



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

VASQUEZ ESPERANZA M

1470 KNOXVILLE LN

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240686**

Location of Violation: **1470 KNOXVILLE LN**

Tax ID #: **213061 C0290**

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 **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



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OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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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: **04/18/2024**

Case No.: **TCE240686**

Tax Identification Number: **213061 C0290**

Repeat Offender: **No**

Violation Address: **1470 KNOXVILLE LN**

Owner(s):

VASQUEZ ESPERANZA M
1470 KNOXVILLE LN
TALLAHASSEE FL 32304

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas.
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. Ensure all vehicles are licensed and operable. Store automotive parts inside.

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

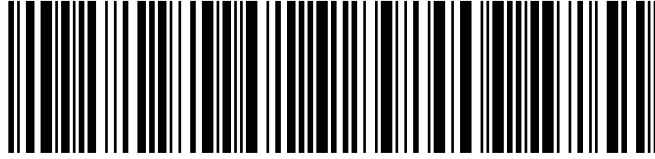
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8362 9199 05

TCE240686 NOV/NOH INITIAL
VASQUEZ ESPERANZA M
1470 KNOXVILLE LN
TALLAHASSEE FL 32304-9267

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SURIT HOUSES LLC

3 BARBERRY CT

WHIPPANY NJ 07981

Respondent

Case No.: **TCE240905**

Location of Violation: **2325 W PENSACOLA ST APT 111**

Tax ID #: **213447 11110**

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

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Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

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

Case No.: **TCE240905**

Tax Identification Number: **213447 11110**

Repeat Offender: **No**

Violation Address: **2325 W PENSACOLA ST APT 111**

Owner(s):

SURIT HOUSES LLC
3 BARBERRY CT
WHIPPANY NJ 07981

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 **30** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.1 General.
IPMC 304.2 Protective treatment.
IPMC 304.7 Roofs and drainage.
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure.
IPMC 305.1 General.
IPMC 305.3 Interior surfaces.
IPMC 305.4 Stairs and walking surfaces.
IPMC 305.6 Interior doors.
- 3** IPMC Chapter 6, Section 603 ~ Mechanical Equipment.
IPMC 603.1 Mechanical equipment and appliances.
- 4** IPMC Chapter 6, Section 605 ~Electrical Equipment.
IPMC 605.1 Installation.
- 5** IPMC Chapter 7, Section 704 ~ Fire Protection Systems.

Corrective Actions Required:

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

The second floor roof was apparently damaged during the recent storm on 05-10-2024 and is leaking through the unit above into this ground floor unit below. Although the roof was reportedly tarped, it has not ceased the flow of water into the ground floor unit. Repair all of the exterior damage as required to the applicable building code. Ensure that the roof is weather tight, and capable of repelling water from entering the ground floor unit. Repair all exterior water damage as required to the applicable building codes and to industry accepted standards.

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

There has been water incursion from the unit above through the ceiling drywall and the carpeting has been soaking wet since the storm event of 05-10-2024. The ceiling drywall has started to separate along the seams and from the rafters. This situation is dangerous and that bedroom should not be used until the proper repairs to the exterior and interior can be made. Repair the exterior envelope of the building and ensure that it is water tight. Remediate all interior water damage as required. Repair, replace, or remove all water damaged drywall and floor coverings as required. Repair or replace all damaged interior doors and ensure that they are fully functional. Repair, replace or remove any other items not listed that are also water damaged. A building permit and a licensed contractor may be required for some repairs. Ensure that all repairs are completed to the applicable building codes and accepted industry standards.

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

The HVAC system was damaged during the 05-10-2024 storm. Repair or replace the HVAC system as required. Ensure that the system is fully functional.

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

The ceiling fan had water dripping from the fixture. Repair or replace the fixture as required.

Inspect all electrical equipment and receptacles and ensure that they do not have any water damage. Repair or replace water damaged items as required.

- 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.

The following violation, requires your immediate attention: There are no functioning smoke alarms in the unit. Install a smoke alarm in each room used for sleeping purposes. Install an additional smoke alarm in the hallway in the immediate vicinity of the bedrooms.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8363 3451 78

TCE240905 NOV/NOH INITIAL
SURIT HOUSES LLC
3 BARBERRY CT
WHIPPANY NJ 07981-1048

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

Postage: \$7.3600