



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

DIXON SADIE

1404 N RANDOLPH CIR

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE240226**

Location of Violation: **1404 N RANDOLPH CIR**

Tax ID #: **111730 V0360**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause**

Permit No.: **NA**

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

Case No.: **TCE240226**

Tax Identification Number: **111730 V0360**

Repeat Offender: **No**

Violation Address: **1404 N RANDOLPH CIR**

Owner(s):

DIXON SADIE  
1404 N RANDOLPH CIR  
TALLAHASSEE FL 32308

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Remove all damaged building materials from the roof and garage area that were damaged by the fallen tree. Repair the roof, siding, walls, and windows with good material.

**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.

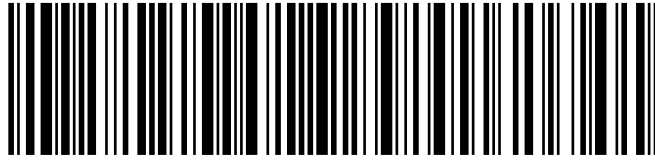
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8355 6456 68

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TCE240226 NOV/NOH INITIAL  
DIXON SADIE  
1404 N RANDOLPH CIR  
TALLAHASSEE FL 32308-0722

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BARKER ROGER E

3072 HUNTINGTON WOODS

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240500**

Location of Violation: **3072 HUNTINGTON WOODS BLVD**

Tax ID #: **2116080000020**

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**

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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.

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Sincerely,

**Jency Probert**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **03/27/2024**

Case No.: **TCE240500**

Tax Identification Number: **2116080000020**

Repeat Offender: **No**

Violation Address: **3072 HUNTINGTON WOODS BLVD**

Owner(s):

BARKER ROGER E  
3072 HUNTINGTON WOODS  
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 - Exterior Structure  
304.6 Exterior walls.  
304.13 Window, skylight and door frames.  
304.15 Doors.
- 2** IPMC Chapter 3, Section 305 - Interior Structure  
305.3 Interior surfaces.
- 3** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 4** IPMC Chapter 7, Section 704 - Fire Protection Systems
- 5** IPMC Section 607 Duct systems  
607.1 General.  
607.2 Clothes dryer exhaust duct system maintenance.
- 6** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 7** IPMC Chapter 6, Section 602 - Heating Facilities  
602.2 Residential occupancies.  
602.3 Heat supply.

Corrective Actions Required:

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

Ensure every window, skylight, door and frame are maintained in a sound condition, good repair and weathertight.

Ensure that all exterior doors, door assemblies, operator systems if provided, and hardware are maintained in good condition.

There has been a partial deconstruction of the exterior walls in anticipation of replacing the exterior siding. Complete the repair of the exterior walls as required to the applicable building code. Ensure that the current building permit for replacing the siding includes all of the work that you are doing or intend to complete. Additional permitting may be required.

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

Ensure all interior surfaces, including windows and doors, are maintained in a good, clean and sanitary condition. Repair, or remove all peeling, chipping, flaking or abraded paint as required. Repair cracked or loose plaster, decayed wood and other defective surface conditions as required to the applicable building codes. Repair all water damage in/on the walls of the garage, hall bathroom, living room, by the sliding glass doors, in the kitchen (floors, walls and ceiling), and by the front door. Locate the cause of the water incursion into the unit and repair the or replace the damaged drywall or other wall coverings, and cabinetry as required to the applicable building codes. A building permit and a licensed contractor may be required. Repair or replace all damaged flooring and trim as required. Repair all other water damage. Provide a protective coating on all unprotected surfaces, including repairs.

- 3 Ensure all electrical equipment, wiring, and appliances are properly installed and maintained in a safe and approved manner. The dropline for electrical service to the house cable support has been disconnected to allow room to install the new siding and is too low to the ground. Ensure that the dropline is correctly re-attached to the house per the applicable building codes.

- 4 The following violation requires your immediate attention: There were no smoke alarms in the bedrooms. Install a smoke alarm in each room used for sleeping purposes. Leave the existing smoke alarms in place at their current locations. Be prepared to demonstrate that all of the smoke alarms are fully functional.

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

Ensure that the lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer undergoes periodic removal of accumulations of lint in accordance with the manufacturer's operating instructions to prevent obstruction of exhaust air and products of combustion.

Ensure that the dryer exhaust system terminates on the outside of the building and is fully functional. A building permit and a licensed contractor may be required to re-locate the dryer exhaust.



- 6 Ensure that all appliances are fully functional.

The clothes dryer is not functioning. Repair or replace the clothes dryer as required and ensure that it is fully functional.

The HVAC unit is not functioning. Locate the cause and repair as required. Ensure that the air conditioner and the heater are fully functional.

- 7 Ensure dwellings have heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat.

Ensure that the HVAC unit is capable of supplying the required amount of heat to maintain the required temperature in all habitable spaces as required.

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

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USPS CERTIFIED MAIL



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TCE240500 NOV/NOH INITIAL  
BARKER ROGER E  
3072 HUNTINGTON WOODS BLVD  
TALLAHASSEE FL 32303-2527

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 05, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BUSH SHELBY LEAH & BUSH JOHN L

103 BARBARA ST

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240352**

Location of Violation: **103 BARBARA ST**

Tax ID #: **213565 C0020**

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**

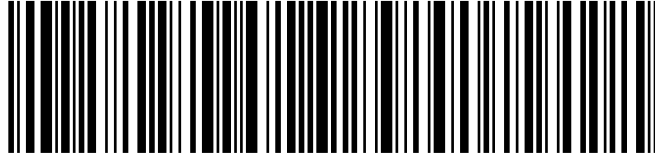
Code Enforcement Division

Attachment

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

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USPS CERTIFIED MAIL



9214 8901 9403 8356 0857 46

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TCE240352 NOV/NOH INITIAL  
BUSH SHELBY LEAH & BUSH JOHN L  
103 BARBARA ST  
TALLAHASSEE FL 32304-3631

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **03/15/2024**

Case No.: **TCE240352**

Tax Identification Number: **213565 C0020**

Repeat Offender: **No**

Violation Address: **103 BARBARA ST**

Owner(s):

BUSH SHELBY LEAH & BUSH JOHN L  
103 BARBARA ST  
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  
302.1 Sanitation.

Corrective Actions Required:

- 1** Ensure that the exterior property and premises are maintained in a clean, safe and sanitary condition. Remove all trash and debris from the property. Empty standing water from containers and other items that are holding rain water. Repair or remove items that are in disrepair from your yard.

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs. BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
BPX PARKWAY TIC 3 LLC  
45 BAYVIEW AVE  
INWOOD NY 11096

Respondent

Case No.: **TCE232874**

Location of Violation: **2855 APALACHEE PKWY APT 126B**

Tax ID #: **3104204290000**

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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**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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Page 2

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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: **11/30/2023** Case No.: **TCE232874**  
Tax Identification Number: **3104204290000** Repeat Offender: **No**  
Violation Address: **2855 APALACHEE PKWY APT 126B**

Owner(s):  
BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
BPX PARKWAY TIC 3 LLC  
45 BAYVIEW AVE  
INWOOD NY 11096

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

Corrective Actions Required:

- 1** Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or the occupied spaces of the building. All sidings material shall be kept in repair.

Repair the exterior wall, roof, and any other conditions which is causing rain or dampness to the interior portions of the walls and ceiling in the master's bedroom and bathroom, and the common bathroom.

Reference to APT 126B.

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

All peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered and all cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected on the living room's ceiling, the master's bedroom and bathroom ceiling, and the common bathroom's ceiling.

Reference to APT 126B.

**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.

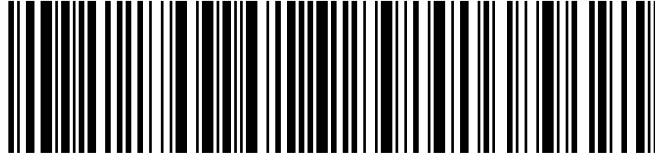
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8356 7394 65

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TCE232874 NOV/NOH INITIAL  
BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC;  
BPX PARKWAY TIC 2 LLC; BPX PARKWAY TIC 3 LLC  
45 BAYVIEW AVE  
INWOOD NY 11096-2210

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SP SUNRISE LP

31899 DEL OBISPO ST STE 150

SAN JUAN CAPISTRANO CA 92675

Respondent

Case No.: **TCE240060**

Location of Violation: **2525 TEXAS ST APT C109**

Tax ID #: **3107202950000**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **01/19/2024**

Case No.: **TCE240060**

Tax Identification Number: **3107202950000**

Repeat Offender: **No**

Violation Address: **2525 TEXAS ST APT C109**

Owner(s):

SP SUNRISE LP  
31899 DEL OBISPO ST STE 150  
SAN JUAN CAPISTRANO CA 92675

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 Exterior Structure.  
304.13 Window, skylight and door frames.
- 2** IPMC Chapter 3, Section 305 Interior Structure.
- 3** IPMC Chapter 5, Section 505 Water System.  
505.4 Water heating facilities.

Corrective Actions Required:

- 1** Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight. There is light visible around the living room door. Ensure that all of the door seals are in place for all exterior doors and that the doors, door hardware, and door seals are fully functional and that the doors are weather tight. Ensure that all of the windows, window hardware, and window seals are fully functional and that the windows are weather tight.
- 2** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is loose flooring throughout the unit. Re-attach the flooring as required throughout the unit. Ensure that the flooring is properly secured to the sub-floor.

The tenant complained about there being mold in the bathroom. Locate the cause and repair the wall or ceiling as required to the applicable building code. Ensure that the exhaust fan is capable of removing the proper quantity of air/moisture from the bathroom.

- 3 At the time of re-inspection the water temperature at the kitchen sink was between 104 and 106 degrees Fahrenheit after 10 minutes the water temperature remained between 104 and 106 degrees Fahrenheit. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F (43°C). Locate the cause of the water heater not producing enough hot water. Adjust the temperature and/or repair the water heater as required to the applicable building code. Ensure that the water heater is capable of providing and producing enough hot water as required.

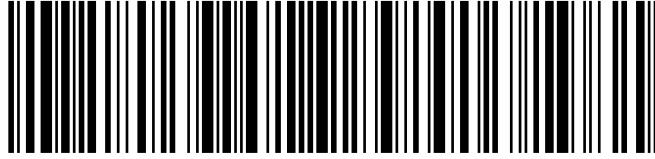
**If you have any questions concerning these violations, please call our office at (850) 891-7007.**

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8356 7514 98

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TCE240060 NOV/NOH INITIAL  
SP SUNRISE LP  
STE 150  
31899 DEL OBISPO ST  
SAN JUAN CAPO CA 92675-3244

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

Postage: \$7.3600





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ROBINSON ERIKA C & ROBINSON JAMES G JR

2400 FRED SMITH RD #204

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240449**

Location of Violation: **2400 FRED SMITH RD APT 204**

Tax ID #: **2123220002040**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **03/28/2024**

Case No.: **TCE240449**

Tax Identification Number: **2123220002040**

Repeat Offender: **No**

Violation Address: **2400 FRED SMITH RD APT 204**

Owner(s):

ROBINSON ERIKA C & ROBINSON JAMES G JR  
2400 FRED SMITH RD #204  
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 Exterior Property Areas.  
302.1 Sanitation.
- 2** IPMC Chapter 3, Section 304 Exterior Structure.  
304.13 Window, skylight and door frames.
- 3** IPMC Chapter 3, Section 305 Interior Structure.  
305.4 Stairs and walking surfaces.  
305.6 Interior doors.  
305.3 Interior surfaces.
- 4** IPMC Chapter 3, Section 309 Pest Elimination.  
309.1 Infestation.
- 5** IPMC Chapter 7, Section 704 Fire Protection Systems.  
704.6 Single- and multiple-station smoke alarms.
- 6** IPMC Chapter 6, Section 605 Electrical Equipment.  
605.1 Installation.
- 7** IPMC Chapter 6, Section 607 Duct Systems.  
607.1 General.

Corrective Actions Required:

- 1 Exterior property and premises shall be maintained in a clean, safe and sanitary condition. Remove all trash and debris from behind the buildings.
- 2 The back door frame is in disrepair and vegetative material is growing out of it. Repair the back door frame as required to the applicable building code. Ensure that the back door, door hardware, and the door seal is fully functional. The front door bottom corner has rotted away. Repair or replace the front door as required. Ensure that the front door, door hardware, and door seal is fully functional. Ensure all of the exterior doors are weather tight.  
  
Ensure that all of the windows, window hardware, and window seals are fully functional and that the windows are weather tight. Ensure all openable windows are equipped with a properly fitting window screen.
- 3 The carpeting in the first floor bedroom has separated from the carpet tact strip. Reinstall the carpeting and install a transition strip between the two flooring materials.  
  
There are sections of the carpeting upstairs that are in disrepair. Repair or replace the damaged carpeting as required. Install transition strips where required.  
  
There are damaged and missing closet doors upstairs. Repair or replace the damaged closet doors as required. Ensure that the closet doors are fully functional.  
  
There is water damage under the kitchen sink cabinet. Locate the cause of the leak and repair the leak and all of the water damage as required.
- 4 Insects were noted at the time of inspection. Ensure that the unit is free from insect and rodent infestation. Exterminate all insects or rodents that are found in the unit. Provide this office with documentation as to what was done and what will be done to prevent re-infestation.
- 5 The smoke alarm on the first floor is 'chirping' and the alarm needs to be serviced. Ensure that all of the smoke alarms are fully functional and less than 10 years old. Be prepared to demonstrate that all of the smoke alarms are fully functional.
- 6 In the north bedroom on the east wall the receptacle is loose. Repair or replace the receptacle as required. Ensure that all of the receptacles in the unit are fully functional.
- 7 There are HVAC duct covers that are dirty. Locate the cause and clean and service the duct covers as required. Clean the ductwork if required. Duct systems shall be maintained free of obstructions and shall be capable of performing the required 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 8356 7649 79

TCE240449 NOV/NOH INITIAL  
ROBINSON ERIKA C & ROBINSON JAMES G JR  
APT 204  
2400 FRED SMITH RD  
TALLAHASSEE FL 32303-1641

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BASSIN ROY BRADLEY

1314 DURA CIR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240262**

Location of Violation: **1310 DURA CIR**

Tax ID #: **212870000810**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

Notice of Violation and Notice of Hearing

Page 2

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

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

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Sincerely,

**Jency Probert**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **02/09/2024**

Case No.: **TCE240262**

Tax Identification Number: **2128700000810**

Repeat Offender: **No**

Violation Address: **1310 DURA CIR**

Owner(s):

BASSIN ROY BRADLEY  
1314 DURA CIR  
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.  
302.1 Sanitation.  
302.4 Weeds.
- 2** IPMC Chapter 7, Fire Safety Requirements, Section 702 - Means of Egress

Corrective Actions Required:

- 1** Ensure the exterior property and premises is maintained in a clean, safe, and sanitary condition. Remove all of the trash and debris from the property. Store items designed for interior use inside (buckets, appliances, interior furniture, or the like).  
  
Cut all high weeds and grass over twelve inches in height.
- 2** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Ensure there is a 36 inch wide pathway from the exterior door on the front porch to the public way. Ensure that there is a clear pathway from any point in the building to the public way. Clear the appropriate 36 inch wide unobstructed pathways as required.



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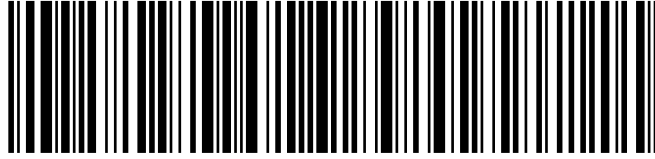
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



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TCE240262 NOV/NOH INITIAL  
BASSIN ROY BRADLEY  
1314 DURA CIR  
TALLAHASSEE FL 32304

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HATIM ABDUL & HATIM KHALEDA

2097 CRESTDALE DR

TALLAHASSEE FL 32308-5845

Respondent

Case No.: **TCE240351**

Location of Violation: **2327 PARROT LN**

Tax ID #: **2121860000510**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Jency Probert**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **03/06/2024**

Case No.: **TCE240351**

Tax Identification Number: **2121860000510**

Repeat Offender: **No**

Violation Address: **2327 PARROT LN**

Owner(s):

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

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

Code(s) in Violation:

**Land Development Code**

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

Corrective Actions Required:

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8357 1908 45

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

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CAROLINA KING OWNER LLC

1472 HARBOUR WALK RD

TAMPA FL 33602

Respondent

Case No.: **TCE240479**

Location of Violation: **401 W CAROLINA ST**

Tax ID #: **2136500135295**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

|                            |                          |                  |                  |
|----------------------------|--------------------------|------------------|------------------|
| Code Officer:              | <b>Lesa Vause</b>        | Permit No.:      | <b>NA</b>        |
| Initial Inspection Date:   | <b>04/05/2024</b>        | Case No.:        | <b>TCE240479</b> |
| Tax Identification Number: | <b>2136500135295</b>     | Repeat Offender: | <b>No</b>        |
| Violation Address:         | <b>401 W CAROLINA ST</b> |                  |                  |

Owner(s):

CAROLINA KING OWNER LLC  
1472 HARBOUR WALK RD  
TAMPA FL 33602

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

Code(s) in Violation:

**Other**

- 1** 302.1 Sanitation.
- 2** 302.4 Weeds.
- 3** 302.8 Motor vehicles.

Corrective Actions Required:

- 1** Remove all bagged and loose trash on the property.
- 2** Cut all high weeds and grass on the property.
- 3** All vehicles must be operable and display current tags. The grey Ford pickup and the yellow Dodge Ram do not 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.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8357 7792 79

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TCE240479 NOV/NOH INITIAL  
CAROLINA KING OWNER LLC  
1472 HARBOUR WALK RD  
TAMPA FL 33602-5971

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SAIB YASEMIN CHILDRENS REVOCABLE TRUST YASEMIN SAIB

8862 SOUTHERN ORCHARD RD

DAVIE FL 33328-6956

Respondent

Case No.: **TCE240535**

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 **06/04/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

**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: **04/05/2024** Case No.: **TCE240535**  
Tax Identification Number: **2125280000070** Repeat Offender: **No**  
Violation Address: **540 W BREVARD ST**

Owner(s):

SAIB YASEMIN CHILDRENS REVOCABLE TRUST YASEMIN SAIB  
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:

**Other**

- 1** 302.1 Sanitation.

Corrective Actions Required:

- 1** Remove all trash 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

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USPS CERTIFIED MAIL



9214 8901 9403 8357 7787 22

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TCE240535 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: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

COREY ADAM B

400 ALTON RD APT 507

MIAMI BEACH FL 33139

Respondent

Case No.: **TCE240576**

Location of Violation: **2006 ALTON RD**

Tax ID #: **212270 H0020**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

Notice of Violation and Notice of Hearing

Page 2

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

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

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If 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: **04/04/2024** Case No.: **TCE240576**  
Tax Identification Number: **212270 H0020** Repeat Offender: **No**  
Violation Address: **2006 ALTON RD**

Owner(s):

COREY ADAM B  
400 ALTON RD APT 507  
MIAMI BEACH FL 33139

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

Code(s) in Violation:

**Land Development Code**

**1** 302.1 Sanitation.

Corrective Actions Required:

**1** Remove all trash, litter, and debris from property particularly around the trash cans, including the pallets.

**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

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USPS CERTIFIED MAIL



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TCE240576 NOV/NOH INITIAL  
COREY ADAM B  
APT 507  
400 ALTON RD  
MIAMI BEACH FL 33139-6739

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

April 17, 2024

BRUCE PATRICIA U  
PO BOX 5223  
TALLAHASSEE FL 32314

Re: Address: **3107200250000 923 Ashburn Dr.**

Case No.: **TCE240624**

Tax I.D. # **3107200250000**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

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

Case No.: **TCE240624**

Tax Identification Number: **3107200250000**

Repeat Offender: **No**

Violation Address: **3107200250000 923 Ashburn Dr.**

Owner(s):

BRUCE PATRICIA U  
PO BOX 5223  
TALLAHASSEE FL 32314

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

Code(s) in Violation:

**Code of General Ordinances**

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

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth. Maybe subject to lot mow.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8357 8060 29

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TCE240624 LM/NOV  
BRUCE PATRICIA U  
PO BOX 5223  
TALLAHASSEE FL 32314-5223

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

Postage: \$7.3600

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

# **DANGEROUS**

# **BUILDING NOTICE**

Address: **2322 TALLEY LN**

CE Case No.: **TCE240613**

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).

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Enforcing Official, Code Enforcement

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Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 24, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LAWSON DAVID B

2322 TALLEY LN

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240613**

Location of Violation: **2322 TALLEY LN**

Tax ID #: **2121511203401**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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: **04/23/2024**

Case No.: **TCE240613**

Tax Identification Number: **2121511203401**

Repeat Offender: **No**

Violation Address: **2322 TALLEY LN**

Owner(s):

LAWSON DAVID B  
2322 TALLEY LN  
TALLAHASSEE FL 32303

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 302.1 Sanitation.
- 2** IPMC 304.13 Window, skylight, and door frames.
- 3** IPMC 604.3.2.1 Electrical equipment.
- 4** IPMC 301.3 Vacant structures and land.

Corrective Actions Required:

- 1** Ensure the removal of all trash, debris, tires, and metal from the property, including the front, back, and sides of the yard.
- 2** Repair the broken windows, in the front of the structure.
- 3** Replace and properly install the lighting fixture on the front of the home, that has been exposed to fire. Ensure that the fixture be replaced and installed in accordance with the provisions of the International Building Code.
- 4** If the property is intended to be vacant, ensure that all windows and doors are in a secured and sound 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 8358 8401 76

TCE240613 DB PLACARD/NOV/NOH  
LAWSON DAVID B  
2322 TALLEY LN  
TALLAHASSEE FL 32303-3242

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

Postage: \$7.3600

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

# **DANGEROUS**

# **BUILDING NOTICE**

**Address: 2295 TINA DR**

**CE Case No.: TCE240504**

**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).**

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Enforcing Official, Code Enforcement

---

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs. AHANOTU DIKE

400 CAPITAL CIR STE # 18

BOX #197

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240504**

Location of Violation: **2295 TINA DR**

Tax ID #: **1133170020340**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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: **04/09/2024**

Case No.: **TCE240504**

Tax Identification Number: **1133170020340**

Repeat Offender: **No**

Violation Address: **2295 TINA DR**

Owner(s):

AHANOTU DIKE  
400 CAPITAL CIR STE # 18  
BOX #197

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 304.13 Window, skylight, and door frames
- 2** IPMC 309.1 Infestation
- 3** IPMC 605.1 Installation
- 4** IPMC 305.2 Structural members.
- 5** IMPC 305.4 Stairs and Walking Surfaces.
- 6** IPMC 301.2 Responsibility.

Corrective Actions Required:

- 1** Replace the weather stripping around the front door and ensure that the door and frame are in sound condition, in good repair, and weathertight.
- 2** Structures shall be kept free from insect and rodent infestation. Secure an exterminator to promptly eliminate the infestation of roaches at the home and take proper precautions to prevent re-infestation.

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

Provide a globe to the lighting fixture on the exterior of the home.

- 4 Ensure structural members are maintained structurally sound and are capable of supporting the imposed loads.
- 5 Ensure every stair, ramp, landing, balcony, porch, deck, or other walking surface are maintained in sound condition and in good repair.
- 6 Ensure that while the structure is occupied, it is in a safe and sanitary 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

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USPS CERTIFIED MAIL



9214 8901 9403 8358 8528 89

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TCE240504 DB PLACARD/NOV/NOH  
AHANOTU DIKE  
400 CAPITAL CIR STE # 18  
BOX #197  
TALLAHASSEE FL 32301

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

Postage: \$7.3600

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

# DANGEROUS

# BUILDING NOTICE

**Address: 419 ESSEX DR**

**CE Case No.: TCE221884**

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).

  
adam.jacob (Apr 24, 2024 10:11 EDT)

Enforcing Official, Code Enforcement

04/24/2024

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 22, 2024

CITY OF TALLAHASSEE  
Petitioner,

vs.

LADD LARRY  
419 ESSEX DR  
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE221884**

Location of Violation: **419 ESSEX DR**

Tax ID #: **213426 E0070**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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: **09/08/2022**

Case No.: **TCE221884**

Tax Identification Number: **213426 E0070**

Repeat Offender: **No**

Violation Address: **419 ESSEX DR**

Owner(s):

LADD LARRY  
419 ESSEX DR  
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 **15** days of receipt of this notice.

Code(s) in Violation:

#### **International Property Maintenance Code (IPMC)**

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure  
304.1 General.
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure  
305.1 General.
- 3** IPMC 302.1 Sanitation.
- 4** IPMC 301.2 Responsibility.

Corrective Actions Required:

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

Repair or replace all damaged soffits, trim, and roofing materials as required to the applicable building codes. Repair or replace the front door as required to the applicable building code. Ensure all doors and windows are fully functional and weather tight. A building permit and a licensed contractor may be required for repairs.

- 2 Ensure the interior of a structure and equipment therein is maintained in good repair, structurally sound and in a sanitary condition.
- 3 Ensure all trash and debris is removed from the property, including but not limited to, appliances not in use.
- 4 The owner of the premises is responsible for maintaining the structure in a clean, safe, and sanitary condition. Ensure that all portions of the interior and exterior of your property is maintained in a safe and sanitary condition, including all of the required utilities being 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 8358 5361 09

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TCE221884 DB PLACARD/NOV/NOH  
LADD LARRY  
419 ESSEX DR  
TALLAHASSEE FL 32304-3917

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

Postage: \$7.3600

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

# DANGEROUS

# BUILDING NOTICE

**Address: 1569 CALDWELL DR**

**CE Case No.: TCE240305**

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).



adam.harrell@cityofallahassee.com

Enforcing Official, Code Enforcement

04/24/2024

Date





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 22, 2024

CITY OF TALLAHASSEE  
Petitioner,

vs.

SALTER CAROL LYNN & SALTER HEATHER ANN  
1569 CALDWELL DR  
TALLAHASSEE FL 32310

Respondent

Case No.: **TCE240305**

Location of Violation: **1569 CALDWELL DR**

Tax ID #: **410480 J0100**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **02/23/2024**

Case No.: **TCE240305**

Tax Identification Number: **410480 J0100**

Repeat Offender: **No**

Violation Address: **1569 CALDWELL DR**

Owner(s):

SALTER CAROL LYNN & SALTER HEATHER ANN  
1569 CALDWELL DR  
TALLAHASSEE FL 32310

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 309 Pest Elimination.  
**Other**
- 2** IPMC Chapter 3, Section 301.2 Responsibility.  
**3** IPMC 302.1 Sanitation.

Corrective Actions Required:

- 1** Take the proper steps to exterminate the mosquitos and other insects that are breeding in the containers in the backyard . Exterminate from the property insects, rodents, and vermin promptly by an approved processes that will not be injurious to human health. Remove the trash and debris from the yard to reduce attracting rodents and other animals or vermin living or scavenging for food through the trash and debris in the yard. Provide this office with documentation as to what has been done and will be done to prevent re-infestation.
- 2** The owner of the premises shall ensure that the structures and exterior property are maintained in a clean, safe, and sanitary condition, and ensure that the property is not occupied if it is not in a clean, safe, and sanitary condition.
- 3** Ensure the exterior property and premises are maintained in a clean, safe and sanitary condition. Ensure the occupant keeps that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. Properly dispose of all trash, debris, empty containers, vegetative debris, and other associated waste that is contributing to unsanitary and unsafe conditions.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8358 5345 70

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TCE240305 DBPLACARD/NOV/NOH  
SALTER CAROL LYNN & SALTER HEATHER ANN  
1569 CALDWELL DR  
TALLAHASSEE FL 32310-4952

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BHALE LLC

400 CAPITAL CIR SE STE 18-#303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240365**

Location of Violation: **3195 TIFFANY ST**

Tax ID #: **3103500000840**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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.: **TCE240365**  
Tax Identification Number: **3103500000840** Repeat Offender: **No**  
Violation Address: **3195 TIFFANY ST**

Owner(s):

BHALE LLC  
400 CAPITAL CIR SE STE 18-#303  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

- 1** IPMC Chapter 6, Section 602 ~ Heating Facilities
- 2** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 3** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 4** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 5** IPMC Chapter 3, Section 305 ~ Interior Structure

Corrective Actions Required:

- 1** Heating facilities shall be provided in structures as required by this section.

Replace and/or repair the central heating and cooling system that is efficient for the home, and it shall be kept and maintained in safe and good working conditions.

- 2** 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.

Replace the water heater at the property. It shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.



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

Repair and replace the receptacle plugs in the living room and bedroom #2. They should have the appropriate faceplate cover, for the location.

Repair the electrical breaker box and circuits, that are causing an electrical shortage at the property. Assure that the breaker box is label correctly and is working in the intended manner of the manufacturer.

Repair the lighting switch in the hallway.

- 4 Smoke alarms are required inside every bedroom. One smoke alarm is required outside the bedroom area. Existing smoke alarms must be functional.
- 5 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.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8359 2276 93

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TCE240365 NOV/NOH INITIAL  
BHALE LLC  
STE 18 PMB 303  
400 CAPITAL CIR SE  
TALLAHASSEE FL 32301-3839

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

STEWART DARRYL K & STEWART BRIDGET D

1608 SEQUOIA DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240423**

Location of Violation: **1608 SEQUOIA DR**

Tax ID #: **113260 H0100**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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: **03/13/2024**

Case No.: **TCE240423**

Tax Identification Number: **113260 H0100**

Repeat Offender: **No**

Violation Address: **1608 SEQUOIA DR**

Owner(s):

STEWART DARRYL K & STEWART BRIDGET D  
1608 SEQUOIA DR  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

**Land Development Code**

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

Corrective Actions Required:

- 1** Remove all trash, litter and debris from around the property and under the carport.  
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.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8359 2252 79

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TCE240423 NOV/NOH INITIAL  
STEWART DARRYL K & STEWART BRIDGET D  
1608 SEQUOIA DR  
TALLAHASSEE FL 32301-2734

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

GHIO JOHN ALEXANDER & GHIO CAROLYN EGAN

906 TERRACE ST

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240448**

Location of Violation: **906 TERRACE ST**

Tax ID #: **113027 F0080**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **03/21/2024** Case No.: **TCE240448**  
Tax Identification Number: **113027 F0080** Repeat Offender: **No**  
Violation Address: **906 TERRACE ST**

Owner(s):

GHIO JOHN ALEXANDER  
906 TERRACE ST  
TALLAHASSEE FL 32303

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

Code(s) in Violation:

**Land Development Code**

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

Corrective Actions Required:

- 1** Remove the two dead trees at the rear of your property bordering 885 Harbert Street.  
Clean up all tree debris accompanied with the tree removal.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8359 1186 94

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TCE240448 NOV/NOH INITIAL  
GHIO JOHN ALEXANDER & GHIO CAROLYN EGAN  
906 TERRACE ST  
TALLAHASSEE FL 32303-6455

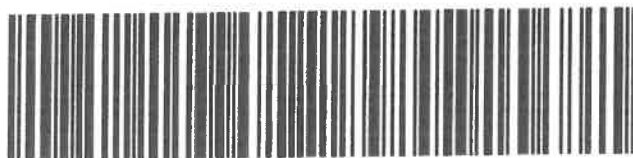
Return Reference Number:  
Username: Denise Garrett  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$7.3600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8360 1779 70

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TCE240752 NOV NOH  
CC SERENITY COURT LLC  
1511 EASTERN AVE  
BALTIMORE MD 21231-2328

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

May 02, 2024

CITY OF TALLAHASSEE  
Petitioner,

vs.

CC SERENITY COURT LLC  
1511 EASTERN AVE  
BALTIMORE MD 21231  
Respondent

Case No.: **TCE240752**

Location of Violation: **2125 JACKSON BLUFF RD APT G-201**

Tax ID #: **4103202400000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Jency Probert*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

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

Case No.: **TCE240752**

Tax Identification Number: **4103202400000**

Repeat Offender: **No**

Violation Address: **2125 JACKSON BLUFF RD APT G-201**

Owner(s):

CC SERENITY COURT LLC  
1511 EASTERN AVE  
BALTIMORE MD 21231

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 304 ~ Exterior Structure.  
304.1 General.
- 2** IPMC Chapter 3, Section 309 ~ Pest Elimination.  
309.1 Infestation.
- 3** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures.  
504.1 General.
- 4** IPMC Chapter 6, Section 602 ~ Heating Facilities.  
602.2 Residential occupancies.  
602.3 Heat supply.
- 5** IPMC Chapter 6, Section 603 ~ Mechanical Equipment.  
603.1 Mechanical equipment and appliances.
- 6** IPMC Chapter 6, Section 604 ~ Electrical Facilities.  
604.1 Facilities required.  
604.2 Service.
- 7** IPMC Chapter 7, Section 704 ~ Fire Protection Systems  
704.6.1.2 Groups R-2, R-3, R-4 and I-1.
- 8** IPMC Chapter 3, Section 305 ~ Interior Structure.  
305.1 General.

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

Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a minimum rating of 60 amperes.

Install the appropriate size service as required. A building permit and a licensed contractor may be required.

- 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.

There are no smoke alarms in the bedrooms. Install a smoke alarm in each room used for sleeping purposes. Leave the existing smoke alarm in the hallway. Add an additional smoke alarm in the living room away from the kitchen area. Be prepared to demonstrate that all of the smoke alarms are fully functional at the time of re-inspection.

- 8 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. The kitchen countertop surface coating is separating from the countertop. Repair or replace the countertop surface as required.
- 9 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. The power panel does not have all of the circuits identified. I identify all of the circuits as required.

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

May 09, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TRIPLETT JOASHA J L

1513 JACKS DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240544**

Location of Violation: **1513 JACKS DR**

Tax ID #: **310553 C0102**

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

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

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

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

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





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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: **04/03/2024** Case No.: **TCE240544**  
Tax Identification Number: **310553 C0102** Repeat Offender: **No**  
Violation Address: **1513 JACKS DR**

Owner(s):

TRIPLETT JOASHA J L  
1513 JACKS 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:

**Code of General Ordinances**

- 1** IPMC-302.8 Motor vehicles.

Corrective Actions Required:

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

Reference to the Black Nissan Maxima.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8361 1034 35

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NOV/NOH TCE240544  
TRIPLETT JOASHA J L  
1513 JACKS DR  
TALLAHASSEE FL 32301-6040

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

May 09, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

AREA 13 LLC

404 W VIRGINIA ST

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240575**

Location of Violation: **V/L across from 616 Dunn St**

Tax ID #: **2125280000140**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **04/10/2024**

Case No.: **TCE240575**

Tax Identification Number: **2125280000140**

Repeat Offender: **No**

Violation Address: **V/L across from 616 Dunn St**

Owner(s):

AREA 13 LLC  
404 W VIRGINIA ST  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

**Other**

- 1** 302.1 Sanitation.
- 2** 302.4 Weeds.
- 3** 302.7 Accessory structures.

Corrective Actions Required:

- 1** Remove all trash and debris from the property.
- 2** Mow all high grass and weeds on the property.
- 3** Please repair the damaged/missing area of the fence.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8361 1092 53

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NOV/NOH TCE240575  
AREA 13 LLC  
404 W VIRGINIA ST  
TALLAHASSEE FL 32301-1030

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

Postage: \$7.3600

**City of Tallahassee  
Housing and Community Resilience  
Code Enforcement Division**

Case No. **TCE240613**

Re: Violation of Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10)  
of the City of Tallahassee Land Development Code

Property: **2322 TALLEY LN, TALLAHASSEE, FL**

Owner: **DAVID B LAWSON  
2322 TALLEY LN  
TALLAHASSEE FL 32303**

**EMERGENCY BOARD & SEAL ORDER**


This matter is before the Enforcement Official based on a notice of violation being issued to the above-identified owner for the subject property being in violation of the Dangerous Building Code, Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10) of The City of Tallahassee Land Development Code. Based on the Enforcing Official's review of the entire case for **2322 TALLEY LN, Tallahassee, Florida, Tallahassee, Florida, 2121511203401** the following findings are hereby made:

**DAVID B LAWSON** is the owner of the subject property and the notice of violation was sent to the last known mailing address of **DAVID B LAWSON, 2322 TALLEY LN, TALLAHASSEE FL 32303**, via certified mail and was also posted at the property address listed at **2322 TALLEY LN, Tallahassee, FL**. The property, which is the subject of this proceeding, is identified as Leon County Tax Parcel **2121511203401**.

The building on the subject property is currently open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is the opinion of the enforcement official that this structure shall be immediately boarded and sealed.

It is therefore ORDERED that, in accordance with Chapter 3, Article VI, Section 3-374, of the City of Tallahassee Land Development Code, in the interest of the public's health, safety and welfare, the building on the subject property shall be boarded and sealed by the City of Tallahassee. The boarding and sealing of the subject building shall follow the standards specified in Chapter 3, Article VI, Section 3-372, of the City of Tallahassee Land Development Code.

DONE AND ORDERED in the City of Tallahassee, Leon County, Florida on 5/13/2024.

  
\_\_\_\_\_  
Jeannine Fier, as Enforcement Official



**Housing and Community Resilience  
Code Enforcement Division**

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

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

**AFFIDAVIT OF POSTING**

Case No. **TCE240613**

Owner(s): **LAWSON DAVID B**

Violation Address: **2322 TALLEY LN**

Parcel: **2121511203401**

I, \_\_\_\_\_, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on \_\_\_\_\_, I personally received a copy of the following documents for the above-referenced property

|                                                              |                                               |                                                    |
|--------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------|
| <input type="radio"/> Notice of Violation/ Notice of Hearing | <input type="radio"/> Notice of Hearing       | <input type="radio"/> Code Board/Magistrate Order  |
| <input type="radio"/> Notice of Violation                    | <input type="radio"/> Initial Hearing         | <input type="radio"/> Initial Order                |
| <input type="radio"/> Lot Mowing                             | <input type="radio"/> Final Hearing           | <input type="radio"/> Final Order                  |
| <input type="radio"/> Demolition                             | <input type="radio"/> Reconsideration Hearing | <input type="radio"/> Boarding & Sealing Order     |
| <input type="radio"/> Dangerous Building Placard             | <input type="radio"/> Other: _____            | <input type="radio"/> Emergency Board & Seal Order |
|                                                              |                                               | <input type="radio"/> Order to Vacate              |

and said documents were

- Posted at [www.talgov.com](http://www.talgov.com) on \_\_\_\_\_
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on \_\_\_\_\_

\_\_\_\_\_  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on \_\_\_\_\_, by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and who did take an oath.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
(Print/Type/Stamp of Name of Notary)

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

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USPS CERTIFIED MAIL



9214 8901 9403 8361 4693 57

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EMERGENCY BOARD & SEAL TCE240613  
DAVID B LAWSON  
2322 TALLEY LN  
TALLAHASSEE FL 32303-3242

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

May 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ZAVERI DIVYESH & ZAVERI JOLLY

3596 MOSSY CREEK LN

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE240787**

Location of Violation: **3596 MOSSY CREEK LN**

Tax ID #: **311529 B0010**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **04/30/2024** Case No.: **TCE240787**  
Tax Identification Number: **311529 B0010** Repeat Offender: **No**  
Violation Address: **3596 MOSSY CREEK LN**

Owner(s):

ZAVERI DIVYESH & ZAVERI JOLLY  
3596 MOSSY CREEK LN  
TALLAHASSEE FL 32311

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

Code(s) in Violation:

**Land Development Code**

- 1** TLDC Chapter 3, Section 3-432, 3-433 & 3-434 - Swimming Pools

Corrective Actions Required:

- 1** A 4-foot fence is required to surround the swimming pool. The fence must have self-closing, self-latching gates. This is a life safety issue. You must secure the pool immediately and arrange to fence in the pool.

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

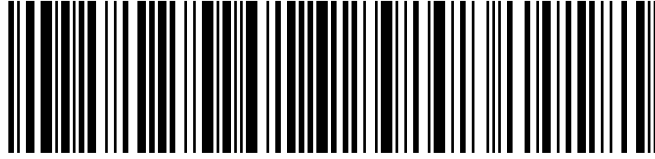
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8361 6319 14

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TCE240787 NOV/NOH INITIAL  
ZAVERI DIVYESH & ZAVERI JOLLY  
3596 MOSSY CREEK LN  
TALLAHASSEE FL 32311-3641

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

Postage: \$7.3600

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

# DANGEROUS

# BUILDING NOTICE

Address: 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).

*Quinnise Fier*

Enforcing Official, Code Enforcement

05/08/2024

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

May 08, 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





## Housing and Community Resilience Code Enforcement

### AMENDED 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

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

Corrective Actions Required:

- 1** 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.
- 2** Ensure the building is secured immediately as the missing windows and doors allow trespassers. This is a life safety issue.
- 3** 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.

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

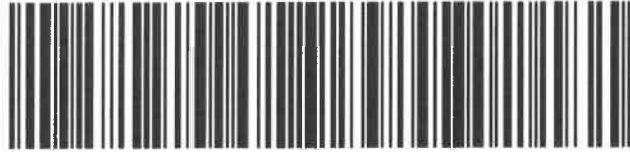
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8360 8729 43

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TCE240806 DEMO/AMENDED NOV  
SPRINGFIELD HOMETOWN INVESTORS LLC  
2330 CENTERVILLE RD  
TALLAHASSEE FL 32308

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

Postage: \$7.3600

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

# DANGEROUS

# BUILDING NOTICE

**Address: 2005 E INDIAN HEAD DR**

**CE Case No.: TCE240857**

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).

*Jeanine Fier*

Enforcing Official, Code Enforcement

05/14/2024

Date



## Housing and Community Resilience Code Enforcement

### Notice of Violation

|                                                                                 |                  |                  |
|---------------------------------------------------------------------------------|------------------|------------------|
| Code Officer: <b>Shameka Bush</b>                                               | Permit No.:      | <b>NA</b>        |
| Initial Inspection Date: <b>05/13/2024</b>                                      | Case No.:        | <b>TCE240857</b> |
| Tax Identification Number: <b>310550 X0220</b>                                  | Repeat Offender: | <b>No</b>        |
| Violation Address: <b>2005 E INDIAN HEAD DR</b>                                 |                  |                  |
| Owner(s):<br>STIEGLER STEPHEN G<br>2005 E INDIANHEAD DR<br>TALLAHASSEE FL 32301 |                  |                  |

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 301.3 Vacant structures and land.

Corrective Actions Required:

- 1** Ensure all doors and/or windows are in good working order with proper hardware and locks to prevent unlawful entry to structure. If the property is intended to be vacant, ensure all windows 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**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

May 14, 2024

CITY OF TALLAHASSEE  
Petitioner,

vs.

STIEGLER STEPHEN G  
2005 E INDIANHEAD DR  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240857**

Location of Violation: **2005 E INDIAN HEAD DR**

Tax ID #: **310550 X0220**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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**

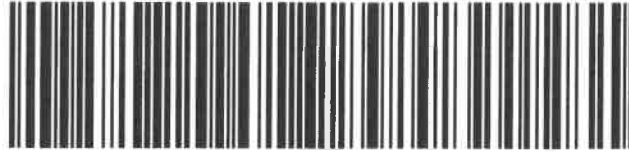
Code Enforcement Division

Attachment

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

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USPS CERTIFIED MAIL



9214 8901 9403 8361 5825 13

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TCE240857 DB PLACARD/NOV/NOH  
STIEGLER STEPHEN G  
2005 E INDIANHEAD DR  
TALLAHASSEE FL 32301-5837

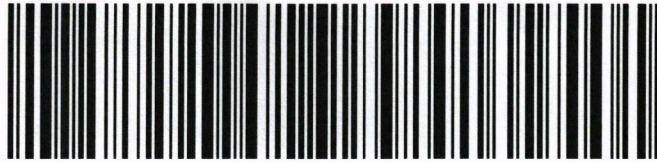
Return Reference Number:  
Username: Denise Garrett  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$7.3600



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

USPS CERTIFIED MAIL



9214 8901 9403 8359 7357 85

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TCE240785 NOV DEMO  
AYERS LEONARD JR ESTATE C/O WILLIE AYERS PERS REP  
230 CHANDRA WAY  
HINESVILLE GA 31313-5727

Return Reference Number:  
Jsername: 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**

April 30, 2024

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

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

Tax I.D. # **3107202660000**

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **04/29/2024**

Case No.: **TCE240785**

Tax Identification Number: **3107202660000**

Repeat Offender: **No**

Violation Address: **603 PUTNAM DR**

Owner(s):

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

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

Code(s) in Violation:

**Code of General Ordinances**

- 1** IPMC 302.4 Weeds.

**Land Development Code**

- 2** IPMC 302.1 Sanitation (Residential)

**Other**

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

Corrective Actions Required:

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

- 5 Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.

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

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

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

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

# DANGEROUS

# BUILDING NOTICE

Address: 603 PUTNAM DR

CE Case No.: TCE240785

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

  
Enforcing Official, Code Enforcement

4/30/24  
Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

May 02, 2024

CITY OF TALLAHASSEE  
Petitioner,

vs.

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

Respondent

Case No.: **TCE240620**

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

Tax ID #: **1109202240000**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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,

*Lesa Vause*

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **04/26/2024**

Case No.: **TCE240620**

Tax Identification Number: **1109202240000**

Repeat Offender: **No**

Violation Address: **2305 KILLEARN CENTER BLVD APT A-18**

Owner(s):

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

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

Code(s) in Violation:

#### **Other**

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

Corrective Actions Required:

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



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

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

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**

April 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PLATO VILLAS APTS LLC

920 E COUNTY LINE RD STE 201

LAKEWOOD NJ 08701

Respondent

Case No.: **TCE240609**

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

Tax ID #: **2121510191480**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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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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,

*Lesa Vause*

Code Enforcement Division  
Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesla Vause**

Permit No.: **NA**

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

Case No.: **TCE240609**

Tax Identification Number: **2121510191480**

Repeat Offender: **No**

Violation Address: **2400 W THARPE ST APT 304**

Owner(s):

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

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

Code(s) in Violation:

#### **Other**

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

Corrective Actions Required:

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

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

**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  
NOTICE OF HEARING**

**May 06, 2024**                      **REDDING GUESSIE LIFE ESTATE**  
**AYERS LEONARD JR ESTATE C/O WILLIE AYERS PERS REP**  
**230 CHANDRA WAY**  
**HINESVILLE GA 31313**

**Re: CASE NUMBER**    **TCE240785**  
**LOCATION:**                **603 PUTNAM DR**  
**Tax ID #:**                **3107202660000**

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 **06/04/2024** 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](mailto: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 **05/28/2024** 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.

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](http://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<br>300 South Adams Street<br>Tallahassee, FL 32301-1731<br>850-891-0000<br>TDD: 711 • Talgov.com | JOHN E. DAILEY<br>Mayor    | DIANNE WILLIAMS-COX<br>Mayor Pro Tem  | ELAINE W. BRYANT<br>Commissioner           | CURTIS RICHARDSON<br>Commissioner | JEREMY MATLOW<br>Commissioner |
|                                                                                                            | REESE GOAD<br>City Manager | CASSANDRA K. JACKSON<br>City Attorney | JAMES O. COOKE, IV<br>City Treasurer-Clerk | DENNIS R. SUTTON<br>City Auditor  |                               |



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

April 30, 2024

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

Re: Address: **603 PUTNAM DR**

Case No.: **TCE240785**

Tax I.D. # **3107202660000**

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division

Attachment





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Martin Atorresagasti** Permit No.: **NA**  
Initial Inspection Date: **04/29/2024** Case No.: **TCE240785**  
Tax Identification Number: **3107202660000** Repeat Offender: **No**  
Violation Address: **603 PUTNAM DR**  
Owner(s):

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

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

**Code(s) in Violation:**

**Code of General Ordinances**

**1 IPMC 302.4 Weeds.**

**Land Development Code**

**2 IPMC 302.1 Sanitation (Residential)**

**Other**

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

**Corrective Actions Required:**

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

- 5 Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.

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

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

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

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

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

# DANGEROUS

# BUILDING NOTICE

Address: 603 PUTNAM DR

CE Case No.: TCE240785

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

Enforcing Official, Code Enforcement

Date

4/30/24



**CITY OF  
TALLAHASSEE**

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

**May 14, 2024**

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

**Re: CASE NUMBER TCE220351  
LOCATION: 1507 MELVIN ST  
Tax I.D. #(s): 4101540000151**

**NEW HEARING DATE - ONE YEAR BOARDING ORDER HAS EXPIRED**

**Dear Sir/Madam:**

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/05/2024. This final hearing will be held on **June 4, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

*Martin Aterresagasti*

Code Enforcement Division

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

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

CASE NO.: TCE220351

VIOLATION ADDRESS: 1507 MELVIN ST

VIOLATION TAX ID #: 4101540000151

COPY

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4101540000151** and the physical address is identified as **1507 MELVIN ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **MARTIN FREDDIE SR LIVING TRUST** (hereinafter "Property Owner(s)").
3. On 02/25/2022 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
**TLDC Chapter 1, Section 1-2 (10) and (4)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on **4-5-2022** before the Municipal Code Enforcement Board/Magistrate.
5. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing.

DID NOT attend this hearing.

**The following violations remain:**

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

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

DONE and ORDERED this 5<sup>th</sup> day of April, 2022.

  
JODY DODSON, MAGISTRATE



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

**April 17, 2024**

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

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

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/04/2023. This final hearing will be held on **June 4, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/28/2024 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Atoresagasti*

Code Enforcement Division

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

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

**CASE NO.: TCE230120**

**VIOLATION ADDRESS: 401 LEWIS ST**

**VIOLATION TAX ID #: 410152 C0050**

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

**FINDINGS**

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

- A. IPMC, Chapter 3, Section 304
- B. TLDC, Chapter 1, Section 1-2 (10)

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

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

DID attend the initial hearing.

DID NOT attend the initial hearing.

**The following violations remain: (SEE ATTACHMENT A)**

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

DONE and ORDERED this 4th day of April 2023.

  
\_\_\_\_\_  
**JODY DODSON, CODE MAGISTRATE**



CITY OF  
TALLAHASSEE

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

**April 29, 2024**

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

**Re: CASE NUMBER TCE232455**

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

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

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 **June 4, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

*Shameka Bush*

Code Enforcement Division

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

MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE  
CITY OF TALLAHASSEE  
INITIAL ORDER

COPY

CASE NO.: TCE232455

VIOLATION ADDRESS: 1204 CROSS CREEK WAY UNIT 1

VIOLATION TAX ID #: 310404 300A0

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

FINDINGS

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

DID attend this hearing.

DID NOT attend this hearing.

6. The following violations remain:

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

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

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

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

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

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

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

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

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

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

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

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

DONE and ORDERED this 5th day of MARCH 2024.

  
\_\_\_\_\_  
KEVIN SOSSONG, CODE MAGISTRATE





CITY OF  
TALLAHASSEE

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

**April 16, 2024**

**PACIFICA SPRINGWOOD LLC  
1775 HANCOCK ST  
SAN DIEGO CA 92110**

**Re: CASE NUMBER TCE232536  
LOCATION: 2660 OLD BAINBRIDGE RD  
Tax I.D. #(s): 2115206100000**

**Dear Sir/Madam:**

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 03/05/2024. This final hearing will be held on **June 4, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/25/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

*Jency Probert*

Code Enforcement Division

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

MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE  
CITY OF TALLAHASSEE  
INITIAL ORDER

COPY

CASE NO.: TCE232536

VIOLATION ADDRESS: 2660 OLD BAINBRIDGE RD

VIOLATION TAX ID #: 2115206100000

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2115206100000 and the physical address is identified 2660 OLD BAINBRIDGE RD, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are PACIFICA SPRINGWOOD LLC (hereinafter "Property Owner(s)").
3. On 10/17/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

- A. IPMC, Chapter 3, Section 302 – Exterior Property Areas
- B. IPMC, Chapter 3, Section 307 – Handrails & Guardrails
- C. IPMC, Chapter 3, Section 304 – Exterior Structure
- D. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)
- E. TLDC, Chapter 3, Section 3-401- Fences & Walls

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 03/05/2024 before the Code Magistrate.
5. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing.

DID NOT attend this hearing.

6. The following violations remain:

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

*Corrective Action Required: The retaining wall/fence along the east side of the play ground area is in disrepair and failing. Obtain a licensed professional to evaluate the retaining wall/fence as required. Repair/replace the retaining wall/fence as required to the applicable building codes. A building permit, an environmental permit, and a licensed contractor will be required. Repair/replace/remove all damaged play ground equipment as required. Ensure that all of the outdoor playground equipment that remains on site is not in disrepair and remains fully functional.*

**B. IPMC, Chapter 3, Section 307 – Handrails & Guardrails**

*Corrective Action Required: Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Repair or replace all handrails and guardrails as required to the applicable building code on all exterior stair cases as required. Ensure all guard rails and hand rails are fully functional.*

**C. IPMC, Chapter 3, Section 304 – Exterior Structure**

*Corrective Action Required: Ensure that all of the exterior stairs/steps are in good repair and are fully functional. Repair or replace all damaged exterior stairs as required to the applicable building codes.*

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

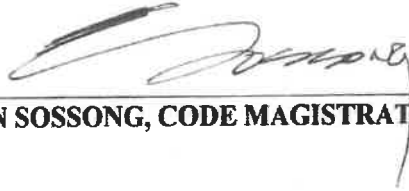
*Corrective Action Required: Remove all trash, litter and debris from property. Remove all trash and debris from the holding pond area, located west of the office. Remove all trash and debris from around the fencing that surrounds the holding pond. Remove the trash and debris from in and around the trash compactor north of the holding pond.*

**E. TLDC, Chapter 3, Section 3-401- Fences & Walls**

***Corrective Action Required: Repair or replace the damaged or missing fencing that surrounds the holding pond as required to the applicable building code. Repair or replace the damaged or missing fencing that surrounds the play ground area located east of building 14. Repair or replace the damaged concrete wall and fencing that surrounds the garbage compactor, located north of the holding pond, as required to the applicable building code. Ensure that the compactor is fully functional.***

7. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
8. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.
9. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 5-7-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of MARCH 2024.



KEVIN SOSSONG, CODE MAGISTRATE



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

May 06, 2024

CITY OF TALLAHASSEE  
Petitioner,

vs.

EBER GROUP LLC  
1563 CAPITAL CIR SE # 100  
TALLAHASSEE FL 32301-5115

Respondent

Case No.: **TCE232621**

Location of Violation: **406 WALLIS ST**

Tax ID #: **411250 A0041**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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**

Initial Inspection Date: **10/24/2023**

Tax Identification Number: **411250 A0041**

Violation Address: **406 WALLIS ST**

Owner(s):

**EBER GROUP LLC  
1563 CAPITAL CIR SE # 100  
TALLAHASSEE FL 32301-5115**

Permit No.: **NA**

Case No.: **TCE232621**

Repeat Offender: **No**

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 5** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** Repair or replace front door and door jam that is in disrepair. Front porch supports must be through bolted to roof supports. Remove all boards on windows and doors, windows and doors must be sound and tight and work as intended.
- 2** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.  
Repair or replace kitchen cabinet and sink cabinet that is in disrepair with water damage.  
Repair damaged walls in kitchen and around damaged electrical boxes.



- 3 Repair or replace the kitchen sink that is leaking water and the bathroom sink that is clogged up.
- 4 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.  
Repair or replace all damaged electrical boxes that are hanging out of the wall. Breaker panel is missing a blank off plate.
- 5 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.  
All sleeping quarters and hallway to sleeping quarters must have working smoke detectors.

**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**

April 30, 2024

CITY OF TALLAHASSEE  
Petitioner,

vs.

ROE BRANDON  
PO BOX 6851  
TALLAHASSEE FL 32314  
Respondent

Case No.: **TCE240097**

Location of Violation: **3434 LAURA ST**

Tax ID #: **311840 G0170**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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: **01/22/2024**

Case No.: **TCE240097**

Tax Identification Number: **311840 G0170**

Repeat Offender: **No**

Violation Address: **3434 LAURA ST**

Owner(s):

ROE BRANDON  
PO BOX 6851  
TALLAHASSEE FL 32314

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

Code(s) in Violation:

**Code of General Ordinances**

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

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

Corrective Actions Required:

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

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

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

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

**Housing and Community Resilience**

**Code Enforcement Division**

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

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

**AFFIDAVIT OF POSTING**

Case No. TCE240278

Owner(s): **HORTON PATRICK**

Violation Address: **1425 N DUVAL ST**

Parcel: **212543 G0310**

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

5-1-24, I personally received a copy of the following documents for the above-referenced property

**CORRECTED VIOLATION CHECKLIST**

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

and said documents were

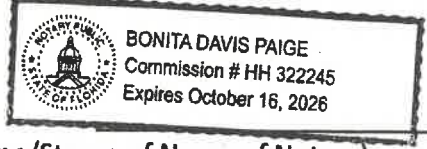
- Posted at www.tal.gov.com on May 1, 2024
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on \_\_\_\_\_

[Signature]  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 5-1-24, by **SIR'TERIA HENDERSON**, who is personally known to me or has produced n/a (type of identification) as identification and who did take an oath.

[Signature]  
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 11, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HORTON PATRICK

1425 N DUVAL ST

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240278**

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

Tax ID #: **212543 G0310**

COPY

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Enforcement Board** on **06/04/2024** at **6:30 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 Enforcement Board**.

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 Enforcement Board** 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 Enforcement Board** 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 Enforcement Board** 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 Enforcement Board** 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 Enforcement Board** 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 Enforcement Board** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Enforcement Board** 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 Enforcement Board**.

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 Enforcement Board** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

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

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

Sincerely,

**Angela Land**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Angela Land**

Permit No.: **NA**

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

Case No.: **TCE240278**

Tax Identification Number: **212543 G0310**

Repeat Offender: **No**

Violation Address: **1425 N DUVAL ST**

Owner(s):

**HORTON PATRICK  
1425 N DUVAL ST  
TALLAHASSEE FL 32303**

**REVISED  
VIOLATION CHECKLIST**

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

Code(s) in Violation:

**Other**

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

Corrective Actions Required:

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



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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 12, 2024

CITY OF TALLAHASSEE  
Petitioner,

vs.

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

Respondent

Case No.: **TCE240351**

Location of Violation: **2327 PARROT LN**

Tax ID #: **2121860000510**

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

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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 **06/04/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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: **03/06/2024** Case No.: **TCE240351**  
Tax Identification Number: **2121860000510** Repeat Offender: **No**  
Violation Address: **2327 PARROT LN**

Owner(s):

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

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

Code(s) in Violation:

**Land Development Code**

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

Corrective Actions Required:

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

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

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

April 16, 2024

CITY OF TALLAHASSEE  
Petitioner,

vs.

FISHER GEORGE B  
832 E COLLEGE AVE  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240295**

**NEW HEARING DATE**

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

Tax ID #: **2127190000140**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

**OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING**

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,

*Angela Land*

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Angela Land**

Permit No.: **NA**

Initial Inspection Date: **02/19/2024**

Case No.: **TCE240295**

Tax Identification Number: **2127190000140**

Repeat Offender: **No**

Violation Address: **730 GOLD NUGGET TRL**

Owner(s):

FISHER GEORGE B  
832 E COLLEGE AVE  
TALLAHASSEE FL 32301

#### ORIGINAL DAYS FOR COMPLIANCE

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

Code(s) in Violation:

#### Code of General Ordinances

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

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

Corrective Actions Required:

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

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

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