BERYL DENISE

Violation Address: 1204 CROSS CREEK WAY UNIT 1

Parcel: 310404 300A0

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on

5-30-2024 I personally received a copy of the following documents for the above-referenced property NEW HEARING DATE

- Notice of Violation/ Notice of Hearing X Notice of Hearing O Code Board/Magistrate Order
Notice of Violation O Initial Hearing O Initial Order
Lot Mowing O Final Hearing O Boarding & Sealing Order
Demolition O Reconsideration Hearing O Emergency Board & Seal Order
Dangerous Building Placard O Other: O Order to Vacate

and said documents were

- Posted at www.tal.gov.com on 5-30-2024
Posted at the violation address listed above on
Hand served to at the violation address listed above on

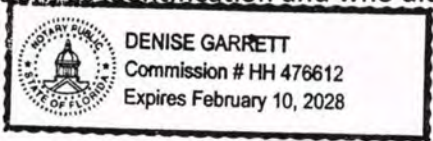
[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-30-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature]
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

May 30, 2024

**ROBERTS BERYL DENISE
801 NE 92ND ST
MIAMI SHORES FL 33138**

Re: CASE NUMBER **TCE232455**

LOCATION: **1204 CROSS CREEK WAY UNIT 1**

Tax I.D. #(s): **310404 300A0**

AMENDED: NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 03/05/2024. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Shameka Bush

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE232455

VIOLATION ADDRESS: 1204 CROSS CREEK WAY UNIT 1

VIOLATION TAX ID #: 310404 300A0

On 03/05/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310404 300A0** and the physical address is identified **1204 CROSS CREEK WAY UNIT 1**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **ROBERTS BERYL DENISE** (hereinafter "Property Owner(s)").
3. On 10/13/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302 – Exterior Property Areas**
 - B. **IPMC, Chapter 3, Section 304 – Exterior Structure**
 - C. **IPMC, Chapter 3, Section 305 – Interior Structure**
 - D. **General Code of Ordinances, Chapter 9, Article III – Offensive Accumulations & Growth**
 - E. **TLDC, Chapter 1, Section 1-2 Dangerous Building (10)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 03/05/2024 before the Code Magistrate.
5. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing.
 DID NOT attend this hearing.

6. The following violations remain:

A. IPMC, Chapter 3, Section 302 – Exterior Property Areas

Corrective Action Required: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in proper state of repair and maintained free from hazardous conditions. Repair and/or replace the driveway(s) to the proper state of repair and it shall be maintained free from hazardous conditions.

B. IPMC, Chapter 3, Section 304 – Exterior Structure

Corrective Action Required: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare. All structural members, sidings, roofing, doors, frames, windows, and foundations must be in good repair according to existing Code Standards. Permits will be required. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Replace the deteriorating wood around the outside of the structure, so that it is weatherproof and properly surface coated where required to prevent deterioration and be weatherproof. Every exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed load. Repair the exterior stairway and deck with good wood, with protective treatment on the good wood, and it shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed load. Repair the chimney and it shall be maintained structurally safe and sound, and in good repair. The exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of the weather coating materials, such as paint or similar surface treatment. Due to the severity of the structure, the City is referring the structure to the Condemnation Review Team (CRT) to evaluate for any need for demolition. The recommendation of the CRT will be presented at a hearing, at which time demolition may be recommended if the structure is not able to be rehabilitated or the owner chooses not to rehabilitates.

C. IPMC, Chapter 3, Section 305 – Interior Structure

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. The interior surfaces, including the windows and doors, shall be maintained in good, clean, and sanitary condition. Every floor, interior wall and ceilings shall be substantially rodent proof, shall be kept in sound condition and good repair and shall

be safe to use and capable of supporting the load in which normal use may cause to be placed thereon. Repair and replace the interior flooring, walls, and ceilings, to be substantially rodent proof and weatherproof, and it shall be maintained in sound condition and in good repair and shall be maintained to stay safe to use and capable of supporting the load in which normal use may cause to be placed thereon according to the existing Building Codes. A Permit may be required. All peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered. All cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

D. General Code of Ordinances, Chapter 9, Article III – Offensive Accumulations & Growth

Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth.

E. TLDC, Chapter 1, Section 1-2 Dangerous Building (10)

Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. Repair the broken windows with proper hardware and locks to prevent unlawful entry at the property and they shall be kept in sound condition, good repair, and weather tight.

7. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
8. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.
9. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 5-7-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of MARCH 2024.



KEVIN SOSSONG, CODE MAGISTRATE

Housing and Community Resilience
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE240278

Owner(s): HORTON PATRICK

Violation Address: 1425 N DUVAL ST

Parcel: 212543 G0310

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on 5-31-2024, I personally received a copy of the following documents for the above-referenced property **AMENDED-NEW HEARING DATE**

- Notice of Violation/ Notice of Hearing
- Notice of Hearing
- Code Board/Magistrate Order
- Notice of Violation
- Initial Hearing
- Initial Order
- Lot Mowing
- Final Hearing
- Final Order
- Demolition
- Reconsideration Hearing
- Boarding & Sealing Order
- Dangerous Building Placard
- Other: _____
- Emergency Board & Seal Order
- Order to Vacate

and said documents were

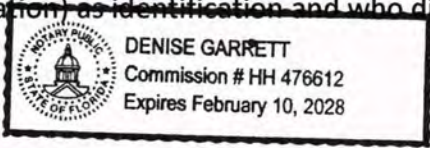
- Posted at www.talgov.com on 5-31-2024
- Posted at the violation address listed above on _____
- Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-31-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature]
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

HORTON PATRICK
1425 N DUVAL ST
TALLAHASSEE FL 32303
Respondent

Case No.: **TCE240278**

AMENDED: NEW HEARING DATE

Location of Violation: **1425 N DUVAL ST**

Tax ID #: **212543 G0310**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **July 9, 2024 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Angela Land

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Angela Land**

Permit No.: **NA**

Initial Inspection Date: **02/13/2024**

Case No.: **TCE240278**

Tax Identification Number: **212543 G0310**

Repeat Offender: **No**

Violation Address: **1425 N DUVAL ST**

Owner(s):

HORTON PATRICK
1425 N DUVAL ST
TALLAHASSEE FL 32303

(ORIGINAL DAYS FOR COMPLIANCE)

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Other

- 1 IPMC 301.3 Vacant structures and land- Vacant structures shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
- 2 IPMC 304.1 Exterior Structure - The exterior structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- 3 IPMC 305.1 - Interior Structure - The interior structure and equipment therein shall be maintained in good repair, structurally sound and in sanitary condition.

Corrective Actions Required:

- 1 Ensure that all doors and windows are closed, locked and fully functioning. Repair or replace any damaged doors and windows that are in disrepair or nonfunctioning.
- 2 Ensure that all exterior walls and roof of structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.
- 3 Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Housing and Community Resilience

Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE240295

Owner(s): FISHER GEORGE B

Violation Address: 730 GOLD NUGGET TRL

Parcel: 2127190000140

I, SIR'TERIA HENDRSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on

5-31-24, I personally received a copy of the following documents for the above-referenced property

NEW HEARING DATE

- O Notice of Violation/ Notice of Hearing
X Notice of Hearing
O Code Board/Magistrate Order
O Notice of Violation
X Initial Hearing
O Initial Order
O Lot Mowing
O Final Hearing
O Boarding & Sealing Order
O Demolition
O Reconsideration Hearing
O Emergency Board & Seal Order
O Dangerous Building Placard
O Other:
O Order to Vacate

and said documents were

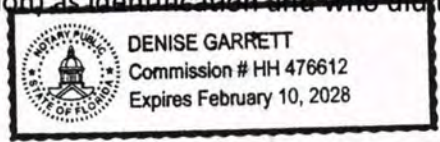
- X Posted at www.talgov.com on 5-31-24
O Posted at the violation address listed above on
O Hand served to at the violation address listed above on

Signature of Affiant
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-31-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

Signature of Notary Public
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

FISHER GEORGE B
832 E COLLEGE AVE
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240295**

AMENDED: NEW HEARING DATE

Location of Violation: **730 GOLD NUGGET TRL**

Tax ID #: **2127190000140**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Angela Land

Code Enforcement Division

Attachment



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Angela Land

Permit No.: NA

Initial Inspection Date: 02/19/2024

Case No.: TCE240295

Tax Identification Number: 2127190000140

Repeat Offender: No

Violation Address: 730 GOLD NUGGET TRL

Owner(s):

FISHER GEORGE B
832 E COLLEGE AVE
TALLAHASSEE FL 32301

(ORIGINAL DAYS FOR COMPLIANCE)

You are required to correct the following code violations within 30 days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. Red four door truck must have current tag displayed and be operable.
2 Remove all trash, litter and debris from property and continue to maintain.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FITZ EDITH MAE

112 RULAND KNLS

HENDERSONVILLE TN 37075

Respondent

Case No.: **TCE240770**

Location of Violation: **911 TANNER DR**

Tax ID #: **411460 E0020**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **04/25/2024**

Case No.: **TCE240770**

Tax Identification Number: **411460 E0020**

Repeat Offender: **No**

Violation Address: **911 TANNER DR**

Owner(s):

FITZ EDITH MAE
112 RULAND KNLS
HENDERSONVILLE TN 37075

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 0006 87

TCE240770 NOV/NOH INITIAL - AMENDED HEARING DATE
FITZ EDITH MAE
112 RULAND CIR
HENDERSONVILLE TN 37075-4617

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

Housing and Community Resilience

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301 (850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE240785

Owner(s): AYERS LEONARD JR ESTATE C/O WILLIE AYERS PERS REP Redding Guessie Life Estate

Violation Address: 603 PUTNAM DR

Parcel: 3107202660000

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on

5-31-24, I personally received a copy of the following documents for the above-referenced property

NEW HEARING DATE

- Notice of Violation/ Notice of Hearing, Notice of Violation, Lot Mowing, Demolition, Dangerous Building Placard, Notice of Hearing, Initial Hearing, Final Hearing, Reconsideration Hearing, Other, Code Board/Magistrate Order, Initial Order, Final Order, Boarding & Sealing Order, Emergency Board & Seal Order, Order to Vacate

and said documents were

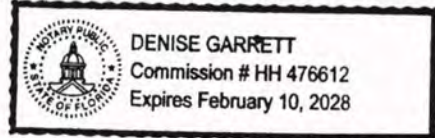
- Posted at www.tal.gov.com on 5-31-24, Posted at the violation address listed above on, Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-31-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature] NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

AYERS LEONARD JR ESTATE C/O WILLIE AYERS PERS REP
REDDING GUESSIE LIFE ESTATE
230 CHANDRA WAY
HINESVILLE GA 31313

Respondent

Case No.: **TCE240785**

AMENDED: NEW HEARING DATE

Location of Violation: **603 PUTNAM DR**

Tax ID #: **3107202660000**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Enforcement Board.

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Martin Atorresagasti

Permit No.: NA

Initial Inspection Date: 04/29/2024

Case No.: TCE240785

Tax Identification Number: 3107202660000

Repeat Offender: No

Violation Address: 603 PUTNAM DR

Owner(s):

AYERS LEONARD JR ESTATE C/O WILLIE AYERS PERS REP / Redding Guessie Life Estate
230 CHANDRA WAY
HINESVILLE GA 31313

(ORIGINAL DAYS FOR COMPLIANCE)

You are required to correct the following code violations within 15 days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 IPMC 302.4 Weeds.

Land Development Code

- 2 IPMC 302.1 Sanitation (Residential)

Other

- 3 IPMC 301.3 Vacant structures and land- Vacant structures shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
4 IPMC 304.1 Exterior Structure - The exterior structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
5 IPMC 305.1 - Interior Structure - The interior structure and equipment therein shall be maintained in good repair, structurally sound and in sanitary condition.

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth and continue to maintain.
- 2 Remove all trash, litter and debris from property and continue to maintain.
- 3 Ensure that all doors and windows are closed, locked and fully functioning. Repair or replace any damaged doors and windows that are in disrepair or nonfunctioning.
- 4 Ensure that all exterior walls and roof of structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.
- 5 Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

April 30, 2024

AYERS LEONARD JR ESTATE C/O WILLIE AYERS PERS REP
230 CHANDRA WAY
HINESVILLE GA 31313

Re: Address: **603 PUTNAM DR**
Case No.: **TCE240785**

Tax I.D. # **3107202660000**

COPY

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action if necessary. **Your case may be presented to the Code Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 31, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

VICKERS JACQUELINE & VICKERS LEE

938 COCHRAN DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240998**

Location of Violation: **938 COCHRAN DR**

Tax ID #: **310725 D0530**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **05/30/2024** Case No.: **TCE240998**
Tax Identification Number: **310725 D0530** Repeat Offender: **No**
Violation Address: **938 COCHRAN DR**

Owner(s):

VICKERS JACQUELINE & VICKERS LEE
938 COCHRAN DR
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures

Corrective Actions Required:

- 1** Repair or replace the water heater that is not in not working order within 5 days.

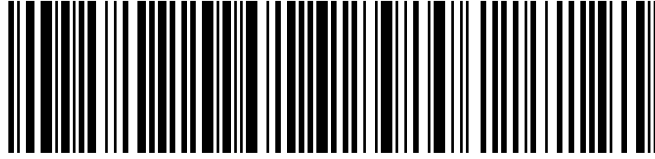
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 0036 02

TCE240998 NOV/NOH INITIAL
VICKERS JACQUELINE & VICKERS LEE
938 COCHRAN DR
TALLAHASSEE FL 32301-7022

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 04, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FORTE THOMAS

12 WARWICK DR

SHALIMAR FL 32579

Respondent

Case No.: **TCE240640**

Location of Violation: **740 GOLD NUGGET TRL**

Tax ID #: **2127190000131**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **04/17/2024** Case No.: **TCE240640**
Tax Identification Number: **2127190000131** Repeat Offender: **No**
Violation Address: **740 GOLD NUGGET TRL**

Owner(s):

FORTE THOMAS
12 WARWICK DR
SHALIMAR FL 32579

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 3413 91

TCE240640 NOV/NOH INITIAL
FORTE THOMAS
12 WARWICK DR
SHALIMAR FL 32579-1028

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 04, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LAUER FAMILY TRUST & LAUER BARBARA'S

TRUSTEE PMB 14859

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE240893**

Location of Violation: **1464 PINE ST APT 1**

Tax ID #: **113030 C0050**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **05/16/2024** Case No.: **TCE240893**
Tax Identification Number: **113030 C0050** Repeat Offender: **No**
Violation Address: **1464 PINE ST APT 1**

Owner(s):

LAUER FAMILY TRUST & LAUER BARBARA'S TRUSTEE
PMB 14859
TALLAHASSEE FL 32317

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 305.3 Interior surfaces
- 2** 304.7 Roofs and drainage

Corrective Actions Required:

- 1** Repair ceilings and walls which are damaged from water leaks. Remove damaged areas and ensure areas are free from defect.
- 2** Remove all damaged and deteriorated areas of the soffit and roof. Replace with good material. Ensure the roof is without defect and is water tight. Ensure the soffit is without defect.

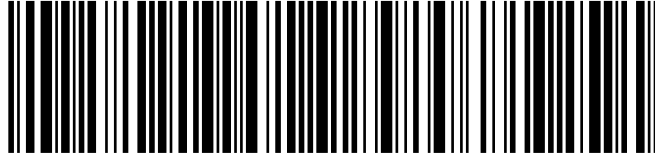
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 3490 21

TCE240893 NOV/NOH INITIAL
LAUER FAMILY TRUST & LAUER BARBARA'S TRUSTEE
PO BOX 14859
TALLAHASSEE FL 32317-4859

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 30, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

ROE BRANDON

PO BOX 6851

TALLAHASSEE FL 32314

Respondent

AMENDED HEARING DATE

Case No.: **TCE240097**

Location of Violation: **3434 LAURA ST**

Tax ID #: **311840 G0170**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

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Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **01/22/2024**

Case No.: **TCE240097**

Tax Identification Number: **311840 G0170**

Repeat Offender: **No**

Violation Address: **3434 LAURA ST**

Owner(s):

ROE BRANDON
PO BOX 6851
TALLAHASSEE FL 32314

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth. Backyard included.
- 2** Remove all tree debris from the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HATIM ABDUL & HATIM KHALEDA

2097 CRESTDALE DR

TALLAHASSEE FL 32308-5845

Respondent **AMENDED HEARING DATE**

Case No.: **TCE240351**

Location of Violation: **2327 PARROT LN**

Tax ID #: **2121860000510**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

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Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Jency Probert	Permit No.: NA
Initial Inspection Date: 03/06/2024	Case No.: TCE240351
Tax Identification Number: 2121860000510	Repeat Offender: No
Violation Address: 2327 PARROT LN	

Owner(s):

HATIM ABDUL & HATIM KHALEDA
2097 CRESTDALE DR
TALLAHASSEE FL 32308-5845

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Remove the dead tree from your property and all associated tree debris.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 5728 94

TCE240351 AMENDED NOH/NOV
HATIM ABDUL & HATIM KHALEDA
2097 CRESTDALE DR
TALLAHASSEE FL 32308-5845

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 05, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PLATO VILLAS APTS LLC

920 E COUNTY LINE RD STE 201

LAKESWOOD NJ 08701

Respondent

Case No.: **TCE240609**

AMENDED HEARING DATE

Location of Violation: **2400 W THARPE ST APT 304**

Tax ID #: **2121510191480**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



CITY OF
TALLAHASSEE

Housing and Community Resilience
Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **04/11/2024**

Case No.: **TCE240609**

Tax Identification Number: **2121510191480**

Repeat Offender: **No**

Violation Address: **2400 W THARPE ST**

Owner(s):

PLATO VILLAS APTS LLC
920 E COUNTY LINE RD STE 201
LAKEWOOD NJ 08701

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 304.6 Exterior walls.
- 2** 305.6 Interior doors.
- 3** 302.2 Grading and drainage
- 4** 304.7 Roofs and drainage

Corrective Actions Required:

- 1** APT. 304/303
Exterior walls must be free from defect and weatherproofed. Ensure repairs are made to apartment 304 to prevent the intrusion of rain water. Repair all holes in the siding outside apartment 304. Repair the siding which is not secured and is hanging from the wall at apartment 303.
- 2** APT. 304
Ensure all exit doors are fully weatherproofed. The front door needs to be weather sealed.
- 3** Ensure the property is graded and maintained to prevent the erosion of soil and to prevent the accumulation of water.
- 4** APT 304
Ensure the roof is in good repair and not allowing rain water to leak into the apartment.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 5624 82

TCE240609 AMENDED NOV/NOH INITIAL
PLATO VILLAS APTS LLC
STE 201
920 E COUNTY LINE RD
LAKEWOOD NJ 08701-2090

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 05, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TCB TALLAHASSEE PLANTATIONS LLC

100 HIGH ST STE 1102

BOSTON MA 02110

Respondent

AMENDED HEARING DATE

Case No.: **TCE240620**

Location of Violation: **2305 KILLEARN CENTER BLVD APT A-18**

Tax ID #: **1109202240000**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **04/26/2024** Case No.: **TCE240620**
Tax Identification Number: **1109202240000** Repeat Offender: **No**
Violation Address: **2305 KILLEARN CENTER BLVD APT A-18**

Owner(s):

TCB TALLAHASSEE PLANTATIONS LLC
100 HIGH ST STE 1102
BOSTON MA 02110

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 304.7 Roofs and drainage.
- 2** 305.3 Interior surfaces.

Corrective Actions Required:

- 1** APT A18
Repair the leak in the roof.
Leaks are evident in the living area and in the utility closet on the balcony.
Remove all damaged material in the roof, eaves, soffit and structural areas before replacing with good material.
- 2** APT A18
Repair the hole in the ceiling in the living area.
Repair cracks in the wall in the living area.
Remove all damaged material before replacing with good material.
Provide a protective coating such as paint or the like.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

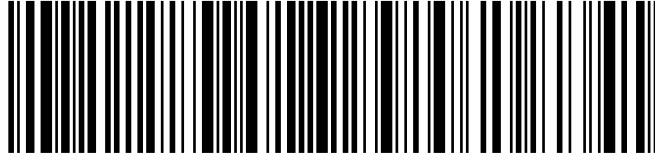
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 5669 61

TCE 240620 AMENDED NOV/NOH INITIAL
TCB TALLAHASSEE PLANTATIONS LLC
STE 1102
100 HIGH ST
BOSTON MA 02110-1757

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 06, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

THE THETA GROUP LLC

PO BOX 3011

TALLAHASSEE FL 32315

Respondent

Case No.: **TCE240617**

Location of Violation: **818 MILLARD ST**

Tax ID #: **310725 J0250**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **04/16/2024** Case No.: **TCE240617**
Tax Identification Number: **310725 J0250** Repeat Offender: **No**
Violation Address: **818 MILLARD ST**

Owner(s):

THE THETA GROUP LLC
PO BOX 3011
TALLAHASSEE FL 32315

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag.

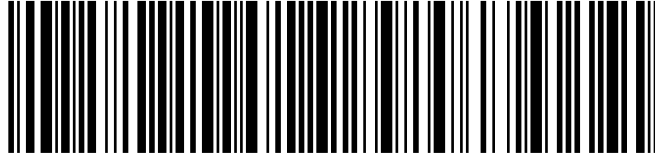
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 6895 30

TCE240617 NOV/NOH INITIAL
THE THETA GROUP LLC
PO BOX 3011
TALLAHASSEE FL 32315-3011

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 06, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HILL ANGELA M

814 KENDALL DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240627**

Location of Violation: **814 KENDALL DR**

Tax ID #: **310725 F0170**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **04/16/2024**

Case No.: **TCE240627**

Tax Identification Number: **310725 F0170**

Repeat Offender: **No**

Violation Address: **814 KENDALL DR**

Owner(s):

HILL ANGELA M
814 KENDALL DR
TALLAHASSEE FL 32301

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag. All tires must be inflated.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 6885 71

TCE240627 NOV/NOH INITIAL
HILL ANGELA M
814 KENDALL DR
TALLAHASSEE FL 32301-7032

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 06, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

COURTNEY ROBERTA F

3158 FERNS GLEN DR

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE240858**

Location of Violation: **2701 VASSAR RD**

Tax ID #: **111025 E0010**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **05/09/2024**

Case No.: **TCE240858**

Tax Identification Number: **111025 E0010**

Repeat Offender: **No**

Violation Address: **2701 VASSAR RD**

Owner(s):

COURTNEY ROBERTA F
3158 FERNS GLEN DR
TALLAHASSEE FL 32309

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 9, Article III- Offensive Accumulations & Growth
- 2** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

- 3** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.
- 2** All vehicle(s) must be operable and display a valid tag. May be subject to towing. White mustang must be operable with a current tag.
- 3** Remove all trash, litter and debris from property.

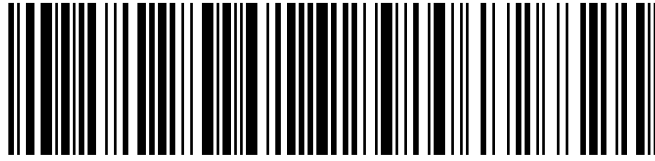
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 6876 66

TCE240858 NOV/NOH INITIAL
COURTNEY ROBERTA F
3158 FERNS GLEN DR
TALLAHASSEE FL 32309-2304

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

POWELL WILLIAM O IV

1818 TYNDALL DR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240587**

Location of Violation: **1818 TYNDALL DR**

Tax ID #: **410226 A0080**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert** Permit No.: **NA**
Initial Inspection Date: **04/25/2024** Case No.: **TCE240587**
Tax Identification Number: **410226 A0080** Repeat Offender: **No**
Violation Address: **1818 TYNDALL DR**

Owner(s):

POWELL WILLIAM O IV
1818 TYNDALL DR
TALLAHASSEE FL 32304

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas.
IPMC 302.1 Sanitation.
IPMC 302.4 Weeds.

Corrective Actions Required:

- 1** Remove all trash, litter and debris from property. Remove all tree debris from your property.

Mow lawn removing all high grass, weeds and overgrowth.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 8882 47

TCE240587 NOV/NOH INITIAL
POWELL WILLIAM O IV
1818 TYNDALL DR
TALLAHASSEE FL 32304-4627

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LI CHING YU & WANG WAN SHAN

3473 EXMOUTH LN

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE240682**

Location of Violation: **727 APACHE ST**

Tax ID #: **310725 D0210**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **04/18/2024** Case No.: **TCE240682**
Tax Identification Number: **310725 D0210** Repeat Offender: **No**
Violation Address: **727 APACHE ST**

Owner(s):

LI CHING YU & WANG WAN SHAN
3473 EXMOUTH LN
TALLAHASSEE FL 32317

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 8961 74

TCE 240682 NOV/NOH INITIAL
LI CHING YU & WANG WAN SHAN
3473 EXMOUTH LN
TALLAHASSEE FL 32317-9015

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PETERSON ROSA ESTATE

820 COCHRAN DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240689**

Location of Violation: **820 COCHRAN DR**

Tax ID #: **310725 D0410**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **04/18/2024**

Case No.: **TCE240689**

Tax Identification Number: **310725 D0410**

Repeat Offender: **No**

Violation Address: **820 COCHRAN DR**

Owner(s):

PETERSON ROSA ESTATE
820 COCHRAN DR
TALLAHASSEE FL 32301

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag.

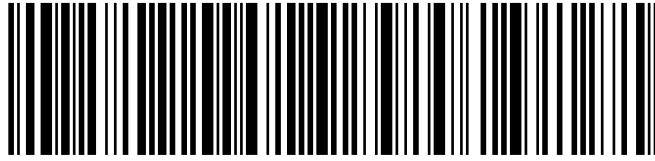
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 8934 32

TCE240689 NOV/NOH INITIAL
PETERSON ROSA ESTATE
820 COCHRAN DR
TALLAHASSEE FL 32301-7020

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PROFIT PLANET

4175 S CONGRESS AVE # J

PALM SPRINGS FL 33461

Respondent

Case No.: **TCE240726**

Location of Violation: **1400 HERNANDO DR**

Tax ID #: **410255 A0170**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **04/23/2024**

Case No.: **TCE240726**

Tax Identification Number: **410255 A0170**

Repeat Offender: **No**

Violation Address: **1400 HERNANDO DR**

Owner(s):

PROFIT PLANET
4175 S CONGRESS AVE # J
PALM SPRINGS FL 33461

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas**
IPMC 302.4 Weeds.
IPMC 302.1 Sanitation.

Corrective Actions Required:

- 1 Cut or remove uncontrolled grass and weeds for units A and B. Remove all of the trash and debris from units A and B and the property.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 8733 11

TCE240726 NOV/NOH INITIAL
PROFIT PLANET
STE J
4175 S CONGRESS AVE
PALM SPRINGS FL 33461-4725

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BERNDSSEN ALAN E; HARWOOD ALAN EDWARD SR; & BASH LILLIAN

2022 CHULI NENE

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240870**

Location of Violation: **2022 CHULI NENE**

Tax ID #: **310550 X0120**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **05/09/2024**

Case No.: **TCE240870**

Tax Identification Number: **310550 X0120**

Repeat Offender: **No**

Violation Address: **2022 CHULI NENE**

Owner(s):

BERNDSSEN ALAN E; HARWOOD ALAN EDWARD SR; & BASH LILLIAN
2022 CHULI NENE
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.8 Motor vehicles.
- 2** IPMC 308.1 Accumulation of rubbish or garbage.
- 3** IPMC 302.4 Weeds.

Corrective Actions Required:

- 1** Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept, or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Ensure that all vehicles and the boat, on the premises, have a valid tag and registration. Ensure that all vehicles, including the boat, are operable.

- 2** Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.

Remove all trash, litter, and debris from the property.

- 3** Mow the lawn, removing all high grass and weeds from the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 8709 38

TCE240870 NOV/NOH INITIAL
BERNSEN ALAN E; HARWOOD ALAN EDWARD SR;
& BASH LILLIAN
2022 CHULI NENE
TALLAHASSEE FL 32301-5826

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 06, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HUMPHRIES BUD

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241021**

Location of Violation: **3122 CONNIE DR**

Tax ID #: **310350000060**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **05/30/2024** Case No.: **TCE241021**
Tax Identification Number: **3103500000060** Repeat Offender: **No**
Violation Address: **3122 CONNIE DR**

Owner(s):

HUMPHRIES BUD
400 CAPITAL CIR SE # 18-303
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC 302.4 Weeds.
Land Development Code
- 2** IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

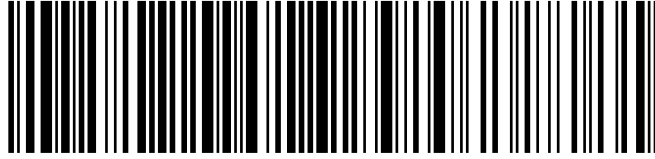
- 1** Mow the property, removing all high grass and weeds, in the front, side, and back of property.
- 2** Remove all trash, litter and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 7810 74

TCE241021 NOV/NOH INITIAL
HUMPHRIES BUD
400 CAPITAL CIR SE UNIT 18-303
TALLAHASSEE FL 32301-3802

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BABY CHICK LLC

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241022**

Location of Violation: **3137 CONNIE DR**

Tax ID #: **3103500000160**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **05/30/2024**

Case No.: **TCE241022**

Tax Identification Number: **3103500000160**

Repeat Offender: **No**

Violation Address: **3137 CONNIE DR**

Owner(s):

BABY CHICK LLC
400 CAPITAL CIR SE # 18-303
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.4 Weeds.
- 2** IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

- 1** Mow the property, removing all high grass and weeds, from the front, side, and back of the property.
- 2** Remove all trash, litter, and debris from the property and side of the road.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8364 8693 21

TCE241022 NOV/NOH INITIAL
BABY CHICK LLC
400 CAPITAL CIR SE UNIT 18-303
TALLAHASSEE FL 32301-3802

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WESTCOTT PROPERTIES LLC

752 LIVINGSTON CT

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240612**

Location of Violation: **1205 JOE LOUIS ST UNIT B**

Tax ID #: **212635 N0040**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert** Permit No.: **NA**
Initial Inspection Date: **04/26/2024** Case No.: **TCE240612**
Tax Identification Number: **212635 N0040** Repeat Offender: **No**
Violation Address: **1205 JOE LOUIS ST UNIT B**

Owner(s):

WESTCOTT PROPERTIES LLC
752 LIVINGSTON CT
TALLAHASSEE FL 32303

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas.
IPMC 302.8 Motor vehicles.

Corrective Actions Required:

- 1** Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled.

There is a gray 4 door Acura, that is not displaying a valid license plate and has a damaged windshield. Obtain and display a valid license plate as required. Replace the damaged windshield and any other vehicle damage as required to make the vehicle operable.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8365 0036 94

TCE240612 NOV/NOH INITIAL
WESTCOTT PROPERTIES LLC
752 LIVINGSTON CT
TALLAHASSEE FL 32303-3042

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HARRIS FAMILY TRUST DATED 11/25/13 & HARRIS NATHOLYN D TRUSTEE

1323 MAHAN DR

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE240685**

Location of Violation: **937 COCHRAN DR**

Tax ID #: **310725 G0100**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **04/18/2024** Case No.: **TCE240685**
Tax Identification Number: **310725 G0100** Repeat Offender: **No**
Violation Address: **937 COCHRAN DR**

Owner(s):

HARRIS FAMILY TRUST DATED 11/25/13 & HARRIS NATHOLYN D TRUSTEE
1323 MAHAN DR
TALLAHASSEE FL 32308

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8365 0000 99

HARRIS FAMILY TRUST DATED 11/25/13 &
HARRIS NATHOLYN D TRUSTEE
1323 MAHAN DR
TALLAHASSEE FL 32308-5107

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

RAILROAD CROSSINGS LLC

608 -2 RAILROAD SQ

TALLAHASSEE FL 32310

Respondent

Case No.: **TCE240809**

Location of Violation: **1332 S ADAMS ST**

Tax ID #: **410135 D0090**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **05/02/2024** Case No.: **TCE240809**
Tax Identification Number: **410135 D0090** Repeat Offender: **No**
Violation Address: **1332 S ADAMS ST**

Owner(s):

RAILROAD CROSSINGS LLC
608 -2 RAILROAD SO
TALLAHASSEE FL 32310

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4** IPMC Chapter 6, Section 605 ~Electrical Equipment

Corrective Actions Required:

- 1** Seal all opening on front and back of structure 1316 to prevent insect and rodent harborage.
Ensure all exterior doors operate as intended with working lockable hardware.
- 2** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.
Ensure duct work is secured or encased to prevent a trip hazard.

Ensure all interior ceilings and walls are finished with proper materials on first and second floors.
Repair all ceilings and walls that have holes and cracks. Replace missing a/c vent grills.
- 3** Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.
Eradicate rodents and insects from structure and provide verification.

- 4 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.
Ensure all light fixtures have protective globes.
Replace missing electrical covers Replace receptacles and switches in disrepair.

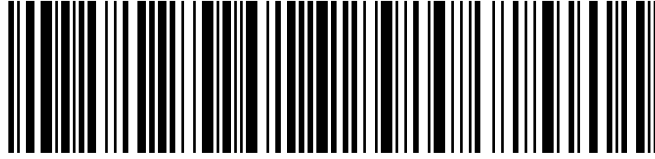
Repair or remove all exposed electrical wires.
Electrical wires must be encased with proper connectors. Greenfield and Romex wiring must be secured to walls and ceilings.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8365 0482 37

TCE240809 NOV/NOH INITIAL
RAILROAD CROSSINGS LLC
UNIT 2
608 RAILROAD SQ
TALLAHASSEE FL 32310-4333

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

COLUMBIA HOUSE APARTMENTS LLC

9607 16TH CIR NW

BRADENTON FL 34209

Respondent

Case No.: **TCE241014**

Location of Violation: **2311 COLUMBIA CT APT A**

Tax ID #: **2134320000060**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **06/05/2024**

Case No.: **TCE241014**

Tax Identification Number: **2134320000060**

Repeat Offender: **No**

Violation Address: **2311 COLUMBIA CT APT A**

Owner(s):

COLUMBIA HOUSE APARTMENTS LLC
9607 16TH CIR NW
BRADENTON FL 34209

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas.**
IPMC 302.1 Sanitation.
IPMC 302.3 Sidewalks and driveways.
- 2 IPMC Chapter 3, Section 307 ~ Handrails & Guardrails.**
IPMC 307.2 Guards.
- 3 IPMC Chapter 5, Section 502 ~ Required Facilities.**
502.1 Dwelling units.
- 4 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress.**

Corrective Actions Required:

- 1** Remove all trash and debris from the exterior area around unit 'A'. Store furniture designed for interior use inside, no open outside storage is allowed. Remove containers or other items that may collect and hold rain water. Keep all walkways clean and clear from the building to the public way.
- 2** Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the

finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

There are sections of the staircase guards, that are damaged or missing. Repair or replace the guard rails as required and ensure that they are fully functional.

- 3 Every dwelling unit shall contain its own bathtub or shower, lavatory, water closet and kitchen sink that shall be maintained in a sanitary, safe working condition. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located. A kitchen sink shall not be used as a substitute for the required lavatory.

There has been apparent exterior occupancy under the staircase and there are no exterior facilities available for access or use. Cease using the area under the staircase as a place for occupancy.

- 4 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

There is trash and debris around the exterior of the building limiting egress from the building. Remove all of the trash and debris from the exterior of the building. Remove bedding, furniture, trash and debris from beneath the staircase. Ensure that all egress points are free and clear, including for the second floor (unit 'C').

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8365 0026 04

TCE241014 NOV/NOH INITIAL
COLUMBIA HOUSE APARTMENTS LLC
9607 16TH CIR NW
BRADENTON FL 34209-8172

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

Housing and Community Resilience

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301 (850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE232987

Owner(s): C J REAL ESTATE INVESTOR INC

Violation Address: 1946 PASCO ST

Parcel: 07/09/2024

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on 6-3-24, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation/ Notice of Hearing (checked), Notice of Violation, Lot Mowing, Demolition, Dangerous Building Placard, Notice of Hearing (checked), Initial Hearing, Final Hearing (checked), Reconsideration Hearing, Other, Code Board/Magistrate Order, Initial Order, Final Order, Boarding & Sealing Order, Emergency Board & Seal Order, Order to Vacate

and said documents were

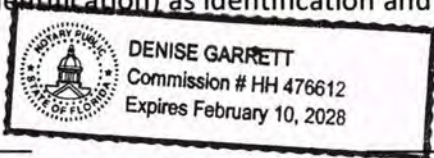
- Posted at www.tal.gov.com on 6-3-24 (checked), Posted at the violation address listed above on, Hand served to at the violation address listed above on

[Signature] AFFIANT

STATE OF FLORIDA COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 6-3-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature] NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

June 03, 2024

**C J REAL ESTATE INVESTOR INC
3212 WHITNEY DR W
TALLAHASSEE FL 32309**

Re: CASE NUMBER TCE232987

LOCATION: 1946 PASCO ST

Tax I.D. #(s): 07/09/2024

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 05/07/2024. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Aterresagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE232987

VIOLATION ADDRESS: 1946 PASCO STREET

COPY

VIOLATION TAX ID #: 410127 A0030

On 05/07/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410127 A0030** and the physical address is identified **1946 PASCO STREET, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **C J REAL ESTATE INVESTOR INC** (hereinafter "Property Owner(s)").
3. On 12/28/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 304 – Exterior Structure**
 - B. **IPMC, Chapter 3, Section 305 – Interior Structure**
 - C. **IPMC, Chapter 7, Section 704 – Fire Protection Systems**
 - D. **TLDC, Chapter 3, Section 3.488 - Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/07/2024 before the Code Magistrate.
5. On 04/05/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 05/07/2024 by certified mail, hand delivery and/or posting of property.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 7-9-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of MAY 2024.


MR. JOEL DODSON, CODE MAGISTRATE

Housing and Community Resilience
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE240288

Owner(s): BPX PARKWAY LLC / BPX PARKWAY TIC 1,2,3 LLC

Violation Address: 2855 APALACHEE PKWY APT 254F

Parcel: 3104204290000

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on 5-31-24, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation/ Notice of Hearing
- Notice of Hearing
- Code Board/Magistrate Order
- Notice of Violation
- Initial Hearing
- Initial Order
- Lot Mowing
- Final Hearing
- Final Order
- Demolition
- Reconsideration Hearing
- Boarding & Sealing Order
- Dangerous Building Placard
- Other: _____
- Emergency Board & Seal Order
- Order to Vacate

and said documents were

- Posted at www.talgov.com on 5-31-24
- Posted at the violation address listed above on _____
- Hand served to _____ at the violation address listed above on _____

[Signature]

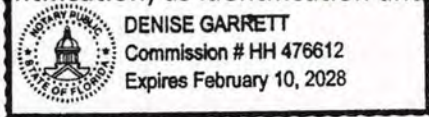
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-31-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.

[Signature]

NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

May 31, 2024

**BPX PARKWAY LLC
45 BAYVIEW AVE
INWOOD NY 11096**

BPX PARKWAY TIC 1 LLC
BPX PARKWAY TIC 2 LLC
BPX PARKWAY TIC 3 LLC

Re: CASE NUMBER **TCE240288**

LOCATION: **2855 APALACHEE PKWY APT 254F**

Tax I.D. #(s): **3104204290000**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 05/07/2024. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Shameka Bush

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER

COPY

CASE NO.: TCE240288

VIOLATION ADDRESS: 2855 APALACHEE PARKWAY APT 254-F

VIOLATION TAX ID #: 3104204290000

On 05/07/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3104204290000** and the physical address is identified **2855 APALACHEE PARKWAY APT 254-F**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BPX PARKWAY LLC / BPX PARKWAY TIC 1 LLC / BPX PARKWAY TIC 2 LLC / BPX, TIC 3 LLC** (hereinafter "Property Owner(s)").
Parkway
3. On 02/27/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 304 – Exterior Structure**
 - B. **IPMC, Chapter 3, Section 305 – Interior Structure**
 - C. **IPMC, Chapter 6, Section 605 – Electrical Equipment**
 - D. **IPMC, Chapter 6, Section 607 – Duct Systems**
 - E. **IPMC, Chapter 7, Section 704 – Fire Protection Systems**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/07/2024 before the Code Magistrate.

5. On 04/03/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 05/07/2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Chapter 3, Section 304 – Exterior Structure

Corrective Action Required: The roof must be free from leaks and damages, throughout the entire apartment. All rotted and damaged materials must be removed before repairs are made. Provide this office with verification from a licensed contractor that the roof is solid, and in good repair. Repair the weather stripping around the front door and it shall be kept in good condition, good repair, and weather tight. Repair the exterior sliding door with the screenings. They shall be kept in good repair and in good condition and the screening on the doors, that is used for ventilation, must fit tightly to prevent pests and insects' infestation. Repair the dining room's window screening and assure that it fits tightly to prevent pests and insects' infestation, during ventilation. Reference to Apt 254F.

B. IPMC, Chapter 3, Section 305 – Interior Structure

Corrective Action Required: Repair all ceilings with damages due to water leaks. All peeling paint, throughout the apartment must be removed and recoated with a protective coating to make the area watertight. Repair the bathroom door and the storage closet door, in the living room area, so that they are capable of being opened and closed by being properly and securely attached to the jambs, headers, or track as intended by the manufacturer of the attachment hardware. Reference to Apt. 254F.

C. IPMC, Chapter 6, Section 605 – Electrical Equipment

Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Provide a globe to the light fixture in the kitchen. Assure that the lighting fixture is not in disrepair. Reference to Apt. 254F

D. IPMC, Chapter 6, Section 607 – Duct Systems

Corrective Action Required: Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. Reference to Apt. 254F.

E. IPMC, Chapter 7, Section 704 – Fire Protection Systems

Corrective Action Required: Smoke alarms are required inside every bedroom. A smoke alarm is required in the living room. One smoke alarm is required outside the bedroom. Existing smoke alarms must be functional. Reference to Apt. 254F.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 10 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 6-4-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of MAY 2024.


MR. JOEL DODSON, CODE MAGISTRATE

Housing and Community Resilience
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE240857

Owner(s): STIEGLER STEPHEN G

Violation Address: 2005 E INDIAN HEAD DR

Parcel: 310550 X0220

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on

5-31-24, I personally received a copy of the following documents for the above-referenced property

NEW HEARING DATE

- Notice of Violation/ Notice of Hearing
- Notice of Hearing
- Code Board/Magistrate Order
- Notice of Violation
- Initial Hearing
- Initial Order
- Lot Mowing
- Final Hearing
- Final Order
- Demolition
- Reconsideration Hearing
- Boarding & Sealing Order
- Dangerous Building Placard
- Other: _____
- Emergency Board & Seal Order
- Order to Vacate

and said documents were

- Posted at www.talgov.com on 5-31-24
- Posted at the violation address listed above on _____
- Hand served to _____ at the violation address listed above on _____

[Signature]

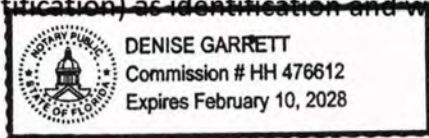
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-31-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced _____ (type of identification) as identification and who did take an oath.

[Signature]

NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 31, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

STIEGLER STEPHEN G
2005 E INDIANHEAD DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240857**

NEW HEARING DATE

Location of Violation: **2005 E INDIAN HEAD DR**

Tax ID #: **310550 X0220**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



COPY

Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **05/13/2024**

Case No.: **TCE240857**

Tax Identification Number: **310550 X0220**

Repeat Offender: **No**

Violation Address: **2005 E INDIAN HEAD DR**

Owner(s):

STIEGLER STEPHEN G
2005 E INDIANHEAD DR
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1** IPMC 301.3 Vacant structures and land.

Corrective Actions Required:

- 1** Ensure all doors and/or windows are in good working order with proper hardware and locks to prevent unlawful entry to structure. If the property is intended to be vacant ensure all windows are doors are in sound in a secure condition.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 11, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MANDERFIELD MATTHEW B
1202 CROSS CREEK WAY APT 2
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241096**

Location of Violation: **1202 CROSS CREEK WAY UNIT 2**

Tax ID #: **310404 200B0**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **06/06/2024**

Case No.: **TCE241096**

Tax Identification Number: **310404 200B0**

Repeat Offender: **No**

Violation Address: **1202 CROSS CREEK WAY UNIT 2**

Owner(s):

MANDERFIELD MATTHEW B
1202 CROSS CREEK WAY APT 2
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8365 1718 81

TCE241096 NOV/NOH INITIAL
MANDERFIELD MATTHEW B
APT 2
1202 CROSS CREEK WAY
TALLAHASSEE FL 32301-3668

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

May 28, 2024

**POWER EVAN J
1106 WAVERLY RD
TALLAHASSEE FL 32312**

Re: CASE NUMBER TCE232936

LOCATION: 1645 HARRIS ST

Tax I.D. #(s): 410450 CC0121

NEW HEARING DATE

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/06/2024. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

May 28, 2024

**HUMPHRIES BUD
2958 HWY 98 E
CARRALLE, FL 32322**

**Re: CASE NUMBER TCE232900
LOCATION: 3089 CONNIE DR
Tax I.D. #(s): 3103500000130**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 05/07/2024. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Shameka Bush

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TIMMONS TOMMERON D & TIMMONS TIFFANIE

321 MERIDIAN RIDGE CT

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE240854**

Location of Violation: **321 MERIDIAN RIDGE CT**

Tax ID #: **2113370000070**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **05/07/2024**

Case No.: **TCE240854**

Tax Identification Number: **2113370000070**

Repeat Offender: **No**

Violation Address: **321 MERIDIAN RIDGE CT**

Owner(s):

TIMMONS TOMMERON D & TIMMONS TIFFANIE
321 MERIDIAN RIDGE CT
TALLAHASSEE FL 32312

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1** TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1** Repair privacy fence at rear of the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8365 4520 10

TCE240854 NOV/NOH INITIAL
TIMMONS TOMMERON D & TIMMONS TIFFANIE
321 MERIDIAN RIDGE CT
TALLAHASSEE FL 32312-2365

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SPAULDING NIA DESIREE

291 E WHETHERBINE WAY

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240002**

Location of Violation: **291 WHETHERBINE WAY E**

Tax ID #: **113302 B0211**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **01/03/2024** Case No.: **TCE240002**
Tax Identification Number: **113302 B0211** Repeat Offender: **No**
Violation Address: **291 WHETHERBINE WAY E**

Owner(s):

SPAULDING NIA DESIREE
291 E WHETHERBINE WAY
TALLAHASSEE FL 32301

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Remove all wood, and tree debris from the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8366 0619 21

TCE240002 NOV/NOH INITIAL
SPAULDING NIA DESIREE
291 WHETHERBINE WAY E
TALLAHASSEE FL 32301-8527

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LFI FORT PIERCE INC

PO BOX 1380

LAKE WORTH FL 33460

Respondent

AMENDED HEARING DATE

Case No.: **TCE240538**

Location of Violation: **520 W BREVARD ST**

Tax ID #: **212528000010**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert** Permit No.: **NA**
Initial Inspection Date: **04/25/2024** Case No.: **TCE240538**
Tax Identification Number: **2125280000010** Repeat Offender: **No**
Violation Address: **520 W BREVARD ST**
Owner(s):
LFI FORT PIERCE INC
PO BOX 1380
LAKE WORTH FL 33460

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas.
IPMC 302.1 Sanitation.
IPMC 302.4 Weeds.
IPMC 302.7 Accessory structures.

Corrective Actions Required:

- 1** Remove all trash and debris from the property.

Cut or remove all uncontrolled grass and weeds.

Repair, replace or remove all damaged fencing on the property. Repair or replace damaged fence poles and remove the broken barb wire.

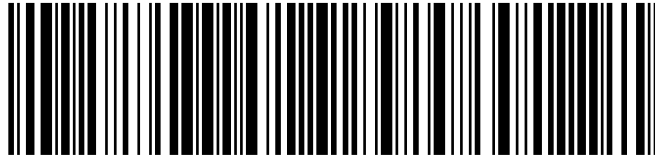
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8365 8317 23

TCE240538 NOV/NOH INITIAL
LFI FORT PIERCE INC
PO BOX 1380
LAKE WORTH FL 33460-1380

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CODAY TYLER JAMES & CODAY GREGORY GENE SR

729 AKSARBEN DR

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE240994**

Location of Violation: **3729 AKSARBEN DR**

Tax ID #: **310361 C0050**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **06/03/2024**

Case No.: **TCE240994**

Tax Identification Number: **310361 C0050**

Repeat Offender: **No**

Violation Address: **3729 AKSARBEN DR**

Owner(s):

CODAY TYLER JAMES & CODAY GREGORY GENE SR
3729 AKSARBEN DR
TALLAHASSEE FL 32311

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.4 Weeds.

Corrective Actions Required:

- 1** Mow lawn removing high grass and weeds from the front, side, and back of the property.
Remove all tree debris from the property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8366 0548 79

TCE240994 NOV/NOH INITIAL
CODAY TYLER JAMES & CODAY GREGORY GENE SR
3729 AKSARBEN DR
TALLAHASSEE FL 32311-4033

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

**City of Tallahassee
Housing and Community Resilience
Code Enforcement Division**

Case No. **TCE240278**

Re: Violation of Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10)
of the City of Tallahassee Land Development Code

Property: **1425 N Duval St., TALLAHASSEE, FL**

Owner: **Patrick Horton
1425 N Duval St.
TALLAHASSEE FL 32303**

EMERGENCY BOARD & SEAL ORDER

This matter is before the Enforcement Official based on a notice of violation being issued to the above-identified owner for the subject property being in violation of the Dangerous Building Code, Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10) of The City of Tallahassee Land Development Code. Based on the Enforcing Official's review of the entire case for **1425 N. Duval St**, Tallahassee, Florida, parcel ID#212543G0310 the following findings are hereby made:

Patrick Horton is the owner of the subject property, and the notice of violation was sent to the last known mailing address of **Patrick Horton, 1425 N Duval St, TALLAHASSEE FL 32303**, via certified mail and was also posted at the property address listed at **1425 N Duval St, Tallahassee, FL**. The property, which is the subject of this proceeding, is identified as Leon County Tax Parcel **212543G0310**.

The building on the subject property is currently open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is the opinion of the enforcement official that this structure shall be immediately boarded and sealed.

It is therefore ORDERED that, in accordance with Chapter 3, Article VI, Section 3-374, of the City of Tallahassee Land Development Code, in the interest of the public's health, safety and welfare, the building on the subject property shall be boarded and sealed by the City of Tallahassee. The boarding and sealing of the subject building shall follow the standards specified in Chapter 3, Article VI, Section 3-372, of the City of Tallahassee Land Development Code.

DONE AND ORDERED in the City of Tallahassee, Leon County, Florida on 6/17/2024.

Jeannine Fier

Jeannine Fier, as Enforcement Official

emergency board and seal order TCE240278 - 1425 Duval St (002)

Final Audit Report

2024-06-17

Created:	2024-06-17
By:	Angela Land (Angela.Land@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyep_RJ182v4ttSEF87mv-HnWFgt4x4bD4

"emergency board and seal order TCE240278 - 1425 Duval St (002)" History

-  Document created by Angela Land (Angela.Land@talgov.com)
2024-06-17 - 11:51:32 AM GMT
-  Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature
2024-06-17 - 11:51:36 AM GMT
-  Email viewed by Jeannine Fier (jeannine.fier@talgov.com)
2024-06-17 - 1:32:33 PM GMT
-  Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)
Signature Date: 2024-06-17 - 1:35:18 PM GMT - Time Source: server
-  Agreement completed.
2024-06-17 - 1:35:18 PM GMT

City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: 2698 N MONROE ST

CE Case No.: TCE241242

This building has been found to be dangerous by the enforcement official. This notice is to remain on this building as placed thereon until the requirements of the notice, which have been posted have been fully complied with. It is unlawful to remove this notice until such requirements have been complied with. Violators subject to a fine not exceeding \$500.00 or imprisonment for a term not exceeding 60 days or both. (Section 1-7, Tallahassee Land Development).

Jocelyn Fin

Enforcing Official, Code Enforcement

06/17/2024

Date

**City of Tallahassee
Housing and Community Resilience
Code Enforcement Division**

Case No. **TCE241242**

Re: Violation of Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10)
of the City of Tallahassee Land Development Code

Property: **2698 N. Monroe St., TALLAHASSEE, FL 32303**

Owner: **Boing US Holdco INC
C/O KE ANDREWS & COMPANY
2424 Ridge Rd.
Rockwall TX. 75087**

EMERGENCY BOARD & SEAL ORDER

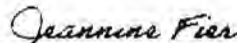
This matter is before the Enforcement Official based on a notice of violation being issued to the above-identified owner for the subject property being in violation of the Dangerous Building Code, Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10) of The City of Tallahassee Land Development Code. Based on the Enforcing Official's review of the entire case for **2698 N. Monroe St., Tallahassee, Florida, parcel ID#2123200080000** the following findings are hereby made:

Boing US Holdco is the owner of the subject property, and the notice of violation was sent to the last known mailing address of **Boing US Holdco, 2424 Ridge Rd. Rockwell Tx. 75087**, via certified mail and was also posted at the property address listed at **C/O KE Andrews & Company, 2698 N. Monroe St., Tallahassee, FL 32303**. The property, which is the subject of this proceeding, is identified as Leon County Tax Parcel **2123200080000**.

The building on the subject property is currently open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is the opinion of the enforcement official that this structure shall be immediately boarded and sealed.

It is therefore ORDERED that, in accordance with Chapter 3, Article VI, Section 3-374, of the City of Tallahassee Land Development Code, in the interest of the public's health, safety and welfare, the building on the subject property shall be boarded and sealed by the City of Tallahassee. The boarding and sealing of the subject building shall follow the standards specified in Chapter 3, Article VI, Section 3-372, of the City of Tallahassee Land Development Code.

DONE AND ORDERED in the City of Tallahassee, Leon County, Florida on 6/17/2024



Jeannine Fier, as Enforcement Official



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs. BOING US HOLDCO INC

C/O KE ANDREWS & COMPANY

2424 RIDGE RD

ROCKWALL TX 75087

Respondent

Case No.: TCE241242

Location of Violation: 2698 N MONROE ST

Tax ID #: 2123200080000

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at (850) 891-7007 to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida**. If the violation(s) are corrected within the number of days noted on the attached violation detail you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



CITY OF
TALLAHASSEE

Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Initial Inspection Date: **06/17/2024**

Tax Identification Number: **2123200080000**

Violation Address: **2698 N MONROE ST**

Owner(s):

BOING US HOLDCO INC
C/O KE ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087

Permit No.: **NA**

Case No.: **TCE241242**

Repeat Offender: **No**

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the **Tallahassee Land Development Code Sec. 1-2.**

You are required to correct the following code violations within **1** day of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IMPC)

- 1** 304.13 Window, skylight and door frames.
- 2** 301.3 Vacant structures and land.
- 3** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Ensure every window, door and frame are in sound condition, good repair and weathertight.
- 2** If the property is intended to be vacant, ensure all windows and doors are in sound and in a secure condition.
- 3** Remove all trash, litter, and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Case No.: **TCE241242**

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 19, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BRITT MELANIE D

2229 TREO LN

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241041**

Location of Violation: **2229 TREEO LN**

Tax ID #: **3109190000030**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

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Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **06/03/2024**

Case No.: **TCE241041**

Tax Identification Number: **3109190000030**

Repeat Offender: **No**

Violation Address: **2229 TREEO LN**

Owner(s):

BRITT MELANIE D
2229 TREO LN
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC302.2 Grading and drainage.
- 2** IPMC 302.7 Accessory structures.

Corrective Actions Required:

- 1** Ensure that the premises be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
It shall be maintained to remain to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.
- 2** Repair the retaining wall that is in disrepair, to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8366 4424 09

TCE241041 NOV/NOH INITIAL
BRITT MELANIE D
2229 TREEO LN
TALLAHASSEE FL 32301-1656

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 19, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MOORE CONSTANCE

6143 HUNTER WOODS LN

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE241049**

Location of Violation: **2225 TREEO LN**

Tax ID #: **3109190000020**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **06/03/2024**

Case No.: **TCE241049**

Tax Identification Number: **3109190000020**

Repeat Offender: **No**

Violation Address: **2227 TREEO LN**

Owner(s):

MOORE CONSTANCE
6143 HUNTER WOODS LN
TALLAHASSEE FL 32311

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.7 Accessory structures.

Corrective Actions Required:

- 1** Repair the retaining wall that is in disrepair, to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

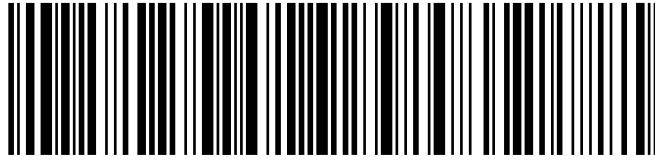
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8366 4429 11

TCE241049 NOV/NOH INITIAL
MOORE CONSTANCE
6143 HUNTER WOODS LN
TALLAHASSEE FL 32311-9004

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 19, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MANDERFIELD MATTHEW B
1202 CROSS CREEK WAY APT 2
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241097**

Location of Violation: **1202 CROSS CREEK WAY UNIT 2**

Tax ID #: **310404 200B0**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **06/06/2024**

Case No.: **TCE241097**

Tax Identification Number: **310404 200B0**

Repeat Offender: **No**

Violation Address: **1202 CROSS CREEK WAY UNIT 2**

Owner(s):

MANDERFIELD MATTHEW B
1202 CROSS CREEK WAY APT 2
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 304.15 Doors.

Corrective Actions Required:

- 1** Repair the exterior door and hardware to good condition. Ensure that the locks at all entrances to dwelling units and sleeping units shall tightly secure the door.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8366 4298 68

TCE241097 NOV/NOH INITIAL
MANDERFIELD MATTHEW B
APT 2
1202 CROSS CREEK WAY
TALLAHASSEE FL 32301-3668

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 19, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FSU EPSILON LAMBDA HOUSING LLC

323 53RD ST APT 2

BROOKLYN NY 11220

Respondent

Case No.: **TCE241145**

Location of Violation: **524 E COLLEGE AVE**

Tax ID #: **113132 G0030**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **06/11/2024**

Case No.: **TCE241145**

Tax Identification Number: **113132 G0030**

Repeat Offender: **No**

Violation Address: **524 E COLLEGE AVE**

Owner(s):

FSU EPSILON LAMBDA HOUSING LLC
323 53RD ST APT 2
BROOKLYN NY 11220

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Land Development Code

- 1** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Remove all trash, litter and debris from property. Please be kind neighbors and clean up your trash the day after your parties. Maintain your property clean at all times.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8366 4479 23

TCE241145 NOV/NOH INITIAL
FSU EPSILON LAMBDA HOUSING LLC
APT 2
323 53RD ST
BROOKLYN NY 11220-4379

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 19, 2024

POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302

Re: Address: **2139 MAIN ST**
Case No.: **TCE241184**

Tax I.D. # **410156 H0037**

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action if necessary. **Your case may be presented to the Code Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **06/13/2024**

Case No.: **TCE241184**

Tax Identification Number: **410156 H0037**

Repeat Offender: **No**

Violation Address: **2139 MAIN ST**

Owner(s):

POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the Land Development Code Sec. 1-2

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code

- 1** IPMC 304.13 Window, skylight and door frames.
- 2** IPMC 304.1 General.
- 3** IPMC 301.3 Vacant structures and land.

Corrective Actions Required:

- 1** Ensure every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.
- 2** Ensure the exterior of the structure is maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety, or welfare.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and a secure condition.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Case No.: **TCE241184**

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8366 3960 30

TCE241184 DB PLACARD/NOV/DEMO
POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302-0464

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

TCE241184 DB Placard

Final Audit Report

2024-06-19

Created:	2024-06-19
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzgJXq62ya6yNRKIfaR7Pyip9lz_GRtnf

"TCE241184 DB Placard" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-06-19 - 12:53:46 PM GMT
-  Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature
2024-06-19 - 12:53:53 PM GMT
-  Email viewed by Jeannine Fier (jeannine.fier@talgov.com)
2024-06-19 - 12:54:23 PM GMT
-  Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)
Signature Date: 2024-06-19 - 12:55:11 PM GMT - Time Source: server
-  Agreement completed.
2024-06-19 - 12:55:11 PM GMT

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8366 1347 24

TCE241242 EMER BOARD NOH NOV
BOING US HOLDCO INC
C/O: KE ANDREWS & COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116

Return Reference Number:
Jsername: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600

TCE241242 DB PLACARD NOV NOH

Final Audit Report

2024-06-17

Created:	2024-06-17
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANI1XAsM94zblvkcceyOKxoUw6Dga4M53

"TCE241242 DB PLACARD NOV NOH" History

Document created by Denise Garrett (denise.garrett@talgov.com)

2024-06-17 - 8:24:43 PM GMT

Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature

2024-06-17 - 8:24:49 PM GMT

Email viewed by Jeannine Fier (jeannine.fier@talgov.com)

2024-06-17 - 8:25:09 PM GMT

Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)

Signature Date: 2024-06-17 - 8:25:51 PM GMT - Time Source: server

✔ Agreement completed.

2024-06-17 - 8:25:51 PM GMT



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 24, 2024

HORTON PATRICK
1425 N DUVAL ST
TALLAHASSEE FL 32303

Re: Address: **1425 N DUVAL ST**
Case No.: **TCE240278**

Tax I.D. # **212543 G0310**

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action if necessary. **Your case may be presented to the Code Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 30, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

HORTON PATRICK
1425 N DUVAL ST
TALLAHASSEE FL 32303

Respondent

Case No.: TCE240278

AMENDED: NEW HEARING DATE

Location of Violation: 1425 N DUVAL ST

Tax ID #: 212543 G0310

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at (850) 891-7007 to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate on July 9, 2024 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida**. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Angela Land

Code Enforcement Division

Attachment

**City of Tallahassee
Housing and Community Resilience
Code Enforcement Division**

Case No. **TCE240278**

Re: Violation of Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10)
of the City of Tallahassee Land Development Code

Property: **1425 N Duval St., TALLAHASSEE, FL**

Owner: **Patrick Horton
1425 N Duval St.
TALLAHASSEE FL 32303**

EMERGENCY BOARD & SEAL ORDER

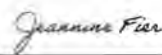
This matter is before the Enforcement Official based on a notice of violation being issued to the above-identified owner for the subject property being in violation of the Dangerous Building Code, Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10) of The City of Tallahassee Land Development Code. Based on the Enforcing Official's review of the entire case for **1425 N. Duval St, Tallahassee, Florida, parcel ID#212543G0310** the following findings are hereby made:

Patrick Horton is the owner of the subject property, and the notice of violation was sent to the last known mailing address of **Patrick Horton, 1425 N Duval St, TALLAHASSEE FL 32303**, via certified mail and was also posted at the property address listed at **1425 N Duval St, Tallahassee, FL**. The property, which is the subject of this proceeding, is identified as Leon County Tax Parcel **212543G0310**.

The building on the subject property is currently open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is the opinion of the enforcement official that this structure shall be immediately boarded and sealed.

It is therefore ORDERED that, in accordance with Chapter 3, Article VI, Section 3-374, of the City of Tallahassee Land Development Code, in the interest of the public's health, safety and welfare, the building on the subject property shall be boarded and sealed by the City of Tallahassee. The boarding and sealing of the subject building shall follow the standards specified in Chapter 3, Article VI, Section 3-372, of the City of Tallahassee Land Development Code.

DONE AND ORDERED in the City of Tallahassee, Leon County, Florida on 6/17/2024



Jeannine Fier, as Enforcement Official



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Angela Land	Permit No.: NA
Initial Inspection Date: 02/13/2024	Case No.: TCE240278
Tax Identification Number: 212543 G0310	Repeat Offender: No
Violation Address: 1425 N DUVAL ST	

Owner(s):

HORTON PATRICK
1425 N DUVAL ST
TALLAHASSEE FL 32303

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** IPMC 301.3 Vacant structures and land- Vacant structures shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.
- 2** IPMC 304.1 Exterior Structure - The exterior structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.
- 3** IPMC 305.1 - Interior Structure - The interior structure and equipment therein shall be maintained in good repair, structurally sound and in sanitary condition.

Corrective Actions Required:

- 1** Ensure that all doors and windows are closed, locked and fully functioning. Repair or replace any damaged doors and windows that are in disrepair or nonfunctioning.
- 2** Ensure that all exterior walls and roof of structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.
- 3** Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.

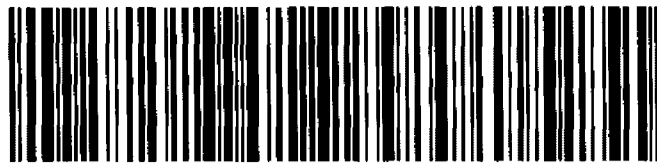
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8365 2682 15

NEWINITIALNOH/TCE230849
STEVENS FAMILY IRREVOCABLE SPENDTHRIFT & STEVES TERESA CANDICE TRUSTEE
1701 VINE ST
CINCINNATI OH 45202-6424

Return Reference Number:
Jsername: SirTeria Henderson
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 11, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

STEVENS FAMILY IRREVOCABLE SPENDTHRIFT / STEVES TERESA CANDICE TRUSTEE

1701 VINE ST

CINCINNATI OH 45202

Respondent

Case No.: **TCE230849**

NEW HEARING DATE

Location of Violation: **828 GOLDEN ST**

Tax ID #: **212655 D0060**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Enforcement Board.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Angela Land

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Angela Land**

Permit No.: **NA**

Initial Inspection Date: **04/19/2023**

Case No.: **TCE230849**

Tax Identification Number: **212655 D0060**

Repeat Offender: **No**

Violation Address: **828 GOLDEN ST**

Owner(s):

STEVENS FAMILY IRREVOCABLE SPENDTHRIFT & STEVES TERESA CANDICE TRUSTEE
1701 VINE ST
CINCINNATI OH 45202

(ORIGINAL DAYS FOR COMPLIANCE)

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

**1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain.**
- 2 Remove all trash, litter and debris from property including standing dead tree front right side of yard.**

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

June 11, 2024

**PACIFICA SPRINGWOOD LLC
1775 HANCOCK ST
SAN DIEGO CA 92110**

**Re: CASE NUMBER TCE232536
LOCATION: 2660 OLD BAINBRIDGE RD
Tax I.D. #(s): 2115206100000**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 06/04/2024. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE232536

VIOLATION ADDRESS: 2660 OLD BAINBRIDGE RD

VIOLATION TAX ID #: 2115206100000

**AMENDED ORDER:
NO FINES AT THIS TIME
CONTINUE FINAL HEARING**

On 06/04/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2115206100000** and the physical address is identified 2660 OLD BAINBRIDGE RD Tallahassee, Florida.
 2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PACIFICA SPRINGWOOD LLC (hereinafter "Property Owner(s)").
 3. On 10/17/2023 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302 - Exterior Property Areas**
 - B. **IPMC, Chapter 3, Section 307 – Handrails & Guardrails**
 - C. **IPMC, Chapter 3, Section 304 - Exterior Structure**
 - D. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
 - E. **TLDC, Chapter 3, Section 3-401 – Fences & Walls**
 4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 03/05/2024 before the Municipal Code Enforcement Board/Magistrate.
 5. The Property Owner(s) were given notice on 01/12/2024 of the Initial Hearing by certified mail and posting of the property.
 6. March 05, 2023 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 30 **DAYS TO CORRECT VIOLATIONS**.
-

7. Property Owner(s) and/or Property Owner(s) Representative(s):

 x DID attend the initial hearing

 DID NOT attend the initial hearing.

8. On June 4, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

9. On 04/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/04/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. IPMC, Chapter 3, Section 302 - Exterior Property Areas

Corrective Action Required: The retaining wall/fence along the east side of the play ground area is in disrepair and failing. Obtain a licensed professional to evaluate the retaining wall/fence as required. Repair/replace the retaining wall/fence as required to the applicable building codes. A building permit, an environmental permit, and a licensed contractor will be required. Repair/replace/remove all damaged play ground equipment as required. Ensure that all of the outdoor playground equipment that remains on site is not in disrepair and remains fully functional .

B. IPMC Chapter 3, Section 307 – Handrails & Guardrails

Corrective Action Required: Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Repair or replace all handrails and guardrails as required to the applicable building code on all exterior stair cases as required. Ensure all guard rails and hand rails are fully functional.

C. IPMC Chapter 3, Section 304 ~ Exterior Structure

Corrective Action: Ensure that all of the exterior stairs/steps are in good repair and are fully functional. Repair or replace all damaged exterior stairs as required to the applicable building codes.

D. TLDC Chapter 3, Section 3.488 Maintenance (Residential)

Corrective Action: Remove all trash, litter and debris from property. Remove all trash and debris from the holding pond area, located west of the office. Remove all trash and debris from around the fencing that surrounds the holding pond. Remove the trash and debris from in and around the trash compactor north of the holding pond.

E. TLDC Chapter 3, Section 3 401 Fences & Walls

Corrective Action: Repair or replace the damaged or missing fencing that surrounds the holding pond as required to the applicable building code . Repair or replace the damaged or missing fencing that surrounds the play ground area located east of building 14. Repair or replace the damaged concrete wall and fencing that surrounds the garbage compactor, located north of the holding pond, as required to the applicable building code. Ensure that the compactor is fully functional.


13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

AMENDED ORDERED TO
POSTONE FINES FOR 30 DAYS, FOR
POSSIBLE COMPLIANCE OR THE
FINAL HEARING WILL BE SCHEDULED

14. Based upon the above, an initial fine of \$ 2 is hereby imposed against the Property Owner(s) and an additional fine of \$ 2 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 4th day of JUNE, 2024.



Mr. Kevin Sossong, Code Magistrate



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

June 11, 2024

**SALTER CAROL LYNN / SALTER HEATHER ANN
1569 CALDWELL DR
TALLAHASSEE FL 32310**

**Re: CASE NUMBER TCE240305
LOCATION: 1569 CALDWELL DR
Tax I.D. #(s): 410480 J0100**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 06/04/2024. This final hearing will be held on **07/09/2024 at 1:00** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE240305

VIOLATION ADDRESS: 1569 CALDWELL DRIVE

VIOLATION TAX ID #: 410480 J0100

On 06/04/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410480 J0100** and the physical address is identified **1569 CALDWELL DRIVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **SALTER CAROL LYNN / SALTER HEATHER ANN** (hereinafter "Property Owner(s)").
3. On 02/23/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 309 – Pest Elimination**
 - B. **IPMC, Chapter 3, Section 301.2 Responsibility**
 - C. **IPMC, 302.1 - Sanitation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.
5. On 04/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X _____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Chapter 3, Section 309 – Pest Elimination

Corrective Action Required: Take the proper steps to exterminate the mosquitos and other insects that are breeding in the containers in the backyard . Exterminate from the property insects, rodents, and vermin promptly by an approved processes that will not be injurious to human health. Remove the trash and debris from the yard to reduce attracting rodents and other animals or vermin living or scavenging for food through the trash and debris in the yard. Provide this office with documentation as to what has been done and will be done to prevent re infestation.

B. IPMC, Chapter 3, Section 301.2 Responsibility

Corrective Action Required: The owner of the premises shall ensure that the structures and exterior property are maintained in a clean, safe, and sanitary condition, and ensure that the property is not occupied if it is not in a clean, safe, and sanitary condition.

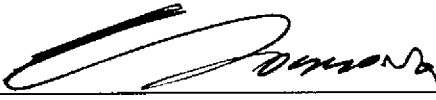
C. IPMC, 302.1. – Sanitation

Corrective Action Required: Ensure the exterior property and premises are maintained in a clean, safe and sanitary condition. Ensure the occupant keeps that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. Properly dispose of all trash, debris, empty containers, vegetative debris, and other associated waste that is contributing to unsanitary and unsafe conditions.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 7-9-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

Housing and Community Resilience
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE222190

Owner(s): GIAA CAPITAL LLC

Violation Address: 1032 JOE LOUIS ST

Parcel: 212635 P0100

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on 5-22-24, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation/ Notice of Hearing
- Notice of Hearing
- Code Board/Magistrate Order
- Notice of Violation
- Initial Hearing
- Initial Order
- Lot Mowing
- Final Hearing
- Boarding & Sealing Order
- Demolition
- Reconsideration Hearing
- Emergency Board & Seal Order
- Dangerous Building Placard
- Other: _____
- Order to Vacate

and said documents were

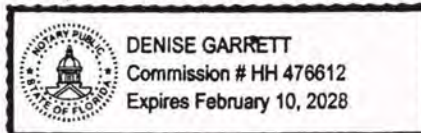
- Posted at www.tal.gov.com on 5-22-24
- Posted at the violation address listed above on _____
- Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-22-24, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature]
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

May 22, 2024

**GIAA CAPITAL LLC
3479 NE 163 ST STE 120
NORTH MIAMI BEACH FL 33160**

**Re: CASE NUMBER TCE222190
LOCATION: 1032 JOE LOUIS ST
Tax I.D. #(s): 212635 P0100**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 03/05/2024. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Lesa Vause

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesla Vause**

Permit No.: **NA**

Initial Inspection Date: **10/26/2022**

Case No.: **TCE222190**

Tax Identification Number: **212635 P0100**

Repeat Offender: **No**

Violation Address: **1032 JOE LOUIS ST**

Owner(s):

GIAA CAPITAL LLC
3479 NE 163 ST STE 120
NORTH MIAMI BEACH FL 33160

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

1 IPMC Chapter 3, Section 304 ~ Exterior Structure

2 IPMC Chapter 3, Section 305 ~ Interior Structure

Code of General Ordinances

3 Chapter 9, Article III- Offensive Accumulations & Growth

Land Development Code

- 4** TLDC Chapter 1, Section 1-2 Dangerous Building (3): Those whose floors or roofs in which the same are overloaded or which have insufficient strength to be reasonably safe for the purposes used.
- 5** TLDC Chapter 1, Section 1-2 Dangerous Building (5): Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.
- 6** TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.
- 7** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1 The roof, eaves, fascia and soffit areas all have extensive damage and must be removed and repaired.
All rotted door and window frames must be removed and replaced.
All broken windows must be replaced.
All windows must work as intended by the manufacturer.
All windows require insect screens.
All new wood must have a protective coating such as paint or the like.
Inspect block exterior for structural damage.
All exterior doors must be replaced and be provided with proper hardware required by Code.
Garage doors must be operable.
- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
All rotted and damaged wood, walls, flooring, ceilings must be removed and replaced.
The interior of the structure must be brought into repair to be acceptable to the City Code of Ordinances.
- 3 Mow lawn removing all high grass, weeds and overgrowth. Shrubberty that has overgrown the entry and exit doors of the home which prohibit egress must be removed or greatly pruned.
- 4 The roof to this structure is severely compromised and collapsed in some areas. The structure is a danger to trespasser who enters and to the general public as well.
- 5 This structure has been allowed to stay in a state of neglect without care or a roof for an extensive period of time. Due to the elements of nature, time and vandals it has become a danger to the neighborhood and to the general public.
- 6 This structure is dangerous due to broken and open windows allowing entry to trespassers. This structure has become a danger to the neighborhood and the general public.
- 7 Remove all trash, litter and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL DEMO ORDER**

CASE NO.: TCE222190

VIOLATION ADDRESS: 1032 JOE LOUIS ST

VIOLATION TAX ID #: 212635 P0100

On 03/05/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212635 P0100** and the physical address is identified **1032 JOE LOUIS ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **GIAA CAPITAL LLC** (hereinafter "Property Owner(s)").
3. On 10/26/2022 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 304 – Exterior Structure**
 - B. **IPMC, Chapter 3, Section 305 – Interior Structure**
 - C. **General Code of Ordinances, Chapter 9, Article III – Offensive Accumulations & Growth**
 - D. **TLDC, Chapter 1, Section 1-2 Dangerous Building (3)**
 - E. **TLDC, Chapter 1, Section 1-2 Dangerous Building (5)**
 - F. **TLDC, Chapter 1, Section 1-2 Dangerous Building (10)**
 - G. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 03/05/2024 before the Code Magistrate.
5. Property Owner(s) and/or Property Owner(s) Representative(s):

 X DID attend this hearing.

G. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

Corrective Action Required: Remove all trash, litter and debris from property.

7. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
8. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.
9. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 5-7-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of MARCH 2024.



KEVIN SOSSONG, CODE MAGISTRATE

Corrective Actions Required:

- 1 The roof, eaves, fascia and soffit areas all have extensive damage and must be removed and repaired.
All rotted door and window frames must be removed and replaced.
All broken windows must be replaced.
All windows must work as intended by the manufacturer.
All windows require insect screens.
All new wood must have a protective coating such as paint or the like.
Inspect block exterior for structural damage.
All exterior doors must be replaced and be provided with proper hardware required by Code.
Garage doors must be operable.
- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
All rotted and damaged wood, walls, flooring, ceilings must be removed and replaced.
The interior of the structure must be brought into repair to be acceptable to the City Code of Ordinances.
- 3 Mow lawn removing all high grass, weeds and overgrowth. Shrubbery that has overgrown the entry and exit doors of the home which prohibit egress must be removed or greatly pruned.
- 4 The roof to this structure is severely compromised and collapsed in some areas. The structure is a danger to trespasser who enters and to the general public as well.
- 5 This structure has been allowed to stay in a state of neglect without care or a roof for an extensive period of time. Due to the elements of nature, time and vandals it has become a danger to the neighborhood and to the general public.
- 6 This structure is dangerous due to broken and open windows allowing entry to trespassers. This structure has become a danger to the neighborhood and the general public.
- 7 Remove all trash, litter and debris from property.

Housing and Community Resilience

Code Enforcement Division

Mailing address: CITY HALL 300 SOUTH ADAMS STREET TALLAHASSEE, FLORIDA 32301

Location address: 435 N MACOMB STREET, 3rd FLOOR, B-15 TALLAHASSEE, FLORIDA 32301 (850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE240313

Owner(s): 3000 S ADAMS STREET LLC

Violation Address: 3000 S ADAMS ST APT 524

Parcel: 4112450005240

I, Sir'Teria Henderson City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on 5-23-24, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation/ Notice of Hearing (checked)
Notice of Violation
Lot Mowing
Demolition
Dangerous Building Placard
Notice of Hearing (checked)
Initial Hearing
Final Hearing (checked)
Reconsideration Hearing
Other:
Code Board/Magistrate Order
Initial Order
Final Order
Boarding & Sealing Order
Emergency Board & Seal Order
Order to Vacate

and said documents were

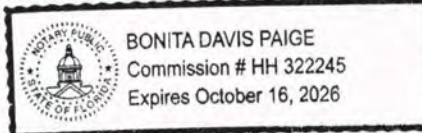
- Posted at www.tal.gov.com on 5/23/24
Posted at the violation address listed above on
Hand served to at the violation address listed above on

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5/23/24, by Sir'Teria Henderson, who is personally known to me or has produced n/a (type of identification) as identification and who did take an oath.

[Signature]
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING

May 23, 2024

**3000 S ADAMS STREET LLC
3930 CORAL RIDGE DR
CORAL SPRINGS, FL 33065**

Re: CASE NUMBER **TCE240313**

LOCATION: **3000 S ADAMS ST APT 524**

Tax I.D. #(s): **4112450005240**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 05/07/2024. This final hearing will be held on **July 9, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/25/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Martin Atorresagasti

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER

COPY

CASE NO.: TCE240313

VIOLATION ADDRESS: 3000 S ADAMS ST APT 524

VIOLATION TAX ID #: 4112450005240

On 05/07/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4112450005240** and the physical address is identified **3000 S ADAMS ST APT 524**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **3000 S ADAMS ST LLC** (hereinafter "Property Owner(s)").
3. On 03/04/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 305 – Interior Structure**
 - B. **IPMC, Chapter 5, Section 504 – Plumbing Systems & Fixtures**
 - C. **IPMC, Chapter 6, Section 605 – Electrical Equipment**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/07/2024 before the Code Magistrate.
5. On 03/20/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 05/07/2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Chapter 2, Section 305 – Interior Structure

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition. In APT 524 Repair holes in the ceiling from water damage.

B. IPMC, Chapter 5, Section 504 – Plumbing Systems & Fixtures

Corrective Action Required: In APT 524 Repair water leak in ceiling of hallway entrance and front bathroom.

C. IPMC, Chapter 6, Section 605 – Electrical Equipment

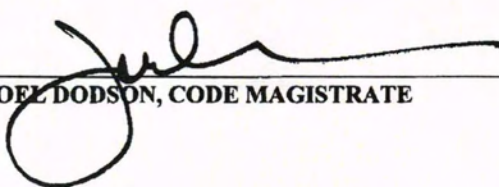
Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. In APT 524 Repair electrical receptacles in front bedroom not working properly

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 7-9-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of MAY 2024.



MR. JOEL DODSON, CODE MAGISTRATE



CITY OF
TALLAHASSEE

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

June 11, 2024

**GHIO JOHN ALEXANDER / GHIO CAROLYN EGAN
906 TERRACE ST
TALLAHASSEE FL 32303**

**Re: CASE NUMBER TCE240448
LOCATION: 906 TERRACE ST
Tax I.D. #(s): 113027 F0080**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 06/05/2024. This final hearing will be held on **07/09/2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 06/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Lesa Vause

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE240448

VIOLATION ADDRESS: 906 TERRACE ST

VIOLATION TAX ID #: 113027 F0080

On ~~0-4-24~~, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **113027 F0080** and the physical address is identified **906 TERRACE ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **GHIO JOHN ALEXANDER / GHIO CAROLYN EGAN** (hereinafter "Property Owner(s)").
3. On 03/21/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.
5. On 04/25/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

Corrective Action Required: Remove the two dead trees at the rear of your property bordering 885 Harbert Street. Clean up all tree debris accompanied with tree removal.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 10 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on July 9, 24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 13, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

AREA 13 LLC

404 W VIRGINIA ST

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240895**

Location of Violation: **635 OKALOOSA ST Apt #3**

Tax ID #: **410156 B0090**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **05/14/2024**

Case No.: **TCE240895**

Tax Identification Number: **410156 B0090**

Repeat Offender: **No**

Violation Address: **635 OKALOOSA ST Apt #3**

Owner(s):

AREA 13 LLC
404 W VIRGINIA ST
TALLAHASSEE FL 32301

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 2** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** Mechanical appliances, Cooking appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

Repair or replace stove in disrepair.
- 2** Systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times by the International Fire Code.

All sleeping Quarters and hallway to sleeping quarters must have working smoke detectors.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8365 8231 48

TCE240895 NOV/NOH INITIAL
AREA 13 LLC
404 W VIRGINIA ST
TALLAHASSEE FL 32301-1030

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$7.3600



**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING**

June 11, 2024

**LADD LARRY
419 ESSEX DR
TALLAHASSEE FL 32304**

**Re: CASE NUMBER TCE221884
LOCATION: 419 ESSEX DR
Tax I.D. #(s): 213426 E0070**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 06/04/2024. This final hearing will be held on 07/09/2024 at 1:00 pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on _____ to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

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