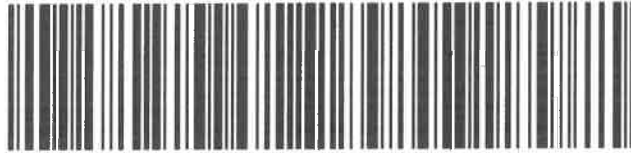


City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 2210 86

TCE240806 NOV DEMO
SPRINGFIELD HOMETOWN INVESTORS LLC
2330 CENTERVILLE RD
TALLAHASSEE FL 32308-4318

Return Reference Number:

Username: Bonita Paige

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

May 03, 2024

SPRINGFIELD HOMETOWN INVESTORS LLC
2330 CENTERVILLE RD
TALLAHASSEE FL 32308

Re: Address: **1106 BIRMINGHAM ST**

Case No.: **TCE240806**

Tax I.D. # **212635 D0090**

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,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **05/02/2024**

Case No.: **TCE240806**

Tax Identification Number: **212635 D0090**

Repeat Offender: **No**

Violation Address: **1106 BIRMINGHAM ST**

Owner(s):

**SPRINGFIELD HOMETOWN INVESTORS LLC
2330 CENTERVILLE RD
TALLAHASSEE FL 32308**

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

Code(s) in Violation:

Other

- 1** IPMC 305.1 Interior Structure
- 2** IPMC 301.3 Vacant structures and land.
- 3** IPMC 306.1.1 Potentially unsafe conditions.
6.4.Fire damage beyond charring.
- 4** IPMC 304.1 Exterior structure

Corrective Actions Required:

- 1** Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.
- 2** Ensure the building is secured immediately as the missing windows and doors allow trespassers. This is a life safety issue.
- 3** The structure has excessive damage on the exterior and interior from fire. If the owner opts not to demolish then all exterior walls, windows, doors, and frames must be made free from defects. The interior structure including but not limited to walls, walking surfaces and all therein must be made free from defect.
- 4** Ensure that all exterior walls and roof of the structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.

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: 1106 BIRMINGHAM ST

CE Case No.: TCE240806

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

5/3/2024

Date

Signature: *Jeannine Fier*

Email: jeannine.fier@talgov.com