



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MACWILLIAM PETER O

1919 CHULI NENE

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241253**

Location of Violation: **1908 ATAPHA NENE**

Tax ID #: **310550 E0280**

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 **10/08/2024** 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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Code Enforcement Division**

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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.

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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: **06/19/2024** Case No.: **TCE241253**
Tax Identification Number: **310550 E0280** Repeat Offender: **No**
Violation Address: **1908 ATAPHA NENE**

Owner(s):

MACWILLIAM PETER O
1919 CHULI NENE
TALLAHASSEE FL 32301

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 (IPMC)

- 1** IPMC 302.2 Grading and drainage

Corrective Actions Required:

- 1** Ensure that the premises shall 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.

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 8373 2197 04

TCE241253 NOV/NOH INITIAL
MACWILLIAM PETER O
1919 CHULI NENE
TALLAHASSEE FL 32301-5823

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CARNEY PATRICK W

2225 WOODLAWN DR

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE241395**

Location of Violation: **2225 WOODLAWN DR**

Tax ID #: **212380 F0020**

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Code Enforcement Division**

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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: **07/01/2024**

Case No.: **TCE241395**

Tax Identification Number: **212380 F0020**

Repeat Offender: **No**

Violation Address: **2225 WOODLAWN DR**

Owner(s):

CARNEY PATRICK W
2225 WOODLAWN DR
TALLAHASSEE FL 32303

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

Code(s) in Violation:

Other

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Remove and dispose of all dead trees on 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 8373 2026 14

TCE241395 NOV/NOH INITIAL
CARNEY PATRICK W & PHILLIPS NIKI D
2225 WOODLAWN DR
TALLAHASSEE FL 32303-3924

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

NICHOLS GREGORY N

3208 BEAUMONT DR

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE241317**

Location of Violation: **3208 BEAUMONT DR**

Tax ID #: **110250 BS0030**

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **06/25/2024** Case No.: **TCE241317**
Tax Identification Number: **110250 BS0030** Repeat Offender: **No**
Violation Address: **3208 BEAUMONT DR**

Owner(s):

NICHOLS GREGORY N
3208 BEAUMONT 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:

Code of General Ordinances

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

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

3 304.7 Roofs and drainage

4 304.6 Exterior walls

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth in the back yard.
- 2** Remove all trash, litter and debris from property. Debris and trash has collected at the front of the garage area. Ensure all items are removed and disposed in a proper manner.
- 3** The roof shows damage at the rear of the property and fire damage on the front of the home at the soffit area. Ensure the roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.
- 4** Wood rot is evident at the lower, front of the home exterior siding and door frame. Repair holes, breaks, and loose or rotting materials; maintain weatherproof and properly surface coated where required to prevent deterioration.

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

USPS CERTIFIED MAIL



9214 8901 9403 8373 1915 36

TCE241317 NOV/NOH INITIAL
NICHOLS GREGORY N
3208 BEAUMONT DR
TALLAHASSEE FL 32309-2806

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 06, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

AUSTIN HARRY

10708 ENGLISH OAK CT

LOUISVILLE KY 40241

Respondent

Case No.: **TCE240869**

NEW HEARING DATE

Location of Violation: **673 W GEORGIA ST**

Tax ID #: **2136500546410**

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

Notice of Violation and Notice of Hearing

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Sincerely,

Lesa Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

THE SHEPHERD INTERNATIONAL LLC

27503 BECKETTS KNOLL CT

KATY TX 77494

Respondent

AMENDED NOTICE OF VIOLATION

Case No.: **TCE241757**

Location of Violation: **500 MCKEITHEN ST UNIT 222**

Tax ID #: **212840 A0120**

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,

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: **08/01/2024** Case No.: **TCE241757**
Tax Identification Number: **212840 A0120** Repeat Offender: **No**
Violation Address: **500 MCKEITHEN ST UNIT 222**

Owner(s):

THE SHEPHERD INTERNATIONAL LLC
27503 BECKETTS KNOLL CT
KATY TX 77494

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.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.2 Protective treatment.
IPMC 304.4 Structural members.
IPMC 304.6 Exterior walls.
IPMC 304.7 Roofs and drainage.
- 3** IPMC Chapter 3, Section 305 ~ Interior Structure.
IPMC
- 4** IPMC Chapter 6, Section 603 ~ Mechanical Equipment.
- 5** IPMC 704.6.3 Single- and multiple-station smoke alarms.
- 6** IPMC Chapter 6, Section 604 ~ Electrical Facilities.
IPMC 604.3.1 Abatement of electrical hazards associated with water exposure.
IPMC 604.3.1.1 Electrical equipment.
- 7** IPMC Chapter 6, Section 605 ~Electrical Equipment.
IPMC 605.1 Installation.

Corrective Actions Required:

- 1** Remove the remaining tree debris from the property.

- 2 There is roof damage on building two, and this roof area is dangerous due to the parts there of that are so attached that they may fall or injure members of the public or property in general. Have the pieces that are hanging from the roof removed or secured to the roof or building as required until complete repairs can be made. If there is structural damage of the trusses have a professionally licensed structural engineer or architect inspect the damage. Obtain a building permit to make the roof repairs as required. Inspect the exterior walls and windows to ensure that the exterior surfaces are weather tight. Provide a protective coating on all unprotected surfaces, including repairs.

- 3 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There are sections of the ceiling drywall that have been removed from the smaller of the two bedrooms. Remove all of the insulation that has been wet. Dry out the unit to the industry accepted standards for moisture exposure. Repair and replace drywall as required. A building permit and a licensed contractor may be required.

Repairs may be required for the unit above and below this unit. Repair the units in accordance with the applicable building codes as required. A building permit and a licensed contractor may be required for some repairs.

- 4 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking 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.

The ceiling fans and exhaust fans in the bathrooms were exposed to water from the broken exterior water pipe. Repair or replace all of the damaged equipment as required. Ensure that all of the equipment is fully functional.

- 5 Replace any missing smoke alarm as required. Ensure that there is a smoke alarm in each bedroom and in the living room. Ensure the unit above and below this unit also have the correct number and placement of smoke alarms.

Be prepared to demonstrate that all of the smoke alarms are fully functioning at the time of re-inspection.

- 6 Every occupied building shall be provided with an electrical system in compliance with the requirements of this section and Section 605.

Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaires, ballasts, motors and electronic control, signaling and communication equipment that have been exposed to water shall be replaced in accordance with the provisions of the International Building Code.

Replace any of the listed equipment that was exposed to water as required. Ensure that all of the electrical equipment is fully functional.

- 7 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Ensure all electrical equipment in all of the affected units that were water damaged are fully functional.

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

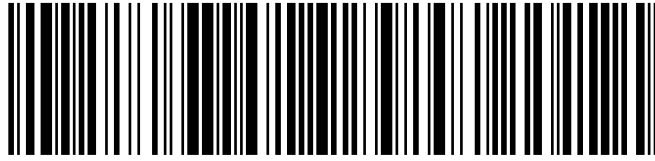
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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 8374 3052 15

TCE241757 AMENDED NOV/NOH
THE SHEPHERD INTERNATIONAL LLC
27503 BECKETTS KNOLL CT
KATY TX 77494-6244

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

Postage: \$8.1600



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

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

Case No.: **TCE240869**

Tax Identification Number: **2136500546410**

Repeat Offender: **No**

Violation Address: **673 W GEORGIA ST**

Owner(s):

AUSTIN HARRY
10708 ENGLISH OAK CT
LOUISVILLE KY 40241

NEW HEARING DATE

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)

Corrective Actions Required:

- 1 All vehicle(s) must be operable and display a valid tag. May be subject to towing.
Both buses must display current tags.

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

August 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

KENNEDY CHARLES

2544 WAWONA DR NE

BROOKHAVEN GA 30319

Respondent

Case No.: **TCE241249**

Location of Violation: **1630 SHARKEY ST**

Tax ID #: **410226 F0190**

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 **10/08/2024** 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: **06/20/2024** Case No.: **TCE241249**
Tax Identification Number: **410226 F0190** Repeat Offender: **No**
Violation Address: **1630 SHARKEY ST**

Owner(s):

KENNEDY CHARLES
2544 WAWONA DR NE
BROOKHAVEN GA 30319

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.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.1 General.

Corrective Actions Required:

- 1** Exterior property and premises shall be maintained in a clean, safe and sanitary condition.

There is tree debris in your yard and on the roof. Remove all of the tree debris from your property.
- 2** 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.

There is tree debris on your roof, resulting in possible roof damage. Remove the tree debris from the roof and repair any roof damage (damaged fascia) as required to the applicable building code. A building permit and a licensed contractor may be required.

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

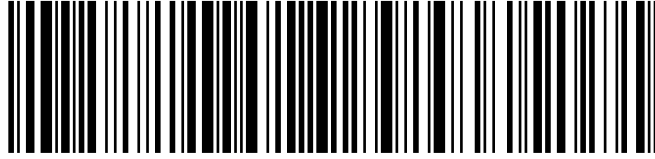
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

USPS CERTIFIED MAIL



9214 8901 9403 8373 7416 56

TCE241249 NOV/NOH INITIAL
KENNEDY CHARLES
2544 WAWONA DR NE
BROOKHAVEN GA 30319-3716

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 13, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HABIB TAREK

1105 SOLANA AVE

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE241323**

Location of Violation: **V/L E of 1105 Solana Ave (0 Mendoza AVE)**

Tax ID #: **212745 A0100**

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 **10/08/2024** 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: **06/25/2024** Case No.: **TCE241323**
Tax Identification Number: **212745 A0100** Repeat Offender: **No**
Violation Address: **V/L E of 1105 Solana Ave (0 Mendoza AVE)**

Owner(s):

HABIB TAREK
1105 SOLANA AVE
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.
IPMC 302.4 Weeds.
IPMC 302.7 Accessory structures.

Corrective Actions Required:

- 1** Exterior property and premises shall be maintained in a clean, safe and sanitary condition. Remove all of the tree debris from the storm from the vacant lot east of 1105 Solana Ave. (Aka. 0 Mendoza Ave.). Remove any dead trees as required and the associated tree debris. Make arrangements with Solid Waste to remove excessive tree debris on the City of Tallahassee Right of Way.

Cut/remove the uncontrolled growth of grass and weeds on the vacant lot.

Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Repair, replace, or remove all of the damaged fencing as required. Repairs are to be made in a workmanlike manner, executed in a skilled manner; e.g., generally plumb, level, square, in line, undamaged and without marring adjacent work. Ensure that the fencing repairs are structurally sound and assembled using the appropriate hardware and materials.

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 8374 0412 81

TCE241321 NOV/NOH INITIAL
HABIB TAREK
1105 SOLANA AVE
TALLAHASSEE FL 32304-1354

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 13, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ALLEN CAULIE MAE ESTATE

PO BOX 4396

SANFORD FL 32772

Respondent

Case No.: **TCE241694**

Location of Violation: **822 DELAWARE ST**

Tax ID #: **2126530140060**

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 **10/08/2024** 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,

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: **07/25/2024**

Case No.: **TCE241694**

Tax Identification Number: **2126530140060**

Repeat Offender: **No**

Violation Address: **822 DELAWARE ST**

Owner(s):

ALLEN CAULIE MAE ESTATE
PO BOX 4396
SANFORD FL 32772

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

Code(s) in Violation:

Other

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 IPMC, Exterior Structure, 304.6 Exterior Walls
- 3 IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1 Mow or cut all high weeds and grass on entire property.
- 2 Remove all damaged/rotted material or siding on the structure. Replace with good material.
- 3 Repair and/or replace the roof to prevent water entry and damage to roof structure. Including the soffit and eave areas.

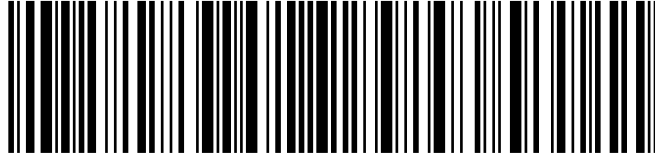
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8373 9372 26

TCE241694 NOV/NOH INITIAL
ALLEN CAULIE MAE ESTATE
PO BOX 4396
SANFORD FL 32772-4396

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 16, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

DAVIS JODIE & DAVIS FANKIE

18350 SW 68TH CT

FORT LAUDERDALE FL 33331

Respondent

Case No.: **TCE241725**

Location of Violation: **2531 FRED SMITH RD**

Tax ID #: **211427 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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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 **10/08/2024** 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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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: **08/15/2024**

Case No.: **TCE241725**

Tax Identification Number: **211427 A0150**

Repeat Offender: **No**

Violation Address: **2531 FRED SMITH RD**

Owner(s):

DAVIS JODIE & DAVIS FANKIE
18350 SW 68TH CT
FORT LAUDERDALE FL 33331

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 302.2 Grading and drainage.
IPMC 302.7 Accessory structures.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.1 General.
IPMC 304.2 Protective treatment.
IPMC 304.6 Exterior walls.
IPMC 304.7 Roofs and drainage.
IPMC 304.13 Window, skylight and door frames.
IPMC 304.14 Insect screens.
- 3** IPMC Chapter 3, Section 305 ~ Interior Structure.
IPMC 305.1 General.
IPMC 305.3 Interior surfaces.
IPMC 305.4 Stairs and walking surfaces.
- 4** IPMC Chapter 3, Section 309 ~ Pest Elimination.
- 5** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures.
IPMC] 504.1 General.
- 6** IPMC Chapter 6, Section 603 ~ Mechanical Equipment.
IPMC 603.1 Mechanical equipment and appliances.

- 7 IPMC Chapter 7, Section 704 ~ Fire Protection Systems.
IPMC 704.6.1.1 Group R-1.
- 8 IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress.
IPMC 702.1 General.
- 9 IPMC Chapter 6, Section 605 ~Electrical Equipment.

Corrective Actions Required:

- 1 The water is draining towards the building and is pooling behind the structure and along the side of the building. Take steps to re-direct the water away from the building as required and direct the water towards the closest public conveyance.

The back yard fence is in disrepair. Repair or replace the damaged fencing as required.

- 2 Provide a protective coating (paint or the like) on all unprotected surfaces, including repairs. There are window and door trims that need to be repaired or replaced and are in need of a protective coating.

There is a section of the exterior siding that is missing in the back of the building. Replace the missing siding and repair and additional damaged siding as required. Ensure that the exterior of the building and the repairs are weather tight.

There is vegetative growth in the gutters. Clean out the vegetative debris from the gutters as required. Ensure that the gutters are fully functional.

There are damaged window and door frames at the back of the building. Repair all of the window and door frames as required. Repair or replace the thresholds as required. Repair or replace the damaged material that is below the door threshold on the exterior of the building. A building permit and a licensed contractor maybe required for some repairs.

There is a missing window screen on the bedroom window. Install a window screen as required. Ensure that all openable windows are provided with the proper size screen.

- 3 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

The kitchen cabinet door below the countertop and to the left of the oven needs to be adjusted so that the door can completely close and stay closed. Adjust the door as required.

The closet system in the bedroom has collapsed. This system has been previously repaired at some point. Have the system reinstalled as required to the appropriate manufactures requirements.

The composite flooring material is wet and is deteriorating along where the washer/dryer/HVAC are located. Other places in the floor are not secure (maybe due to being wet) to the sub floor. After locating where the water is coming from replace the flooring sections that have deteriorated, and re-attach the remainder of the floor as required. Ensure that all of the flooring is fully functional.

- 4 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.

Evidence of insects (possible termites) were noted at the time of inspection. Provide this office with documentation of what was done to exterminate the insects and what will be done to prevent re-infestation.

- 5 The kitchen sink faucet leaks when the water is turned on and the sprayer does not function properly. Repair or replace the kitchen faucet as required and repair or replace the sprayer as required. Ensure that the sink faucet and sprayer is fully functional.

The bathroom sink faucet sprays sideways when turned on. Locate the cause and repair or replace the faucet as required. Ensure that the bathroom sink is fully functional.

The bath tub gives when standing in the back section of the tub. Locate the cause and repair as required.

There is a water leak in front of the HVAC unit air handler. Locate where and from what the water is coming from and repair as required.

- 6 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking 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.

The HVAC unit does not appear to be cycling properly. Locate the cause and repair the unit as required. Ensure that the unit is fully functional.

The oven portion of the stove is not functioning properly. Locate the cause and repair as required. Ensure that the stove is fully functional.

- 7 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.

Ensure that there is a smoke alarm in each room used for sleeping purposes, and one on each floor in the immediate vicinity of the bedrooms.

- 8 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.

Cut back the overgrowth from in front of the windows by the living room. Ensure that there is a unobstructed means of egress from any point in the house to the public way.

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

The exterior lights are missing the light globes. Install a light globe as required and ensure that they are fully functional.

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 8374 5158 98

TCE241725 NOV/NOH INITIAL
DAVIS JODIE & DAVIS FANKIE
18350 SW 68TH CT
SW RANCHES FL 33331-1847

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 16, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LAFORTE ORIANA

914 E PARK AVE

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241886**

Location of Violation: **314-316 LEWIS ST**

Tax ID #: **4101204670000**

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 **10/08/2024** 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,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 16, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LAFORTE ORIANA

914 E PARK AVE

TALLAHASSEE FL 32301

Respondent

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Location of Violation: **314-316 LEWIS ST**

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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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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

August 21, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WARD EDITH H

4534 DESLIN CT

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE241243**

Location of Violation: **V/L next to 715 W 4TH AVE**

Tax ID #: **212534 D0080**

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: **06/19/2024** Case No.: **TCE241243**
Tax Identification Number: **212534 D0080** Repeat Offender: **No**
Violation Address: **V/L next to 715 W 4TH AVE**

Owner(s):

WARD EDITH H
4534 DESLIN CT
TALLAHASSEE FL 32305

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** There are several dead trees located on the vacant parcel located next to 715 W 4th Avenue. Please remove the dead trees.

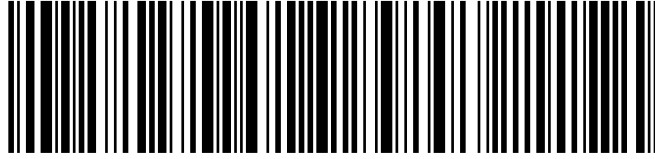
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8375 0022 29

TCE241243 NOV/NOH INITIAL
WARD EDITH H
4534 DESLIN CT
TALLAHASSEE FL 32305-6400

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 21, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

VANDERBILT REAL ESTATE INVESTMENTS LLC

164 LEDGE VIEW DR

HUNTSVILLE AL 35802

Respondent

Case No.: **TCE241710**

Location of Violation: **3208 HUNTINGTON WOODS BLVD**

Tax ID #: **2116080000340**

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: **08/02/2024** Case No.: **TCE241710**
Tax Identification Number: **2116080000340** Repeat Offender: **No**
Violation Address: **3208 HUNTINGTON WOODS BLVD**

Owner(s):

VANDERBILT REAL ESTATE INVESTMENTS LLC
164 LEDGE VIEW DR
HUNTSVILLE AL 35802

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, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Land Development Code

- 3** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 2** Ensure all vehicles are operable and display a valid license plate. Vehicles may be subject to towing if unlicensed and/or inoperable.
- 3** Remove all trash, litter, and debris from the entire property and continue to maintain.

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 8374 9608 72

TCE241710 NOV/NOH INITIAL
VANDERBILT REAL ESTATE INVESTMENTS LLC
164 LEDGE VIEW DR SE
HUNTSVILLE AL 35802-4924

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 21, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ARNOLD ROSA

410 AMERICANA ST

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE241764**

Location of Violation: **410 AMERICANA ST**

Tax ID #: **411316 A0060**

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 **10/08/2024** 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: **08/02/2024** Case No.: **TCE241764**
Tax Identification Number: **411316 A0060** Repeat Offender: **No**
Violation Address: **410 AMERICANA ST**

Owner(s):

ARNOLD ROSA
410 AMERICANA ST
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 IPMC, Exterior Property Areas, 302.4 Weeds

Land Development Code

2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 2** Remove and dispose of all dead trees from the property.

Remove all tree debris from property.

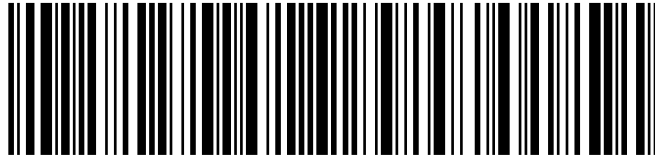
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8374 9646 03

TCE241764 NOV/NOH INITIAL
ARNOLD ROSA
410 AMERICANA ST
TALLAHASSEE FL 32305-7049

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

EVANS WINNIE E

707 STAFFORD ST

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE241269**

Location of Violation: **619 OKALOOSA ST**

Tax ID #: **410156 B0050**

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: **06/19/2024** Case No.: **TCE241269**
Tax Identification Number: **410156 B0050** Repeat Offender: **No**
Violation Address: **619 OKALOOSA ST**

Owner(s):

EVANS WINNIE E
707 STAFFORD ST
TALLAHASSEE FL 32305

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, Exterior Structure, 304.13 Window, Skylight, Door Frames

Corrective Actions Required:

- 1** Ensure every window, skylight, door, and frame is kept in sound condition, in good repair, and is weathertight.

Repair or replace broken glass in front windows and remove boards. All windows must be sound and tight not to admit rain.

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 8375 1129 80

TCE241269 NOV/NOH INITIAL
EVANS WINNIE E
707 STAFFORD ST
TALLAHASSEE FL 32305-6744

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ANDERSON LEE ERNEST SR; ANDERSON ERMA LEE; & ANDERSON VALERIE

905 HASTIE RD

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE241329**

Location of Violation: **2314 JACKSON BLUFF RD**

Tax ID #: **2134206290000**

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,

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: **06/25/2024** Case No.: **TCE241329**
Tax Identification Number: **2134206290000** Repeat Offender: **No**
Violation Address: **2314 JACKSON BLUFF RD**
Owner(s): ANDERSON LEE ERNEST SR; ANDERSON ERMA LEE;
& ANDERSON VALERIE
905 HASTIE RD
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 302 ~ Exterior Property Areas.
IPMC 302.1 Sanitation.
IPMC 302.4 Weeds.
IPMC 302.8 Motor vehicles.

Corrective Actions Required:

- 1** Remove all trash and debris from the property. Store automotive parts inside. Store furniture designed for interior use inside.

Cut all overgrowth back (grass and weeds) especially along the north side of the house/property.

Ensure all vehicles on the property are properly licensed and 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.

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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 8375 1395 98

E241329 NOV/NOH INITIAL
ANDERSON LEE ERNEST SR; ANDERSON ERMA LEE; &
ANDERSON VALERIE
905 HASTIE RD
TALLAHASSEE FL 32305-6717

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BULECZA VICTORIA GRACE & BULECZA LINDA GRIFFITHS

1737 NESTLEWOOD LN

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241430**

Location of Violation: **1737 NESTLEWOOD LN**

Tax ID #: **310832 E0030**

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: **07/18/2024** Case No.: **TCE241430**
Tax Identification Number: **310832 E0030** Repeat Offender: **No**
Violation Address: **1737 NESTLEWOOD LN**

Owner(s):

BULECZA VICTORIA GRACE & BULECZA LINDA GRIFFITHS
1737 NESTLEWOOD LN
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 (TLDC)

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Remove and dispose of all dead trees 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 8375 1117 16

TCE241430 NOV/NOH INITIAL
BULECZA VICTORIA GRACE & BULECZA LINDA GRIFFITHS
1737 NESTLEWOOD LN
TALLAHASSEE FL 32301-6736

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MOORE CONSTANCE B
6143 HUNTER WOODS LN
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE241527**

Location of Violation: **2833 MISSION RD**

Tax ID #: **212865 A0120**

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: **07/17/2024**

Case No.: **TCE241527**

Tax Identification Number: **212865 A0120**

Repeat Offender: **No**

Violation Address: **2833 MISSION RD**

Owner(s):

MOORE CONSTANCE B
6143 HUNTER WOODS LN
TALLAHASSEE FL 32311

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 302.8 Motor vehicles.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.3 Premises identification.

Corrective Actions Required:

- 1** Remove all of the trash and debris from your property.

Repair the flat tires on your vehicle, 4 door Ford Expedition, and obtain and display a valid license plate. Ensure that the vehicle is licensed and operable.
- 2** Repair or replace the building numbers on your property with numbers that are a minimum of three (3) inches high.

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 8375 1342 10

TCE241527 NOV/NOH INITIAL
MOORE CONSTANCE B
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: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs. WADLEY IDA MAE LELAND; LELAND CURTIS; LELAND GARFIELD JR; LELAND ELIJAH; LELAND PAUL ESTATE; LELAND FRANK ESTATE; HALL WILLIE MAE LELAND; LELAND KATIE L; LELAND GRACIE O; LELAND JACK P; LELAND JUDGE; LELAND WILLIE; FORD JOHNNY; LELAND GEORGE; LELAND HAZEL J; LELAND BENNETT; ROBINSON PATRICIA; LELAND STEPHANIE; LELAND WHITFIELD

2907 PRIMROSE LN

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241802**

Location of Violation: **2125 FLIPPER ST**

Tax ID #: **410127 DD0110**

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 **10/08/2024** 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: **08/06/2024**

Case No.: **TCE241802**

Tax Identification Number: **410127 DD0110**

Repeat Offender: **No**

Violation Address: **2125 FLIPPER ST**

Owner(s): WADLEY IDA MAE LELAND; LELAND CURTIS; LELAND GARFIELD JR; LELAND ELIJAH; LELAND PAUL ESTATE; LELAND FRANK ESTATE; HALL WILLIE MAE LELAND; LELAND KATIE L; LELAND GRACIE O; LELAND JACK P; LELAND JUDGE; LELAND WILLIE; FORD JOHNNY; LELAND GEORGE; LELAND HAZEL J; LELAND BENNETT; ROBINSON PATRICIA; LELAND STEPHANIE; LELAND WHITFIELD
2907 PRIMROSE LN
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, Exterior Structure, 304.1 General

Corrective Actions Required:

- 1** Ensure the exterior of a structure and equipment are in good repair, structurally sound, and in a sanitary condition.

Repair or replace all wood rot on soffit.

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 8375 1166 81

TCE241802 NOV/NOH INITIAL

WADLEY IDA MAE LELAND; LELAND CURTIS; LELAND GARFIELD JR;
LELAND ELIJAH; LELAND PAUL ESTATE; LELAND FRANK ESTATE;
HALL WILLIE MAE LELAND; LELAND KATIE L; LELAND GRACIE O;
LELAND JACK P; LELAND JUDGE; LELAND WILLIE; FORD JOHNNY;
LELAND GEORGE; LELAND HAZEL J; LELAND BENNETT; ROBINSON
PATRICIA; LELAND STEPHANIE; LELAND WHITFIELD
2907 PRIMROSE LN, TALLAHASSEE FL 32301-3619

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SAIB YASEMIN CHILDRENS REVOCABLE TRUST YASEMIN SAIB TRUSTEE

8862 SOUTHERN ORCHARD RD

DAVIE FL 33328-6956

Respondent

Case No.: **TCE241967**

Location of Violation: **540 W BREVARD ST**

Tax ID #: **212528000070**

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 **10/08/2024** 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: **08/22/2024** Case No.: **TCE241967**
Tax Identification Number: **2125280000070** Repeat Offender: **No**
Violation Address: **540 W BREVARD ST**

Owner(s):

SAIB YASEMIN CHILDRENS REVOCABLE TRUST YASEMIN SAIB TRUSTEE
8862 SOUTHERN ORCHARD RD
DAVIE FL 33328-6956

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, Exterior Structure, 304.13 Window, Skylight, Door Frames

Land Development Code

2 TLDC, Maintenance, Chapter 3, Article IX, Section 3-488(b) M

Corrective Actions Required:

- 1** Ensure every window, skylight, door, and frame is kept in sound condition, in good repair, and is weathertight.

Remove all boards from doors and windows and ensure all are in sound condition or you may obtain a boarding order from the Code Magistrate.
- 2** Remove all trash, litter, and debris from the entire 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 8375 1211 59

TCE241967 NOV/NOH INITIAL
SAIB YASEMIN CHILDRENS REVOCABLE TRUST
YASEMIN SAIB TRUSTEE
8862 SOUTHERN ORCHARD RD N
DAVIE FL 33328-6956

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MYSTIC WOODS CONDOMINIUMS ASSOC.

2131 HOLLYWOOD BLVD STE 201

HOLLYWOOD FL 33020

Respondent

Case No.: **TCE241635**

Location of Violation: **317 MABRY ST**

Tax ID #: **213462 0001**

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 **10/08/2024** 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: **08/15/2024** Case No.: **TCE241635**
Tax Identification Number: **213462 0001** Repeat Offender: **No**
Violation Address: **317 MABRY ST**

Owner(s):

MYSTIC WOODS CONDOMINIUMS ASSOC.
2131 HOLLYWOOD BLVD STE 201
HOLLYWOOD FL 33020

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 of the trash and debris, and tree debris from the property. Remove the additional trash and debris from around an in the enclosures.

Cut all of the grass and weeds.

Repair or replace all of the damaged fencing. Repair or replace the damaged signage.

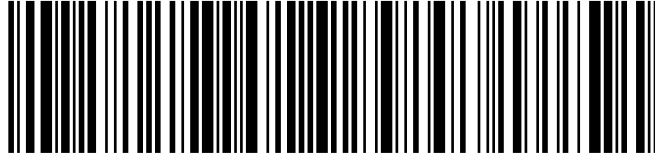
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8375 4334 36

TCE241635 NOV/NOH INITIAL
MYSTIC WOODS CONDOMINIUMS ASSOC
STE 201
2131 HOLLYWOOD BLVD
HOLLYWOOD FL 33020-6750

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

KUERSTEINER KURT

3202 ENTERPRISE DR

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE241744**

Location of Violation: **1209 HERNANDO DR**

Tax ID #: **410255 C0090**

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 **10/08/2024** 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: **08/07/2024**

Case No.: **TCE241744**

Tax Identification Number: **410255 C0090**

Repeat Offender: **No**

Violation Address: **1209 HERNANDO DR**

Owner(s):

KUERSTEINER KURT
3202 ENTERPRISE DR
TALLAHASSEE FL 32312

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.

Corrective Actions Required:

- 1** Remove all trash and debris from the property.

Store construction materials inside, store buckets and other like items inside. Remove the wood from the west back yard or store it inside.

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 8375 4505 70

TCE241744 NOV/NOH INITIAL
KUERSTEINER KURT
3202 ENTERPRISE DR
TALLAHASSEE FL 32312-2007

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MOORE JAMES V

3280 DARTMOUTH DR

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE241588**

Location of Violation: **3280 DARTMOUTH DR**

Tax ID #: **112725 D0020**

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 **10/08/2024** 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: **08/06/2024**

Case No.: **TCE241588**

Tax Identification Number: **112725 D0020**

Repeat Offender: **No**

Violation Address: **3280 DARTMOUTH DR**

Owner(s):

MOORE JAMES V
3280 DARTMOUTH DR
TALLAHASSEE FL 32317

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 302.7 Accessory structures.
- 2** IPMC 304.13 Window, skylight, and door frames.
- 3** IPMC 302.4 Weeds

Corrective Actions Required:

- 1** Accessory structures, including detached garages, fences, and walls, shall be maintained structurally sound and in good repair.

Repair or remove the fence/wall that is in disrepair/unsafe, around the side and back of the property.
- 2** Every window, skylight, door, and frame shall be kept in sound condition, in good repair and weathertight.

Replace the missing windowpane on the garage door. It shall be maintained in sound condition, good repair, and weathertight.
- 3** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.

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 8375 7866 31

TCE241588 NOV/NOH INITIAL
MOORE JAMES V
3280 DARTMOUTH DR
TALLAHASSEE FL 32317-9039

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

DRY CREEK RUN H.O.A.

PO BOX 13089

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE241818**

Location of Violation: **V/L behind 551 Brooke Hampton**

Tax ID #: **311825 0001**

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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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: **08/12/2024**

Case No.: **TCE241818**

Tax Identification Number: **311825 0001**

Repeat Offender: **No**

Violation Address: **V/L behind 551 Brooke Hampton**

Owner(s):

DRY CREEK RUN H.O.A.
PO BOX 13089
TALLAHASSEE FL 32317

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** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.

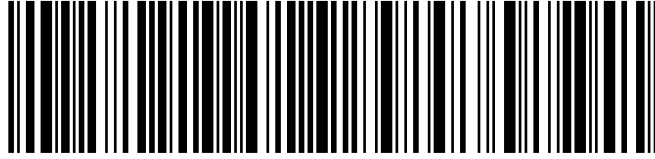
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8375 7907 99

TCE241818 NOV/NOH INITIAL
DRY CREEK RUN H.O.A.
PO BOX 13089
TALLAHASSEE FL 32317

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MYSTIC WOODS CONDOMINIUMS ASSOC.

2131 HOLLYWOOD BLVD STE 201

HOLLYWOOD FL 33020

Respondent

Case No.: **TCE241849**

Location of Violation: **317 MABRY ST (Swimming Pool)**

Tax ID #: **213462 0001**

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: **08/15/2024** Case No.: **TCE241849**
Tax Identification Number: **213462 0001** Repeat Offender: **No**
Violation Address: **317 MABRY ST (Swimming Pool)**

Owner(s):

MYSTIC WOODS CONDOMINIUMS ASSOC.
2131 HOLLYWOOD BLVD STE 201
HOLLYWOOD FL 33020

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 302 ~ Exterior Property Areas.
IPMC 302.1 Sanitation.

Other

- 2** IPMC Chapter 3, SECTION 303
SWIMMING POOLS, SPAS AND HOT TUBS.
IPMC 303.1 Swimming pools.
IPMC 303.2 Enclosures.

Corrective Actions Required:

- 1** Remove all trash and debris from the swimming pool area as required. Remove all tree debris from the swimming pool area as required.
- 2** Repair or replace all of the damaged or missing tiles along the edge of the swimming pool.

The swimming pool perimeter fence/gate was unsecured at the time of re-inspection. There are no self closing/self latching gates around the pool and the gate next to the parking area was unlocked. Repair or replace all fencing/gates as required to the applicable building/safety codes as required. Ensure that all access points and doors are properly secured until the pool can be safely utilized by the public.

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

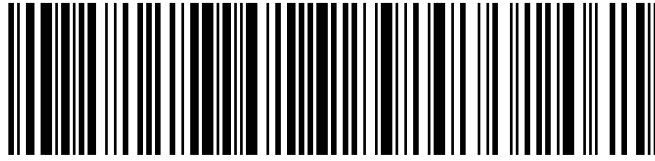
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

USPS CERTIFIED MAIL



9214 8901 9403 8375 7801 96

TCE241849 NOV/NOH INITIAL
MYSTIC WOODS CONDOMINIUMS ASSOC
STE 201
2131 HOLLYWOOD BLVD
HOLLYWOOD FL 33020-6750

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

GUETH ERNIE D

PO BOX 14371

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE241918**

Location of Violation: **1212 COPPER CREEK DR**

Tax ID #: **310230 D0010**

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: **08/14/2024**

Case No.: **TCE241918**

Tax Identification Number: **310230 D0010**

Repeat Offender: **No**

Violation Address: **1212 COPPER CREEK DR**

Owner(s):

GUETH ERNIE D

PO BOX 14371

TALLAHASSEE FL 32317

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.

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.

Reference to the Red Mustang Convertible.

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 8375 7954 42

TCE241918 NOV/NOH INITIAL
GUETH ERNIE D
PO BOX 14371
TALLAHASSEE FL 32317-4371

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

Postage: \$8.1600

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: 824 OLD BAINBRIDGE RD

CE Case No.: TCE241696

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).

Jeannine Fier

Enforcing Official, Code Enforcement

08/28/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JACKSON SANDRA THERESA JACKSON SANDRA THERESA; ROSS KATIE; MATTHEWS AUGUSTUS;
MATTHEWS JOE; MATHEWS WILLIAM; ROSS JOSEPHINE; MATTHEWS ABRAHAM;
& MATTHEWS MAGGIE LEE

1218 BASIN ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE241696**

Location of Violation: **824 OLD BAINBRIDGE RD**

Tax ID #: **2125280000651**

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,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesla Vause**

Permit No.: **NA**

Initial Inspection Date: **08/23/2024**

Case No.: **TCE241696**

Tax Identification Number: **2125280000651**

Repeat Offender: **No**

Violation Address: **824 OLD BAINBRIDGE RD**

Owner(s): JACKSON SANDRA THERESA; ROSS KATIE; MATTHEWS AUGUSTUS; MATTHEWS JOE; MATHEWS WILLIAM; ROSS JOSEPHINE; MATTHEWS ABRAHAM; & MATTHEWS MAGGIE LEE
1218 BASIN ST
TALLAHASSEE FL 32304

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 **5** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** IPMC 301.3 Vacant structures and land.
- 2** IPMC 304.1 Exterior Structure.
- 3** IPMC 305.1 Interior Structure.

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 non-functioning.
- 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 free from 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.

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

USPS CERTIFIED MAIL



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TCE241696 DB PLACARD/NOV/NOH
JACKSON SANDRA THERESA; ROSS KATIE; MATTHEWS AUGUSTUS
MATTHEWS JOE; MATHEWS WILLIAM; ROSS JOSEPHINE
MATTHEWS ABRAHAM; & MATTHEWS MAGGIE LEE
1218 BASIN ST
TALLAHASSEE FL 32304-2036

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

Postage: \$8.1600

TCE241696 DB PLCARD

Final Audit Report

2024-08-28

Created:	2024-08-28
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACpJyAlpR_7LTb36uHVj8onNZJpCMkYc0

"TCE241696 DB PLCARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-08-28 - 4:26:42 PM GMT
-  Document emailed to Jeannine Fier (Jeannine.Fier@talgov.com) for signature
2024-08-28 - 4:26:49 PM GMT
-  Email viewed by Jeannine Fier (Jeannine.Fier@talgov.com)
2024-08-28 - 5:59:17 PM GMT
-  Document e-signed by Jeannine Fier (Jeannine.Fier@talgov.com)
Signature Date: 2024-08-28 - 6:02:22 PM GMT - Time Source: server
-  Agreement completed.
2024-08-28 - 6:02:22 PM GMT



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 29, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CLACK HAROLD LEE ESTATE

4417 CAPE COD CIR

BOWIE MD 20720

Respondent

Case No.: **TCE241682**

Location of Violation: **1026 ABRAHAM ST**

Tax ID #: **212635 H0150**

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 **10/08/2024** 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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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: **07/24/2024**

Case No.: **TCE241682**

Tax Identification Number: **212635 H0150**

Repeat Offender: **No**

Violation Address: **1026 ABRAHAM ST**

Owner(s):

CLACK HAROLD LEE ESTATE
4417 CAPE COD CIR
BOWIE MD 20720

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

Code(s) in Violation:

Other

- 1** IPMC, Exterior Structure, 304.9 Overhang Extensions
- 2** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** The front porch overhang extension has rotted and is dilapidated. Remove all rotted wood and material before replacing with new good material.
- 2** Mow all high grass and weeds.

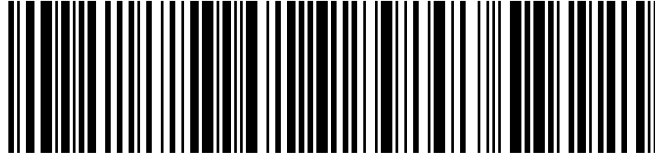
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8375 9390 44

TCE241682 NOV/NOH INITIAL
CLACK HAROLD LEE ESTATE
4417 CAPE COD CIR
BOWIE MD 20720-3566

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 29, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TITSWORTH JOHN THOMAS & BURLEY ARIANNE JASMINE

1675 PEPPER DR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE241736**

Location of Violation: **1675 PEPPER DR**

Tax ID #: **410256 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,

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: **08/29/2024** Case No.: **TCE241736**
Tax Identification Number: **410256 D0030** Repeat Offender: **No**
Violation Address: **1675 PEPPER DR**

Owner(s):

TITSWORTH JOHN THOMAS & BURLEY ARIANNE
JASMINE 1675 PEPPER 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.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.1 General.
- 3** IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress.

Corrective Actions Required:

- 1** Remove the dead tree branches from the property and from the roof.

Cut back the overgrowth of grass, weeds, and all other vegetation.
- 2** Inspect the exterior of the building to ensure that the exterior of the structure was not damaged during the storm. If the building was damaged a building permit and a licensed contractor may be required for some repairs. Ensure that the exterior of the building is structurely sound and weather tight.
- 3** 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.

Clear steps and pathways of all trash and debris to ensure a continuous and unobstructed path of travel to the public way.

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

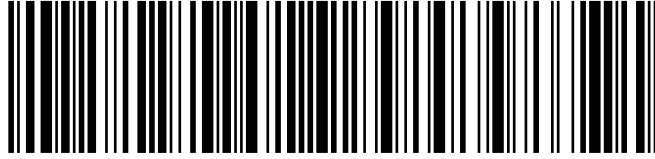
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

USPS CERTIFIED MAIL



9214 8901 9403 8375 9772 68

TCE241736 NOV/NOH INITIAL
TITSWORTH JOHN THOMAS & BURLEY ARIANNE JASMINE
1675 PEPPER DR
TALLAHASSEE FL 32304-4660

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 29, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

URENA CARLOS ARTURO

1007 LUCY ST

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE241820**

Location of Violation: **3078 HONOR LN**

Tax ID #: **310435 A0310**

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: **08/15/2024**

Case No.: **TCE241820**

Tax Identification Number: **310435 A0310**

Repeat Offender: **No**

Violation Address: **3078 HONOR LN**

Owner(s):

URENA CARLOS ARTURO
1007 LUCY ST
TALLAHASSEE FL 32308

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:

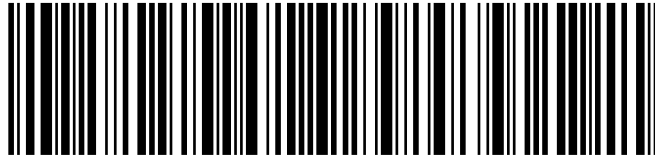
- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 2** Remove all trash, litter, debris, and tree debris from the property.

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 8375 9730 48

TCE241820 NOV/NOH INITIAL
URENA CARLOS ARTURO
1007 LUCY ST
TALLAHASSEE FL 32308-6931

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 29, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CHAN LAURAL

1110 ROSEWOOD DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241833**

Location of Violation: **1110 ROSEWOOD DR**

Tax ID #: **310460 E0100**

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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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: **08/21/2024**

Case No.: **TCE241833**

Tax Identification Number: **310460 E0100**

Repeat Offender: **No**

Violation Address: **1110 ROSEWOOD DR**

Owner(s):

CHAN LAURA L
1110 ROSEWOOD 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:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.4 Weeds
- 2** IPMC 308.1 Accumulation of rubbish or garbage.
- 3** IPMC 304.3 Premises identification.

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches from the front, back, and side of the property.
- 2** Remove all tree debris from the property.
- 3** Place approved address numbers on your home and/or mailbox in a position to is legible and visible from the street.

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 8375 9756 22

TCE241833 NOV/NOH INITIAL
CHAN LAURA L
1110 ROSEWOOD DR
TALLAHASSEE FL 32301-3628

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 29, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CULBRETH GERALD & CULBRETH LINDA S

3232 ROBINHOOD RD

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE241883**

Location of Violation: **2466 DIEHL DR**

Tax ID #: **110990000010**

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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**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,

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: **08/15/2024** Case No.: **TCE241883**
Tax Identification Number: **1109900000010** Repeat Offender: **No**
Violation Address: **2466 DIEHL DR**

Owner(s):

CULBRETH GERALD & CULBRETH LINDA S
3232 ROBINHOOD RD
TALLAHASSEE FL 32312

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

Code(s) in Violation:

Other

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Mow all high weeds and grass over entire property.
- 2** Remove items or 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

USPS CERTIFIED MAIL



9214 8901 9403 8375 9407 67

TCE241883 NOV/NOH INITIAL
CULBRETH GERALD & CULBRETH LINDA S
3232 ROBINHOOD RD
TALLAHASSEE FL 32312-1426

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 29, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PETTIT-RYTLEWSKI DEBORAH J & PETTIT HANNAH M

2002 SANDCASTLE DR

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE241888**

Location of Violation: **2002 SANDCASTLE DR**

Tax ID #: **112170 B0030**

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: **08/14/2024** Case No.: **TCE241888**
Tax Identification Number: **112170 B0030** Repeat Offender: **No**
Violation Address: **2002 SANDCASTLE DR**

Owner(s):

PETTIT-RYTLEWSKI DEBORAH J & PETTIT HANNAH M
2002 SANDCASTLE 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:

Other

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. This includes the vines overgrowing the home.

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 8375 9481 38

TCE241888 NOV/NOH INITIAL
PETTIT-RYTLEWSKI DEBORAH J & PETTIT HANNAH M
2002 SANDCASTLE DR
TALLAHASSEE FL 32308-4825

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 29, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HERMANAS INC

3135 LOOKOUT TRL

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE241917**

Location of Violation: **2237 FOSTER DR**

Tax ID #: **212104 A0060**

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: **08/15/2024**

Case No.: **TCE241917**

Tax Identification Number: **212104 A0060**

Repeat Offender: **No**

Violation Address: **2237 FOSTER DR**

Owner(s):

HERMANAS INC
3135 LOOKOUT TRL
TALLAHASSEE FL 32309

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

Code(s) in Violation:

Other

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Mow high weeds and grass.

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 8375 9183 53

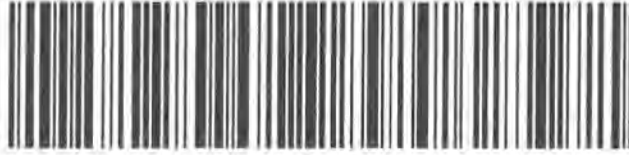
TCE241917 NOV/NOH INITIAL
HERMANAS INC
3135 LOOKOUT TRL
TALLAHASSEE FL 32309-1746

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

Postage: \$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8376 0035 91

TCE241176 NOV NOH HEARING DATE CHANGE
BETTA KATHERINE G & BETTA GIOVANNI G
3034 FERMANAGH DR
TALLAHASSEE FL 32309-3313

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 29, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

BETTA KATHERINE G & BETTA GIOVANNI G
3034 FERMANAGH DR
TALLAHASSEE FL 32309

Respondent

**HEARING DATE
CHANGE**

Case No.: **TCE241176**

Location of Violation: **2788 BEECHWOOD KNLS**

Tax ID #: **3108010002788**

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: **06/26/2024**

Case No.: **TCE241176**

Tax Identification Number: **3108010002788**

Repeat Offender: **No**

Violation Address: **2788 BEECHWOOD KNLS**

Owner(s):

BETTA KATHERINE G & BETTA GIOVANNI G
3034 FERMANAGH 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:

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

- 1** IPMC Chapter 3, Section 304 ~ 304.7 Roofs and drainage
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 5, Section 504 -504.1 General.
- 4** IPMC Chapter 6, Section 607 ~607.1 General.
- 5** IPMC Chapter 7, Section 704 ~ 704.1.3 Fire protection systems.
- 6** IPMC Chapter 6, Section 603 ~ Mechanical Equipment

Corrective Actions Required:

- 1** The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

The roof must be free from damage due to water leaks. All rotted and damaged material must be removed before repairs are made.

Ensure the ceiling be repaired that has water damages in the laundry room and inside the structure.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Repair all ceilings with damage due to water leaks.

All peeling, chipping, flaking, or abraded paint must be removed. The ceilings and or walls should be recoated with a protective coating to make the area watertight.

All windows are required to be able to be easily opened, when needed, and locked when needed.

All windows require insect screens.

- 3 Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

Ensure that the plumbing fixture, on the bathtub, on the bottom level of the structure be repaired or replaced and it shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.

- 4 Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

Ensure that the duct systems are free of obstructions, and it shall be maintained free of obstructions and shall be capable of performing the required function.

- 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.

Smoke alarms are required inside every bedroom. One smoke alarm is required outside the bedroom area and one in the living room. Existing smoke alarms must be functional.

- 6 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking 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 and or replace the ceiling fan in the living room, on the bottom level of the structure, and it shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

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 8376 0035 46

TCE240425 NOV NOH HEARING DATE CHANGE
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: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 29, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

JONES ZEDORIA
3088 CONNIE DR
TALLAHASSEE FL 32311
Respondent

**HEARING DATE
CHANGE**

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 **10/08/2024** 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



**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:

Code of General Ordinances

- 1 IPMC 302.8 Motor Vehicles

Land Development Code

- 2 IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

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

Reference to the Burgandy Toyota car and the Green S10 Chevy truck.

- 2 Remove all tree debris, trash, litter, tires, appliances, indoor furniture, and debris from the entire 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

September 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

DREYER MICHAEL

472 HIGH POINT LN

1767 Hermitage Blvd Apt 2111, 32308

Respondent

Case No.: **TCE241589**

Location of Violation: **472 HIGH POINT LN**

Tax ID #: **113318 B0181**

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 **10/08/2024** 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: **07/31/2024**

Case No.: **TCE241589**

Tax Identification Number: **113318 B0181**

Repeat Offender: **No**

Violation Address: **472 HIGH POINT LN**

Owner(s):

DREYER MICHAEL
472 HIGH POINT 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** IPMC 302.4 Weeds.
- 2** IPMC 304.15 Doors.

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches. Ensure that the front, side, and back of the property are maintained.
- 2** Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure.

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 8376 1791 66

TCE241589 NOV/NOH INITIAL
DREYER MICHAEL
472 HIGH POINT LN
TALLAHASSEE FL 32301-3441

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FPA VILLA DEL LAGO LLC

6191 STATE HIGHWAY 161 STE 100

IRVING TX 75038

Respondent

Case No.: **TCE241771**

Location of Violation: **2700 W PENSACOLA ST APT 2211**

Tax ID #: **213337 0001**

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
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: 302 N MONROE ST

CE Case No.: TCE241921

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).

Jeannina Fior

Enforcing Official, Code Enforcement

09/03/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 28, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

302 NORTH MONROE STREET LP
210 SHIELDS CT
MARKHAM ON L3R 8V2
Respondent

Case No.: **TCE241921**

Location of Violation: **302 N MONROE ST**

Tax ID #: **2136401453750**

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,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**
Initial Inspection Date: **08/27/2024**
Tax Identification Number: **2136401453750**
Violation Address: **302 N MONROE ST**

Permit No.: **NA**
Case No.: **TCE241921**
Repeat Offender: **No**

Owner(s):
302 NORTH MONROE STREET LP
210 SHIELDS CT
MARKHAM ON L3R 8V2

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 **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC, Exterior Structure, 304.4 Structural Members

Corrective Actions Required:

- 1** Ensure exterior structural members are free from deterioration and are capable of safely supporting the imposed dead and live loads.

Repair the fencing, to ensure the safety of the citizens and the occupants of the premises.

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.



LEON
1845 N M L KING JR BLVD
TALLAHASSEE, FL 32303-9998
(800)275-8777

09/03/2024

12:47 PM

Product	Qty	Unit Price	Price
First-Class Mail Intl [®] Letter Canada Weight: 0 lb 0.80 oz Registered Amount: \$0.00 Tracking #: RF489448986US	1		\$1.65
			\$21.75
Total			\$23.40
Grand Total:			\$23.40
Credit Card Remit			\$23.40
Card Name: VISA			
Account #: XXXXXXXXXXXX6908			
Approval #: 051078			
Transaction #: 009			
AID: A000000031010 Contactless			
AL: VISA CREDIT			

For updated information about International Service Disruptions, visit: www.usps.com/intl/alerts

In a hurry? To send correspondence and non-dutiable documents, (goods are not mailable in First-Class Mail International Letters or Large Envs/Flats), self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Refer to your Registered Mail[®] tracking number for delivery information.

Save this receipt as evidence of mailing. For information on filing a claim go to <https://www.usps.com/help/claims.htm> or call 1-800-222-1811

Preview your Mail
Track your Packages
Sign up for FREE [®]
<https://informedelivery.usps.com>

All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience. Go to: <https://postalexperience.com/Pos> or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 118896-0679
Receipt #: 840-53200106-2-6434848-2
Clerk: 19

Registered No. **RF 489448986 US** Date Stamp **0679 19**

To Be Completed By Post Office	Reg. Fee	\$1.65	
	Handling Charge	\$21.75	Return Receipt
	Postage	\$0.00	Restricted Delivery
	Received by	\$0.00	
		\$0.00	\$23.40

Customer Must Declare Full Value \$ **\$0.00**

With Postal Insurance
 Without Postal Insurance

Domestic Insurance up to \$25,000 is included in the fee. International indemnity is limited. (See Reverse).

OFFICIAL USE

FROM: TALLAHASSEE, FL 32303

TO: Canada

SEP 03 2024

PS Form 3806, Receipt for Registered Mail Copy 1 - Customer
May 2004 (7530-02-000-9051) (See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 04, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MOODY ERNEST D III

2101 JOYNER DR

TALLAHASSEE FL 32303

Respondent

AMENDED HEARING DATE

Case No.: **TCE241295**

Location of Violation: **1749 KAY AVE**

Tax ID #: **310875 A0142**

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 **10/08/2024** 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: **06/20/2024**

Case No.: **TCE241295**

Tax Identification Number: **310875 A0142**

Repeat Offender: **No**

Violation Address: **1749 KAY AVE**

Owner(s):

MOODY ERNEST D III
2101 JOYNER DR
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 (IPMC)

- 1** IPMC 304.1 General.
- 2** IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

- 1** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety, or welfare.

Ensure that all rotted and damaged wood and materials are removed before repairing.

Ensure that all structural members are free from deterioration and are capable of safely supporting the imposed dead and live loads.

Ensure that the exterior walls are free from holes, breaks, and loose or rotting materials and maintained weatherproof and properly surface-coated where required to prevent deterioration.

Ensure that the 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 loads.

Ensure that every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

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

Ensure that all tree debris, tree trimmings, and tree branches are removed 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 8376 5240 10

TCE241295 NOV/NOH AMENDED
MOODY ERNEST D III
2101 JOYNER DR
TALLAHASSEE FL 32303-4622

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

Postage: \$8.1600

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: 314 PALMER AVE E

CE Case No.: TCE241720

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).

Jeannine Fier

Enforcing Official, Code Enforcement

08/14/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 14, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

PAT RICE LLC
PO BOX 20813
TALLAHASSEE FL 32316

Respondent

Case No.: **TCE241720**

Location of Violation: **314 PALMER AVE E**

Tax ID #: **4101200930000**

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 **09/10/2024** 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: **08/02/2024**

Case No.: **TCE241720**

Tax Identification Number: **4101200930000**

Repeat Offender: **No**

Violation Address: **314 PALMER AVE E**

Owner(s):

PAT RICE LLC
PO BOX 20813
TALLAHASSEE FL 32316

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 **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC, Exterior Structure, 304.13 Window, Skylight, Door Frames
- 2** IPMC 302.4 Weeds.
- 3** IPMC, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1** Ensure every window, skylight, door, and frame is kept in sound condition, good repair and is weathertight.
- 2** Mow lawn removing all high grass, weeds and overgrowth.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and 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
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8374 1301 69

TCE241720 DB PLACARD NOV/NOH INITIAL
PAT RICE LLC
PO BOX 20813
TALLAHASSEE FL 32316-0813

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

Postage: \$8.1600

tce241720 DB PLACARD

Final Audit Report

2024-08-14

Created:	2024-08-14
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACB5VBHFEJKYdZRdNutMDdwNqQ7escRfp

"tce241720 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-08-14 - 1:41:29 PM GMT
-  Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature
2024-08-14 - 1:41:34 PM GMT
-  Email viewed by Jeannine Fier (jeannine.fier@talgov.com)
2024-08-14 - 5:50:26 PM GMT
-  Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)
Signature Date: 2024-08-14 - 5:52:09 PM GMT - Time Source: server
-  Agreement completed.
2024-08-14 - 5:52:09 PM GMT



CITY OF
TALLAHASSEE

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

September 03, 2024

**GIAA CAPITAL LLC
3479 NE 163 ST STE 120
NORTH MIAMI BEACH FL 33160**

**GIAA CAPITAL LLC
18117 BISCAYNE BLVD #4120
MIAMI, FL 33160**

**Re: CASE NUMBER TCE222190
LOCATION: 1032 JOE LOUIS ST
Tax I.D. #(s): 212635 P0100**

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 **October 8, 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 09/28/2024 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

July 02, 2024

GIAA CAPITAL LLC
3479 NE 163 ST STE 120
NORTH MIAMI BEACH FL 33160

GIAA CAPITAL LLC
18117 BISCAYNE BLVD #4120
MIAMI, FL 33160

Re: Address: **1032 JOE LOUIS ST**
Case No.: **TCE222190**

Tax I.D. # **212635 P0100**

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,

Lesa Vause

Code Enforcement Division

Attachment

COPY



**Housing and Community Resilience
Code Enforcement**

COPY

Notice of Violation

Code Officer: Lesa 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. 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.

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**

September 04, 2024

**BENNETT MILDRED D / BENNETT GEORGE
912 FRAZIER AVE
TALLAHASSEE FL 32305**

**Re: CASE NUMBER TCE240794
LOCATION: 912 FRAZIER AVE
Tax I.D. #(s): 411460 D0080**

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 08/06/2024. This final hearing will be held on **October 8, 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 09/28/2024 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,

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.: TCE240794

VIOLATION ADDRESS: 912 FRAZIER AVE

VIOLATION TAX ID #: 411460 D0080

On 08/06/2024, 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 **411460 D0080** and the physical address is identified **912 FRAZIER AVE, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BENNETT MILDRED D** (hereinafter "Property Owner(s)").
3. On 04/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 20, Section 20-131 & 20-134 ~ Abandoned & Non-Operating Vehicle(s)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 06/19/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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 20, Section 20-131 & 20-134 ~ Abandoned & Non-Operating Vehicle(s)

Corrective Action Required: All vehicle(s) must be operable and display a valid tag.

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 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING

September 04, 2024

JOHNSON JOSEPH P / COLEY CAMILLE E
118 RIDGE RD
TALLAHASSEE FL 32305

Re: CASE NUMBER **TCE240924**
LOCATION: **612 CAMPBELL ST**
Tax I.D. #(s): **410156 G0061**

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 08/06/2024. This final hearing will be held on **October 8, 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 09/28/2024 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,

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.: TCE240924

VIOLATION ADDRESS: 612 CAMPBELL ST

VIOLATION TAX ID #: 410156 G0061

On 08/06/2024, 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 **410156 G0061** and the physical address is identified **612 CAMPBELL ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **JOHNSON JOSEPH P** (hereinafter "Property Owner(s)").
3. On 05/22/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **General Code of Ordinances, Chapter 9, Article III ~ Offensive Accumulations & Growth**
 - B. **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 08/06/2024 before the Code Magistrate.
5. On 07/01/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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. General Code of Ordinances, Chapter 9, Article III ~ Offensive Accumulations & Growth

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

B. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

Corrective Action Required: Remove all trash, litter and tree debris from property.

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 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate



CITY OF
TALLAHASSEE

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

September 04, 2024

LAUER FAMILY TRUST / LAUER BARBARA S TRUSTEE
PMB 14859
TALLAHASSEE FL 32317

Re: CASE NUMBER TCE240893
LOCATION: 1464 PINE ST APT 1
Tax I.D. #(s): 113030 C0050

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 07/09/2024. This final hearing will be held on **October 8, 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 09/28/2024 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.: TCE240893

VIOLATION ADDRESS: 1464 PINE ST APT #1

VIOLATION TAX ID #: 113030 C0050

On 07/09/2024, 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 113030 C0050 and the physical address is identified 1464 PINE ST APT #1, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are LAUER FAMILY TRUST / LAUER BARBARA S TRUSTEE (hereinafter "Property Owner(s)").
3. On 05/16/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Section 305.3 – Interior Surfaces
 - B. IPMC, Section 304.7 – Roofs and Drainage
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/05/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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, Section 305.3 – Interior Surfaces

Corrective Action Required: Repair ceilings and walls which are damaged from water leaks. Remove damaged areas and ensure areas are free from defect.

B. IPMC, Section 304.7 – Roofs and Drainage

Corrective Action Required: 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.

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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 06, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

EDMOND CHARLIE
EDMOND JACOSHIA

6278 SILVER GLEN CT

ORLANDO FL 32819

Respondent

Case No.: **TCE240688**

NEW HEARING DATE

Location of Violation: **773 GOLD NUGGET TRL**

Tax ID #: **2127190000080**

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 **10/08/2024** 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: 04/18/2024

Case No.:

TCE240688

Tax Identification Number: 2127190000080

Repeat Offender:

No

Violation Address: 773 GOLD NUGGET TRL

Owner(s):

EDMOND CHARLIE

EDMOND JACOSHIA

6278 SILVER GLEN CT

ORLANDO FL 32819

NEW HEARING DATE

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, Exterior Structure, 304.2 Protective Treatment

Code of General Ordinances

2 IPMC, Exterior Property Areas, 302.4 Weeds

Land Development Code

3 TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers

Corrective Actions Required:

- 1 Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coat to prevent deterioration. Repair soffit. Paint or cover all unprotected surfaces.
- 2 Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 3 Place approved address numbers on your home and/or mailbox in a position that is clearly legible and visible. Ensure numbers are a minimum of 3 inches in height and ½ inch wide.

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

September 11, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

BROWN WALLACE
BROWN MILLIE
1150 GOVERNORS COURT PL
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241568**

Location of Violation: **1150 GOVERNORS COURT PL**

Tax ID #: **310435 A0230**

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 **10/08/2024** 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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Shameka Bush	Permit No.:	NA
Initial Inspection Date: 07/29/2024	Case No.:	TCE241568
Tax Identification Number: 310435 A0230	Repeat Offender:	No
Violation Address: 1150 GOVERNORS COURT PL		

Owner(s):

BROWN WALLACE
BROWN MILLIE
1150 GOVERNORS COURT PL
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 3, Section 302 ~ 302.7 Accessory structures.

Code of General Ordinances

- 2 IPMC Chapter 3, Section 302 ~ 302.4 Weeds.

Land Development Code

- 3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 4 TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

Corrective Actions Required:

- 1 Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Repair or remove the fence/wall that is in disrepair/unsafe.
- 2 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Ensure that the front, side, and back of the property is maintained.
- 3 Remove all trash, litter and debris from entire property and continue to maintain. Remove household items from the exterior of the property.
- 4 Place approved address numbers on your home and/or mailbox in a position to be plainly legible and visible from the street.

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

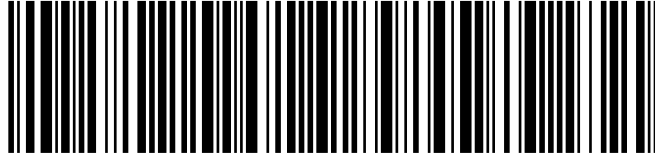
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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 8377 3891 51

TCE241568 NOV/NOH INITIAL
BROWN WALLACE & BROWN MILLIE
1150 GOVERNORS COURT PL
TALLAHASSEE FL 32301-3711

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 11, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

BELL MATTHEW
2018 CHOWKEEBIN NENE
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241674**

Location of Violation: **2018 CHOWKEEBIN NENE**

Tax ID #: **310550 V0100**

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 **10/08/2024** 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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Shameka Bush	Permit No.:	NA
Initial Inspection Date: 08/07/2024	Case No.:	TCE241674
Tax Identification Number: 310550 V0100	Repeat Offender:	No
Violation Address: 2018 CHOWKEEBIN NENE		

Owner(s):

BELL MATTHEW
2018 CHOWKEEBIN 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:

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

1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas

Land Development Code

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

3 TLDC, Chapter 3, Article VIII, Section 3-344, Swimming Pool Maintenance

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches.

Repair or remove the fence/wall that is in disrepair/unsafe. Located at the rear of the property, by the pool.

Ensure all vehicles are operable and display a valid license plate. Reference to the white Nissan, in the front yard.

2 Remove all trash, litter and debris from property. Remove and dispose of all dead trees and tree branches from the property.

3 Maintain Swimming Pool, Equipment and Perimeter Fence.

Ensure swimming pools are maintained in a clean and sanitary condition, and in good repair.

Ensure swimming pools, hot tubs and spas shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool.

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 8377 3972 86

TCE241674 NOV/NOH INITIAL
BELL MATTHEW
2018 CHOWKEEBIN NENE
TALLAHASSEE FL 32301-5820

Return Reference Number:
Username: Denise Garrett
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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 11, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

3000 S ADAMS ST LLC
3930 CORAL RIDGE DR
CORAL SPRINGS FL 33065-7613

Respondent

Case No.: **TCE241876**

Location of Violation: **3000 S ADAMS ST APT 121**

Tax ID #: **4112450001210**

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 **10/08/2024** 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: 08/20/2024	Case No.:	TCE241876
Tax Identification Number: 4112450001210	Repeat Offender:	No
Violation Address: 3000 S ADAMS ST APT 121		
Owner(s): 3000 S ADAMS ST LLC 3930 CORAL RIDGE DR CORAL SPRINGS FL 33065-7613		

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, Interior Structure, 305.1 General
- 2** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances

Corrective Actions Required:

- 1** Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.

Repair or replace water damaged ceilings in bathroom and water heater closet.
- 2** Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances, and water heating appliances are properly installed, in a safe working condition, and perform as originally designed.

Repair or replace central A/C system that is not operational.

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 8377 3785 37

TCE241876 NOV/NOH INITIAL
3000 S ADAMS ST LLC
3930 CORAL RIDGE DR
CORAL SPRINGS FL 33065-7613

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 12, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

CENTURY PARC APARTMENTS LLC
324 WATERFORD DR
EDISON NJ 08817

Respondent

Case No.: **TCE241763**

Location of Violation: **310 BLOUNT ST Apt 214**

Tax ID #: **4101200070000**

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: 08/08/2024	Case No.:	TCE241763
Tax Identification Number: 4101200070000	Repeat Offender:	No
Violation Address: 310 BLOUNT ST Apt 214		
Owner(s): CENTURY PARC APARTMENTS LLC 324 WATERFORD DR EDISON NJ 08817		

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 305 ~ Interior Structure
- 2** IPMC Chapter 3, Section 309 ~ Pest Elimination

Corrective Actions Required:

- 1** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Repair all water damaged walls in bathroom by shower.
- 2** 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 reinfestation.

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



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TCE241763 NOV/NOH INITIAL
CENTURY PARC APARTMENTS LLC
324 WATERFORD DR
EDISON NJ 08817-1916

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

Postage: \$8.1600

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: 1510 PROCTOR ST

CE Case No.: TCE240717

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).

Jeannine Fier

Enforcing Official, Code Enforcement

09/12/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

DORSCH ANDREW
3552 OAK HILL TRL
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE240717**

Location of Violation: **1510 PROCTOR ST**

Tax ID #: **212527 C0190**

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 **10/08/2024** 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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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.: **TCE240717**

Tax Identification Number: **212527 C0190**

Repeat Offender: **No**

Violation Address: **1510 PROCTOR ST**

Owner(s):

DORSCH ANDREW

3552 OAK HILL TRL

TALLAHASSEE FL 32312

This structure has been deemed **dangerous** due to unsafe and/or unsanitary conditions as defined in the **Tallahassee Land Development Code Section 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 Chapter 3, Section 302 ~ Exterior Property Areas.
IPMC 302.1 Sanitation.
IPMC 302.4 Weeds.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.2 Protective treatment.
IPMC 304.6 Exterior walls.
IPMC 304.7 Roofs and drainage.
IPMC 304.10 Stairways, decks, porches and balconies.
IPMC 304.13 Window, skylight and door frames.
IPMC 304.13.1 Glazing.
IPMC 304.14 Insect screens.
IPMC 304.15 Doors.
IPMC 304.18 Building security.
IPMC 304.18.1 Doors.
IPMC 304.18.2 Windows.
- 3** IPMC 605.1 Installation.

4 IPMC 301.3 Vacant structures and land.

Corrective Actions Required:

- 1 Remove all of the trash of debris from the property.

Cut/remove the overgrowth in the yard and along the fence line on the north, south, and west sides of the property.

- 2 Remove all peeling paint and provide a protective coating on all unprotected surfaces, including repairs.

Repair all damaged exterior surfaces, siding, doors, windows and trim as required on the exterior of the building. Install windows and doors as required.

Repair all damaged roofing materials, trim, soffits, and fascia, as required to the applicable building codes.

Repair the damaged front porch as required to the applicable building code. Ensure the porch is fully functional.

Repair or replace all damage door frames and window trim as required.

Ensure all doors and door hardware is fully functional.

Install insect screens on all openable windows.

Ensure all windows and doors are provided with hardware designed to provide security for the occupants.

Ensure that all windows and doors are fully functional and weather tight.

- 3 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. The front porch light is in disrepair. Repair or replace the light as required.

- 4 Vacant structures and premises thereof or vacant land 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.

The building is missing a window on the back side of the building and there are other areas that may also be open or not secured. Secure all windows and/or install missing windows as doors as required.

If the building is not secured in five days, the City of Tallahassee may secure the building.

Case No.: TCE240717

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



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TCE240717 NOV/NOH INITIAL
DORSCH ANDREW
3552 OAK HILL TRL
TALLAHASSEE FL 32312-3647

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

Postage: \$8.1600

TCE240717

Final Audit Report

2024-09-12

Created:	2024-09-12
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAa0aKqW_PZ5aa5JytAtFIQ5KWcCM3bjkl

"TCE240717" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-09-12 - 5:05:23 PM GMT
-  Document emailed to Jeannine Fier (Jeannine.Fier@talgov.com) for signature
2024-09-12 - 5:05:32 PM GMT
-  Email viewed by Jeannine Fier (Jeannine.Fier@talgov.com)
2024-09-12 - 5:05:56 PM GMT
-  Document e-signed by Jeannine Fier (Jeannine.Fier@talgov.com)
Signature Date: 2024-09-12 - 5:07:15 PM GMT - Time Source: server
-  Agreement completed.
2024-09-12 - 5:07:15 PM GMT



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 12, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

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

Respondent

Case No.: **TCE241788**

Location of Violation: **2400 W THARPE ST Apt 104**

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

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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: **08/09/2024** Case No.: **TCE241788**
Tax Identification Number: **2121510191480** Repeat Offender: **No**
Violation Address: **2400 W THARPE ST Apt 104**

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 **5** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** IPMC, Exterior Property Areas, 302.2 Grading and Drainage
- 2** IPMC, Exterior Structure, 304.13 Window, Skylight, Door Frames
- 3** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 4** IPMC, Light, Ventilation and Occupancy Limitations, 403.5 Clothes Dryer Exhaust
- 5** IPMC, Fire Safety Requirements, 701.2 Responsibility
- 6** IPMC, Interior Structure, 305.6 Interior Doors

Corrective Actions Required:

- 1** UNIT 104
Rain water is infiltrating the apartment due to improper grading and drainage. Ensure the grading of the land allows for proper flow of water. Ensure the French Drain is free from damage or blockage.
- 2** UNIT 104
All openable windows require window screens.
- 3** UNIT 104
There may be a leak coming from the upstairs bathroom. Ensure all plumbing is free from defect and leaks.

- 4 UNIT 104
Install a bathroom ventilation fan.
- 5 UNIT 104
Ensure all smoke alarms are functioning as intended by the manufacturer.
- 6 UNIT 104
Light is coming through the frame of the back door. Ensure it is properly sealed and weather tight.

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 8377 5879 39

TCE241788 NOV/NOH INITIAL
PLATO VILLAS APT 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: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 12, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

NICHOLSON LUKE A
923 DELORES DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241808**

Location of Violation: **923 DELORES DR**

Tax ID #: **113162 E0090**

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 **10/08/2024** 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: **08/21/2024** Case No.: **TCE241808**
Tax Identification Number: **113162 E0090** Repeat Offender: **No**
Violation Address: **923 DELORES DR**

Owner(s):

NICHOLSON LUKE A
923 DELORES 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:

International Property Maintenance Code (IPMC)

- 1 IPMC 302.4 Weeds
- 2 IPMC 302.8 Motor Vehicles
- 3 IPMC 308.1 Accumulation of rubbish or garbage

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches, from the front, back, and side of the property.
- 2 Ensure all vehicles are operable and display a valid license plate.
Reference to the red Dodge pickup truck.
- 3 Remove all trash, litter, and debris from the entire 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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 5204 93

TCE241808 NOV/NOH INITIAL
NICHOLSON LUKE A
923 DELORES DR
TALLAHASSEE FL 32301-2929

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WILLIAMS CARL JEFFREY; MORRIS SHEILA WILLIAMS;
& ALLEN WILLIENENO YVETTE
1019 HARLEM ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE242025**

Location of Violation: **714 PRESTON ST**

Tax ID #: **212534 D0140**

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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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: **08/28/2024** Case No.: **TCE242025**
Tax Identification Number: **212534 D0140** Repeat Offender: **No**
Violation Address: **714 PRESTON ST**

Owner(s):

WILLIAMS CARL JEFFREY; MORRIS SHEILA WILLIAMS; &
ALLEN WILLIENENO YVETTE
1019 HARLEM ST
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** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Mow all high grass and weeds.
- 2** Remove all trash, litter and debris from entire 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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 5208 13

TCE242025 NOV/NOH INITIAL
WILLIAMS CARL JEFFREY; MORRIS SHEILA WILLIAMS; &
ALLEN WILLIENENO YVETTE
1019 HARLEM ST
TALLAHASSEE FL 32304-2153

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 13, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

WU SHU LIN HSU
932 ALACHUA AVE
TALLAHASSEE FL 32308

Respondent

AMENDED HEARING DATE

Case No.: **TCE240711**

Location of Violation: **512 HILLCREST ST**

Tax ID #: **1131860020030**

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,

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: **04/23/2024**

Case No.: **TCE240711**

Tax Identification Number: **1131860020030**

Repeat Offender: **No**

Violation Address: **512 HILLCREST ST**

Owner(s):

WU SHU LIN HSU
932 ALACHUA AVE
TALLAHASSEE FL 32308

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

Corrective Actions Required:

- 1** Ensure the roof and flashing is sound, tight and does not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

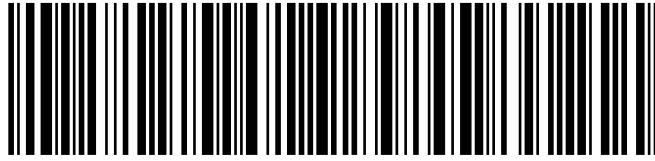
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8377 7255 53

TCE240711 NOV/NOH AMENDED
WU SHU LIN HSU
932 ALACHUA AVE
TALLAHASSEE FL 32308-6918

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 13, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

BRITT MELANIE D
2229 TREO LN
TALLAHASSEE FL 32301

Respondent

AMENDED HEARING DATE

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.

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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.: **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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 7233 68

TCE241041 NOV/NOH AMENDED
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: \$8.1600



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING

September 13, 2024

**MORDICA JERRY LEE; MORDICA JENNIFER; MORDICA BESSIE ESTATE
MORDICA GARY JR; GALIMORE-MORDICA GARRISON LARON
2249 KEITH ST
TALLAHASSEE FL 32310**

Re: CASE NUMBER **TCE241065**

LOCATION: **2249 KEITH ST**

Tax I.D. #(s): **411160 A0070**

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 09/10/2024. This final hearing will be held on **October 8, 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 09/30/2024 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 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.



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING

September 13, 2024

GERP ENTERPRISES LLC
9301 PARKHILL RD STE 202
TALLAHASSEE FL 32317

Re: CASE NUMBER TCE241558
LOCATION: 512 E PAUL RUSSELL RD
Tax I.D. #(s): 310740 B0200

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 09/10/2024. This final hearing will be held on **October 8, 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 09/30/2024 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

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CITY OF
TALLAHASSEE

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

September 13, 2024

INDIAN OAKS W HMOWNERS

**710 RICHMOND ST
TALLAHASSEE FL 32304**

Re: CASE NUMBER TCE241706

LOCATION: 1818 JACKSON BLUFF RD

Tax I.D. #(s): 213410 0002

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 09/10/2024. This final hearing will be held on **October 8, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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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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CITY OF
TALLAHASSEE

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

September 16, 2024

**MCCASKILL AVENUE HOLDINGS LLC
3001 W HALLANDALE BEACH BLVD STE 306
PEMBROKE PARK FL 33009**

**Re: CASE NUMBER TCE241566
LOCATION: 1607 MCCASKILL AVE (APT 4)
Tax I.D. #(s): 410230 00082**

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 09/10/2024. This final hearing will be held on **October 08, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 09/28/2024 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.

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Jency Probert

Code Enforcement Division

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CITY OF
TALLAHASSEE

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

September 16, 2024

CC SERENITY COURT LLC

**1511 EASTERN AVE
BALTIMORE MD 21231**

Re: CASE NUMBER TCE241271

LOCATION: 2125 JACKSON BLUFF RD APT A 101

Tax I.D. #(s): 4103202400000

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 09/10/2024. This final hearing will be held on **October 08, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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Jency Probert

Code Enforcement Division

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CITY OF
TALLAHASSEE

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

September 16, 2024

HILL JACQUEZ

**3514 LAKEWOOD DR
TALLAHASSEE FL 32305**

Re: CASE NUMBER TCE241367

LOCATION: 817 DUNN ST

Tax I.D. #(s): 2126530020120

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 09/10/2024. This final hearing will be held on **October 08, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street.

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Sincerely,

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CITY OF
TALLAHASSEE

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

September 16, 2024

**CC SERENITY COURT LLC
1511 EASTERN AVE
BALTIMORE MD 21231**

**Re: CASE NUMBER TCE241212
LOCATION: 2125 JACKSON BLUFF RD UNIT I-201
Tax I.D. #(s): 4103202400000**

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 09/10/2024. This final hearing will be held on **October 08, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING

September 16, 2024

LEON KIMBERLY D
679 VALLEY VIEW RD
MONTICELLO FL 32344

Re: CASE NUMBER **TCE241245**
LOCATION: **1260 COPPER CREEK DR**
Tax I.D. #(s): **3103040000011**

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 09/10/2024. This final hearing will be held on **October 08, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street.

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Sincerely,

Shameka Bush

Code Enforcement Division

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CITY OF
TALLAHASSEE

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

September 16, 2024

WP FLORIDA LLC

710 AVE # L

BROOKLYN NY 11230

Re: CASE NUMBER **TCE241472**

LOCATION: **2731 S BLAIR STONE RD APT 189**

Tax I.D. #(s): **3105420001890**

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 09/10/2027. This final hearing will be held on **October 08, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street 2nd floor.

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CITY OF
TALLAHASSEE

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

September 16, 2024

**ROANN KEITH E
2704 A VIA MILANO AVE
TALLAHASSEE FL 32303**

Re: CASE NUMBER **TCE241504**
LOCATION: **2704-A VIA MILANO AVE**
Tax I.D. #(s): **212105 A0220**

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 09/10/2024. This final hearing will be held on **October 08, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING

September 16, 2024

**FUNK WESLEY L
FUNK ANN P
8129 BLUE QUILL TRL
TALLAHASSEE FL 32312**

**Re: CASE NUMBER TCE241474
LOCATION: 355 VICTORY GARDEN DR
Tax I.D. #(s): 113350 B0010**

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 09/10/2024. This final hearing will be held on **October 08, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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**CITY OF
TALLAHASSEE**

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

September 16, 2024

WP FLORIDA LLC

710 AVE # L

BROOKLYN NY 11230

Re: CASE NUMBER TCE241897

LOCATION: 2731 S BLAIR STONE RD APT 199

Tax I.D. #(s): 3105420001990

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 09/10/2024. This final hearing will be held on **October 08, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street.

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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: 1041 DOVER ST

CE Case No.: TCE241848

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).

Jeannine Fier

Enforcing Official, Code Enforcement

09/16/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 16, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

FITZ PROPERTY SOLUTIONS LLC
6041 CRANBERRY LN E
JACKSONVILLE FL 32244

Respondent

Case No.: **TCE241848**

Location of Violation: **1041 DOVER ST**

Tax ID #: **2126204920000**

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 **10/08/2024** 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,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesla Vause**

Permit No.: **NA**

Initial Inspection Date: **08/08/2024**

Case No.: **TCE241848**

Tax Identification Number: **2126204920000**

Repeat Offender: **No**

Violation Address: **1041 DOVER ST**

Owner(s):

FITZ PROPERTY SOLUTIONS LLC
6041 CRANBERRY LN E
JACKSONVILLE FL 32244

The 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 **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC, 302.1 Sanitation
- 2** IPMC, Exterior Property Areas, 302.4 Weeds
- 3** IPMC, Exterior Structure, 304.7 Roof and Drains
- 4** IPMC 301.3 Vacant Structures and Land.

Corrective Actions Required:

- 1** Remove all trash, litter and debris from entire property and continue to maintain.
- 2** Mow all high grass and weeds.
- 3** Remove rotted or damaged roof components including the soffits. Replace with appropriate material. Coat with protective treatment such as paint or similar.
- 4** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.

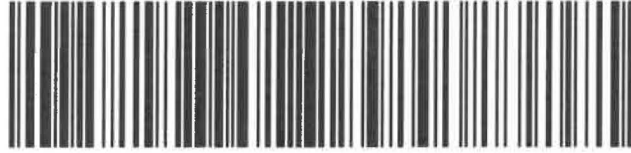
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8378 0768 38

TCE241848 NOV/NOH/DB PLACARD
FITZ PROPERTY SOLUTIONS LLC
6041 CRANBERRY LN E
JACKSONVILLE FL 32244-7203

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

Postage: \$8.1600

TCE241848 DB PLACARD

Final Audit Report

2024-09-16

Created:	2024-09-16
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9Na8CyeJmDap5IRIYPWzIoQRJ9I8YJsQ

"TCE241848 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-09-16 - 2:28:03 PM GMT
-  Document emailed to Jeannine Fier (Jeannine.Fier@talgov.com) for signature
2024-09-16 - 2:28:21 PM GMT
-  Email viewed by Jeannine Fier (Jeannine.Fier@talgov.com)
2024-09-16 - 2:57:14 PM GMT
-  Document e-signed by Jeannine Fier (Jeannine.Fier@talgov.com)
Signature Date: 2024-09-16 - 3:06:40 PM GMT - Time Source: server
-  Agreement completed.
2024-09-16 - 3:06:40 PM GMT



**CITY OF
TALLAHASSEE**

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

September 17, 2024

**BENJAMIN LAWRENCE F III
BENJAMIN GAIL L
BENJAMIN GINGER LUANNE
1824 JASMINE DR
TALLAHASSEE FL 32308**

Re: CASE NUMBER **TCE242046**
LOCATION: **3727 SHORELINE DR**
Tax ID #: **311880 G0290**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 10/08/2024 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 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 5:00pm on 10/01/2024 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.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate 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.

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.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 17, 2024

BENJAMIN LAWRENCE F III
BENJAMIN GAIL L
BENJAMIN GINGER LUANNE
1824 JASMINE DR
TALLAHASSEE FL 32308

Re: Address: **3727 SHORELINE DR**

Case No.: **TCE242046**

Tax I.D. # **311880 G0290**

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: **08/28/2024**

Case No.: **TCE242046**

Tax Identification Number: **311880 G0290**

Repeat Offender: **No**

Violation Address: **3727 SHORELINE DR**

Owner(s):

BENJAMIN LAWRENCE F III
1824 JASMINE DR
TALLAHASSEE FL 32308

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 **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code

- 1** IPMC, Exterior Structure, 304.1 General
- 2** IPMC, Exterior Property Areas, 302.4 Weeds
- 3** IPMC, General, 301.3 Vacant Structures and Land
- 4** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Ensure the exterior of a structure and equipment are in good repair, structurally sound, and in a sanitary condition.
Repair or replace all doors and windows. They must be lockable and in working condition.
- 2** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
- 4** Repair and/or replace the roof to prevent water entry and damage to the roof structure.

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 8378 3175 04

BENJAMIN LAWRENCE F III; BENJAMIN GAIL L; &
BENJAMIN GINGER LUANNE
1824 JASMINE DR
TALLAHASSEE FL 32308-5225

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

Postage: \$8.1600