



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

February 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

KEY CARI ELIZABETH

3545 GALLAGHER DR

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE240139**

Location of Violation: **3545 GALLAGHER DR**

Tax ID #: **110250 CH0020**

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 **05/07/2024** 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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**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **01/24/2024** Case No.: **TCE240139**  
Tax Identification Number: **110250 CH0020** Repeat Offender: **No**  
Violation Address: **3545 GALLAGHER DR**

Owner(s):

KEY CARI ELIZABETH  
3545 GALLAGHER DR  
TALLAHASSEE FL 32309

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

Code(s) in Violation:

#### **Land Development Code**

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

Corrective Actions Required:

- 1** Remove dead tree(s) from back yard.

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

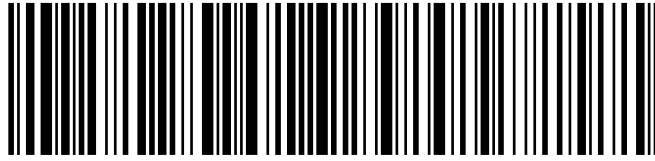
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8350 3603 20

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TCE240139 NOV/NOH INITIAL  
KEY CARI ELIZABETH  
3545 GALLAGHER DR  
TALLAHASSEE FL 32309-3247

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**

March 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

NEWBON TERSARA

4404 WESTOVER CT

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE233006**

Location of Violation: **4404 WESTOVER CT**

Tax ID #: **211718 D0340**

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,

**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: **01/03/2024** Case No.: **TCE233006**  
Tax Identification Number: **211718 D0340** Repeat Offender: **No**  
Violation Address: **4404 WESTOVER CT**

Owner(s):

NEWBON TERSARA  
4404 WESTOVER CT  
TALLAHASSEE FL 32303

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

Code(s) in Violation:

#### **Code of General Ordinances**

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

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag. SUV must have current tag displayed and inflated tires.

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

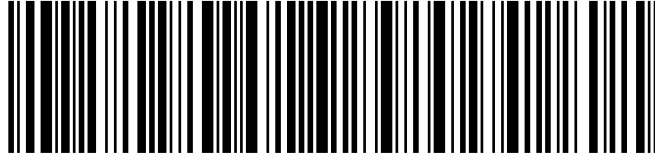
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8351 8101 69

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TCE233006 NOV/NOH INITIAL  
NEWBON TERSARA  
4404 WESTOVER CT  
TALLAHASSEE FL 32303-2467

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**

March 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

XIAO LING & LIU JIN

1336 LANSDOWNE RD

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE240261**

Location of Violation: **2621 PEACHTREE DR**

Tax ID #: **212870000790**

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

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

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

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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: **02/09/2024** Case No.: **TCE240261**  
Tax Identification Number: **2128700000790** Repeat Offender: **No**  
Violation Address: **2621 PEACHTREE DR**

Owner(s):

XIAO LING & LIU JIN  
1336 LANSDOWNE RD  
TALLAHASSEE FL 32317

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

Code(s) in Violation:

#### **Code of General Ordinances**

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8351 8212 64

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TCE240261 NOV/NOH INITIAL  
XIAO LING & LIU JIN  
1336 LANSDOWNE RD  
TALLAHASSEE FL 32317-9513

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**

March 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TERRA LAKE HEIGHTS LLC

7901 4 ST N STE 300

SAINT PETERSBURG FL 33702

Respondent

Case No.: **TCE240287**

Location of Violation: **1375 PULLEN RD APT 218**

Tax ID #: **2123202150000**

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,

**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: **02/21/2024** Case No.: **TCE240287**  
Tax Identification Number: **2123202150000** Repeat Offender: **No**  
Violation Address: **1375 PULLEN RD APT 218**

Owner(s):

TERRA LAKE HEIGHTS LLC  
7901 4 ST N STE 300  
SAINT PETERSBURG FL 33702

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 305 ~ Interior Structure
- 2** IPMC Chapter 5, Section 501 Responsibility
- 3** IPMC Chapter 6, Section 601 - Responsibility
- 4** IPMC Chapter 6, Section 603 ~ Mechanical Equipment

Corrective Actions Required:

- 1** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Second bathroom wall in apartment #218 must be free from all defects, holes and soft spots. Towel rack in first bathroom must be secured to wall.
- 2** The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter. Apartment #218's kitchen sink must be free from all defects, leaks and work properly. Toilet in first bedroom must be free from all defects and work properly. Second bathroom tub fixture must be secured to wall.
- 3** The owner of the structure shall provide and maintain mechanical & electrical facilities and equipment in compliance with these requirements. All receptacles in apartment #218 must work properly. Light fixture in kitchen must be secured to ceiling. Microwave oven must be free from all defects and work properly.

- 4 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Water heater must be free from all defects and provided hot water.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8351 8135 80

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TCE240287 NOV/NOH INITIAL  
TERRA LAKE HEIGHTS LLC  
STE 300  
7901 4TH ST N  
ST PETERSBURG FL 33702-4399

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**

March 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FISHER GEORGE B  
832 E COLLEGE AVE  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240295**

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.

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TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

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

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

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

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

Sincerely,

**Angela Land**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Angela Land** Permit No.: **NA**  
Initial Inspection Date: **02/19/2024** 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

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

Code(s) in Violation:

#### **Code of General Ordinances**

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

#### **Land Development Code**

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

Corrective Actions Required:

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8351 8116 92

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TCE240295 NOV/NOH INITIAL  
FISHER GEORGE B  
832 E COLLEGE AVE  
TALLAHASSEE FL 32301-2913

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**

March 13, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SPG TALLAHASSEE EQUITIES LLC

195 BROADWAY STE 318

BROOKLYN NY 11211

Respondent

Case No.: **TCE232032**

Location of Violation: **235 OCALA RD S APT 1104**

Tax ID #: **2134510001225**

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 **05/07/2024** 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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Sincerely,

**Jency Probert**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **08/25/2023**

Case No.: **TCE232032**

Tax Identification Number: **2134510001225**

Repeat Offender: **No**

Violation Address: **235 OCALA RD S APT 1104**

Owner(s):

SPG TALLAHASSEE EQUITIES LLC  
195 BROADWAY STE 318  
BROOKLYN NY 11211

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure  
The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
- 2** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 3** IPMC Chapter 6, Section 605 ~Electrical Equipment

Corrective Actions Required:



- 1 The ceiling repair in the laundry room has not been completed. Complete the ceiling repair as required to the applicable building code.

There are places where the baseboard is damaged, missing, or not properly installed. Repair, replace, or complete the installation of the baseboard as required. Check all of the unit, including the bedrooms, for the locations as required.

The plumbing in the kitchen sink cabinet has been repaired and the back of the cabinet has not been closed. Close the cabinet back around the pipes as required.

There are cracked and broken floor tiles in the kitchen and at the intersection of the living room carpeting and the dining room flooring. Locate the cause of the the tile breakage and replace the broken tile as required. Repair the sub-floor if required to the applicable building code. Ensure that the transition between different flooring materials is smooth or level. A transition strip may be required.

The door and door frame to unit 'A' is broken and the frame is missing a a strike plate. Repair the door and door frame as required. Install a strike plate as required. The bathroom floor in unit 'A' by the toilet, deflects when stepped on and the tile flooring moves and is cracked. Locate the cause of the flooring deflecting as required. Repair the sub-flooring as required to the applicable building code. The door in unit 'B' is broken. Repair the door as required to the applicable building code. The fan is no circulating the air in unit 'B'. Locate the cause and repair or adjust the fan as required. Unit 'C' is missing part of the toilet paper holder. Replace the missing part. There are missing door stops. Unit 'D', has water damage under the sink cabinet. Repair the water damage as required. The towel bar is in disrepair. Repair or replace the towel bar as required. The dresser drawer corner has been broken off. Repair or replace the drawer as required.

- 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.

The HVAC system is not fully functional and does not have a air filter and the interior of the air handler closet and the interior coils are dirty. Repair the HVAC unit to industry accepted standards. Clean the interior coils and air handler closet. Clean and re-install the air handler closet door and ensure that the door is fully functional. Provide and install a filter. Ensure that there is sufficient air flow in all four bedrooms (A, B, C, & D). Ensure that the heating portion of the unit is also fully functional.

The dishwasher is in disrepair. Repair or replace the dishwasher as required and ensure that the dishwasher is fully functional.

The washing machine control panel knob markings are not fully present. Replace the knob markings as required. Ensure that the washing machine is fully functional.

The exhaust fan cover in unit D's bathroom is not properly installed. Re-install the cover as required and ensure that the exhaust fan is fully functional.

The ceiling fan in the living room is wobbling while on. Ensure that the fan is properly secured to the ceiling and balance the fan blades if required. Some of the ceiling fans in the bedrooms are not turning very fast. Ensure that all of the fans in all of the bedrooms are fully functional.

The freezer section of the refrigerator, has a section by the door that is cracked. Seal the crack as required.

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

None of the GFCI's in all four bathrooms are functioning. The GFCI by the kitchen sink has been painted over and is very hard to re-set. Locate the cause and repair or replace the GFCI's as required to the applicable building code. A building permit and a licensed contractor may be required.

The Wi-Fi is apparently not functioning in the apartment. Locate the cause and repair the Wi-Fi as required. Ensure that the Wi-Fi is fully functional in all rooms as required.

The HVAC exterior unit electrical disconnect boxes are not identified. Identify which unit goes to which disconnect box.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8352 6909 99

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TCE232032 NOV/NOH INITIAL  
SPG TALLAHASSEE EQUITIES LLC  
STE 318  
195 BROADWAY  
BROOKLYN NY 11211-6128

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**

March 13, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FPA VILLA DEL LAGO LLC

6191 STATE HIGHWAY 161 STE 100

IRVING TX 75038

Respondent

Case No.: **TCE240260**

Location of Violation: **2700 W PENSACOLA ST (#1614 A)**

Tax ID #: **213337 0001**

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

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**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: **02/16/2024** Case No.: **TCE240260**  
Tax Identification Number: **213337 0001** Repeat Offender: **No**  
Violation Address: **2700 W PENSACOLA ST (#1614 A)**  
Owner(s):  
FPA VILLA DEL LAGO LLC  
6191 STATE HIGHWAY 161 STE 100  
IRVING TX 75038

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 5** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 6** IPMC Chapter 6, Section 607 ~ Duct Systems
- 7** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 8** IPMC Chapter 6, Section 603 ~ Mechanical Equipment

Corrective Actions Required:

- 1** There are missing and damaged window screens. Repair or replace all missing or damaged window screens as required. Ensure that the screens fit properly and are fully functional.

Light is visible around the back door. Locate the cause and repair as required. Ensure that the door is fully functional and weather tight.

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

The living room ceiling has been partially repaired from a previous water leak in the ceiling. Complete the ceiling repairs and provide a protective coating on all unprotected surfaces.

There are cabinet doors and drawers that are in disrepair in the kitchen and upstairs south Bedroom 'A' bathroom. Repair the doors and drawers as required to the applicable building code. Ensure that the cabinet doors and drawers are fully functional.

The bathroom door has separated and is falling apart at the bottom of the door. Repair the door as required to the applicable building code.

Bedroom A entry door dead bolt is missing a strike plate. Install a strike plate as required.

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

Insects were noted at the time of inspection. There are wasp nests on the exterior of the building. Provide this office with documentation of what was done to exterminate the wasps and their nests and what will be done to prevent re-infestation. Ensure that the interior of the unit is treated as well.

- 4 There are exterior clean out caps that are not secured on the plumbing pipes. Install the caps on the cleanout pipes as required.

There are missing drain stoppers in the upstairs unit 'A' bathroom. Provide drain stoppers to sinks and tubs that are missing drain stoppers. The sink faucet sometimes leaks or does not shut off completely. Locate the cause and repair as required. The toilet seat in bathroom 'A' is loose. Locate the cause and repair as required. The tub in bathroom A has peeling paint. Locate the cause and repair as required.

The half bath drain coating is peeling. Locate the cause and repair as required. Ensure that all of the drain stoppers that have been painted do not have any peeling paint. Ensure that all of the fixtures do not have peeling paint.

The toilet in Bedroom 'B' bathroom was water that is on and does not shut off by it's self. Locate the cause and repair the toilet as required. Ensure that the toilet is fully functional.

- 5 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. Identify all of the circuits as required.

There was a water leak in the living room ceiling and the tenant stated that water was coming out of the light fixture. Repair or replace the light fixture and ensure that the light fixture is fully functional.

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

There is debris visible at the vent grill in the south bedroom A. Locate the cause and ensure all of the vent grills are clean in the unit and are fully functional. Inspect and clean the ducts, if required. There is debris coming out of the duct work in bathroom B. Locate the cause and repair as required.

The upstairs hall filter cover grill is dirty. Locate the cause and repair as required. Ensure that the ducts are free from debris and that debris does not come out of the duct work in the unit.

- 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.

The following violation requires your immediate attention: There are no smoke alarms in the bedrooms. Install a smoke alarm in each room used for sleeping purposes. Be prepared to demonstrate that the smoke alarms are functioning.

- 8 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 heated dry does not work on the dishwasher. Locate the cause and repair the dishwasher as required. Ensure that the dishwasher is fully functional.

The oven door hinge is in disrepair and there is some sort sticky goo in the bottom of the oven. Repair the oven door so that it is fully functional and figure out what is stuck in the oven and remove it.

The ceiling fan in bedroom A, wobbles when it is on. Locate the cause and repair as required. Ensure that the ceiling fan is fully functional.

**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 8352 7000 25

TCE240260 NOV/NOH INITIAL  
FPA VILLA DEL LAGO LLC  
STE 100  
6191 STATE HIGHWAY 161  
IRVING TX 75038-2290

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**

March 13, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MITCHELL AARON X

104 DAWN LAUREN LN

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240318**

Location of Violation: **104 DAWN LAUREN LN**

Tax ID #: **113316 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.

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **02/29/2024** Case No.: **TCE240318**  
Tax Identification Number: **113316 B0010** Repeat Offender: **No**  
Violation Address: **104 DAWN LAUREN LN**

Owner(s):

MITCHELL AARON X  
104 DAWN LAUREN LN  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

#### **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 in the front, back, and side of the yard.

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

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

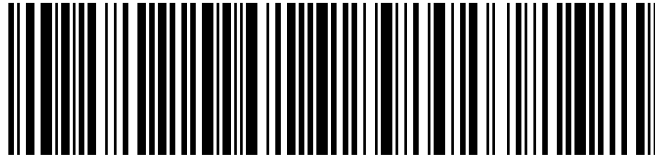
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8352 6803 89

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TCE240318 NOV/NOH INITIAL  
MITCHELL AARON X  
104 DAWN LAUREN LN  
TALLAHASSEE FL 32301-3433

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**

March 15, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BETTON HILLS INVESTMENTS LLC

2001 THOMASVILLE RD

TALLAHASSEE FL 32308-0721

Respondent

Case No.: **TCE240317**

Location of Violation: **V/L Next to 1563 Lee Ave**

Tax ID #: **111730 10090**

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

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 **05/07/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **02/29/2024** Case No.: **TCE240317**  
Tax Identification Number: **111730 I0090** Repeat Offender: **No**  
Violation Address: **V/L Next to 1563 Lee Ave**

Owner(s):

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

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

Code(s) in Violation:

#### **Code of General Ordinances**

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

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth from the vacant parcel north of 1563 Lee Ave.

**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 8352 9682 96

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TCE240317 NOV/NOH INITIAL  
BETTON HILLS INVESTMENTS LLC  
2001 THOMASVILLE RD  
TALLAHASSEE FL 32308-0721

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

March 15, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LEHIGH GAS WHOLESALE SERVICES INC

645 W HAMILTON ST STE 400

ALLENTOWN PA 18101

Respondent

Case No.: **TCE240356**

Location of Violation: **1600 W THARPE ST**

Tax ID #: **212230 10101**

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 **05/07/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **03/08/2024** Case No.: **TCE240356**  
Tax Identification Number: **212230 I0101** Repeat Offender: **No**  
Violation Address: **1600 W THARPE ST**

Owner(s):

LEHIGH GAS WHOLESALE SERVICES INC  
645 W HAMILTON ST STE 400  
ALLENTOWN PA 18101

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  
**Code of General Ordinances**

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

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

Corrective Actions Required:

- 1** Remove damaged and rotted wood from the rear of the structure. Replace with good material.
- 2** Mow lawn removing all high grass, weeds and overgrowth.
- 3** Remove all trash, litter and debris from property.

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

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

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 8352 9921 92

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TCE240356 NOV/NOH INITIAL  
LEHIGH GAS WHOLESALE SERVICES INC  
STE 400  
645 HAMILTON ST  
ALLENTOWN PA 18101-2192

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**

March 15, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PRESIDENT EVA M

2502 SIR WILLIAMS ST

TALLAHASSEE FL 32310

Respondent

Case No.: **TCE240366**

Location of Violation: **1005 JOE LOUIS ST**

Tax ID #: **212635 O0080**

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

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

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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 **05/07/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment





## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **03/07/2024** Case No.: **TCE240366**  
Tax Identification Number: **212635 O0080** Repeat Offender: **No**  
Violation Address: **1005 JOE LOUIS ST**

Owner(s):

PRESIDENT EVA M  
2502 SIR WILLIAMS ST  
TALLAHASSEE FL 32310

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

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

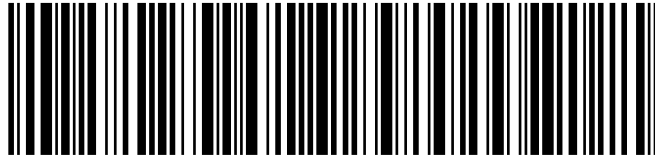
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8352 9899 18

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TCE240366 NOV/NOH INITIAL  
PRESIDENT EVA M  
2502 SIR WILLIAMS ST  
TALLAHASSEE FL 32310-6051

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**

March 15, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HAMPTON LEE & HAMPTON BONITA F HAYES

8185 WENONGA CT

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE240370**

Location of Violation: **1109 JOE LOUIS ST**

Tax ID #: **212635 N0090**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **03/08/2024** Case No.: **TCE240370**  
Tax Identification Number: **212635 N0090** Repeat Offender: **No**  
Violation Address: **1109 JOE LOUIS ST**

Owner(s):

HAMPTON LEE & HAMPTON BONITA F HAYES  
8185 WENONGA CT  
TALLAHASSEE FL 32311

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 3-2 - Permanent Building Numbers

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.
- 2** Place Building Numbers On Your Home and/or mailbox - Must Be 3" High (Residential) / 6" High (All Other) And Visible From Street.

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

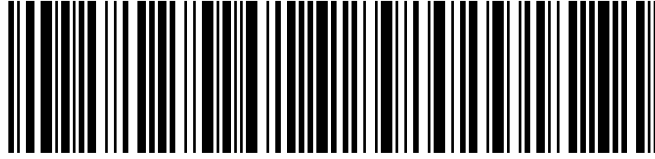
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8352 9822 47

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TCE240370 NOV/NOH INITIAL  
HAMPTON LEE & HAMPTON BONITA F HAYES  
8185 WENONGA CT  
TALLAHASSEE FL 32311-9433

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**

March 15, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MORGAN JOSEPH H & MORGAN LARUTH GRAY

300 PELHAM RD # 5K

NEW ROCHELLE NY 10805

Respondent

Case No.: **TCE240371**

Location of Violation: **1111 JOE LOUIS ST**

Tax ID #: **212635 N0080**

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 **05/07/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment





## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **03/08/2024** Case No.: **TCE240371**  
Tax Identification Number: **212635 N0080** Repeat Offender: **No**  
Violation Address: **1111 JOE LOUIS ST**

Owner(s):

MORGAN JOSEPH H & MORGAN LARUTH GRAY  
300 PELHAM RD # 5K  
NEW ROCHELLE NY 10805

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

Code(s) in Violation:

#### **Code of General Ordinances**

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

Corrective Actions Required:

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8352 9748 53

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TCE240371 NOV/NOH INITIAL  
MORGAN JOSEPH H & MORGAN LARUTH GRAY  
APT 5K  
300 PELHAM RD  
NEW ROCHELLE NY 10805-2208

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**

March 20, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

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

Respondent

Case No.: **TCE240313**

Location of Violation: **3000 S ADAMS ST APT 524**

Tax ID #: **4112450005240**

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

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer:	<b>Martin Atorresagasti</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>03/04/2024</b>	Case No.:	<b>TCE240313</b>
Tax Identification Number:	<b>4112450005240</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>3000 S ADAMS ST APT 524</b>		
Owner(s):	<b>3000 S ADAMS ST LLC 3930 CORAL RIDGE DR CORAL SPRINGS FL 33065-7613</b>		

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure
- 2** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 3** IPMC Chapter 6, Section 605 ~Electrical Equipment

Corrective Actions Required:

- 1** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.  
  
In APT 524 Repair holes in the ceiling from water damage.
- 2** In APT 524 Repair water leak in ceiling of hallway entrance and front bathroom.
- 3** Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.  
  
In APT 524 Repair electrical receptacles in front bedroom not working properly

**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 8353 6833 58

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TCE240313 NOV/NOH INITIAL  
3000 S ADAMS ST LLC  
3930 CORAL RIDGE DR  
CORAL SPRINGS FL 33065-7613

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

March 20, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

NALL DARYL MAE WEATHERLY

9601 -18 MICCOSUKEE RD

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE240436**

Location of Violation: **695 W VIRGINIA ST**

Tax ID #: **2136500566745**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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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: **03/14/2024** Case No.: **TCE240436**  
Tax Identification Number: **2136500566745** Repeat Offender: **No**  
Violation Address: **695 W VIRGINIA ST**

Owner(s):

NALL DARYL MAE WEATHERLY  
9601 -18 MICCOSUKEE RD  
TALLAHASSEE FL 32309

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

Code(s) in Violation:

#### **Land Development Code**

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

Corrective Actions Required:

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

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

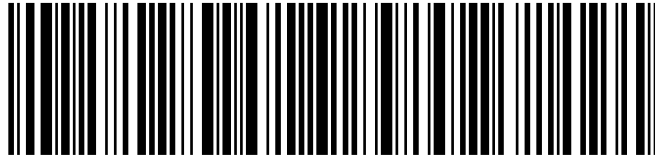
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8353 7002 46

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TCE240436 NOV/NOH INITIAL  
NALL DARYL MAE WEATHERLY  
9601 -18 MICCOSUKEE RD  
TALLAHASSEE FL 32309

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**

March 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

GODWIN BETTY K

1117 RICHARDSON RD

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240251**

Location of Violation: **1117 RICHARDSON RD**

Tax ID #: **310460 B0030**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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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: **02/19/2024** Case No.: **TCE240251**  
Tax Identification Number: **310460 B0030** Repeat Offender: **No**  
Violation Address: **1117 RICHARDSON RD**

Owner(s):

GODWIN BETTY K  
1117 RICHARDSON RD  
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 property.

Remove dead tree, and tree debris from the back of the yard, from the property.

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

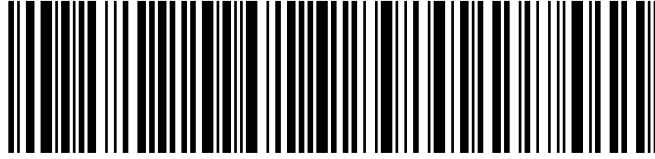
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8354 5810 80

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TCE240251 NOV/NOH INITIAL  
GODWIN BETTY K  
1117 RICHARDSON RD  
TALLAHASSEE FL 32301-3621

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**

March 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

T & T OF TALLAHASSEE INC

2910 KERRY FOREST PKWY STE D-4 #294

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE240277**

Location of Violation: **3585 WEEMS RD**

Tax ID #: **112727 0001**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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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: **02/15/2024** Case No.: **TCE240277**  
Tax Identification Number: **112727 0001** Repeat Offender: **No**  
Violation Address: **3585 WEEMS RD**

Owner(s):

T & T OF TALLAHASSEE INC  
2910 KERRY FOREST PKWY STE D-4 #294  
TALLAHASSEE FL 32309

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 property. Remove dead pine tree from property, that sits behind 3248 Emerson Lane.

**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 8354 5823 08

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TCE240277 NOV/NOH INITIAL  
T & T OF TALLAHASSEE INC  
STE D4 PMB 294  
2910 KERRY FOREST PKWY  
TALLAHASSEE FL 32309-6828

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**

March 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BASS LAURA D

258 WHETHERBINE WAY E

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240323**

Location of Violation: **258 WHETHERBINE WAY E**

Tax ID #: **113302 A0321**

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 **05/07/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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Sincerely,

**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: **02/29/2024** Case No.: **TCE240323**  
Tax Identification Number: **113302 A0321** Repeat Offender: **No**  
Violation Address: **258 WHETHERBINE WAY E**

Owner(s):

BASS LAURA D  
258 WHETHERBINE WAY E  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

#### **Code of General Ordinances**

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

Corrective Actions Required:

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8354 5790 87

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TCE240323 NOV/NOH INITIAL  
BASS LAURA D  
258 WHETHERBINE WAY E  
TALLAHASSEE FL 32301-8519

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**

March 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

Gardy Arisme

2116 W DELLVIEW DR

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE232715**

Location of Violation: **1957 DARRYL DR APT A**

Tax ID #: **31055500000A0**

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

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

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





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **11/09/2023** Case No.: **TCE232715**  
Tax Identification Number: **31055500000A0** Repeat Offender: **No**  
Violation Address: **1957 DARRYL DR APT A**

Owner(s):

Gardy Arisme  
2116 W DELLVIEW DR  
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4** 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. Any structural members, sidings, roofing, doors, frames, windows, and foundations must be in good repair according to existing Code Standards. Permits may be required.

Every exterior door, basement or cellar door and hatchway shall be substantially weathertight, watertight, and rodentproof, and shall be kept in sound working condition and good repair.

Repair and/or replace the exterior door, in the master's bedroom to sound condition, good repair, weathertight and watertight.

Ref. to Apt A.

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

Repair all peeling, chipping, flaking or abraded paint, in the master's and common bathroom. It shall be maintained in good repair, structurally sound and in a sanitary condition.

Repair all cracked or loose plaster, decayed wood, baseboards, cabinets and other defective surface conditions, in the common bathroom. It shall be maintained in good repair, structurally sound and in a 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 walls, and/or ceilings, in common bathroom, and the water closet in the common bathroom, to be substantially rodent proof, 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.

Repair the water damage, on the ceiling, in the washer/dryer area. It shall be maintained in good repair, structurally sound and in a sanitary condition.

Ref. to Apt A.

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

Eliminate the roach infestation, at the structure. It shall be properly maintained, with precautions, to prevent reinfestation.

Ref. to Apt A.

- 4 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.

Place properly working smoke detectors in the living room, every bedroom and hallway that is connected to a bedroom. The smoke detectors shall be maintained in operable condition at all times.

Ref. to Apt A.

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8354 8331 58

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TCE232715 NOV/NOH INITIAL  
GARDY ARISME  
2116 W DELLVIEW DR  
TALLAHASSEE FL 32303-4814

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**

March 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SP SUNRISE LP

31899 DEL OBISPO ST STE 150

SAN JUAN CAPISTRANO CA 92675

Respondent

Case No.: **TCE240367**

Location of Violation: **2525 TEXAS ST**

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.

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**  
Initial Inspection Date: **03/12/2024** Case No.: **TCE240367**  
Tax Identification Number: **3107202950000** Repeat Offender: **No**  
Violation Address: **2525 TEXAS ST**

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 **15** days of receipt of this notice.

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure
- 2** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures

Corrective Actions Required:

- 1** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.  
  
APT. B206 Repair or replace all missing and water-damaged walls and ceilings.
- 2** APT. B206 Repair water leak in ceiling by kitchen.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8354 8369 75

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TCE240367 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 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MOORES LAKE LLC

BOX 12517

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE240516**

Location of Violation: **650 W BREVARD ST**

Tax ID #: **2125280000240**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**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: **03/28/2024** Case No.: **TCE240516**  
Tax Identification Number: **2125280000240** Repeat Offender: **No**  
Violation Address: **650 W BREVARD ST**  
Owner(s):  
MOORES LAKE LLC  
BOX 12517  
TALLAHASSEE FL 32317

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

Code(s) in Violation:

**Other**

- 1** 308.1 Accumulation of rubbish or garbage
- 2** 302.4 Weeds.

Corrective Actions Required:

- 1** Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Remove all trash and debris from the entire property.
- 2** Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.  
Mow and maintain all grass and weeds on the property.

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

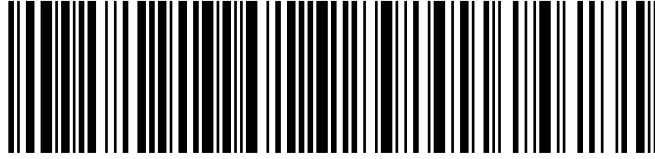
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8355 6481 64

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TCE240516 NOV/NOH INITIAL  
MOORES LAKE LLC  
PO BOX 12517  
TALLAHASSEE FL 32317-2517

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.

PENNEY PROPERTIES TOO LLC

55 PHEASANTS WAY

SANTA ROSA BEACH FL 32459

Respondent

Case No.: **TCE240487**

Location of Violation: **3578 SEDONA LOOP**

Tax ID #: **112212 B0120**

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 **05/07/2024** 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: **03/26/2024**

Case No.: **TCE240487**

Tax Identification Number: **112212 B0120**

Repeat Offender: **No**

Violation Address: **3578 SEDONA LOOP**

Owner(s):

PENNEY PROPERTIES TOO LLC  
55 PHEASANTS WAY  
SANTA ROSA BEACH FL 32459

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

Code(s) in Violation:

**Other**

- 1** 302.8 Motor vehicles.  
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.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes.

Corrective Actions Required:

- 1** White Toyota is missing tag registration and has flat tires.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8355 5311 83

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TCE240487 NOV/NOH INITIAL  
PENNEY PROPERTIES TOO LLC  
55 PHEASANT WAY RD  
SANTA RSA BCH FL 32459-8486

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.

WALLACE ROBERT O & WALLACE NAOMI C

2114 W DELLVIEW DR

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240513**

Location of Violation: **2114 W DELLVIEW DR**

Tax ID #: **212430 A0030**

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 **05/07/2024** 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: **03/26/2024**

Case No.: **TCE240513**

Tax Identification Number: **212430 A0030**

Repeat Offender: **No**

Violation Address: **2114 W DELLVIEW DR**

Owner(s):

WALLACE ROBERT O & WALLACE NAOMI C  
2114 W DELLVIEW DR  
TALLAHASSEE FL 32303

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

Code(s) in Violation:

**Land Development Code**

- 1** 301.3 Vacant structures and land.
- Other**
- 2** 302.1 Sanitation.
- 3** 304.13 Window, skylight and door frames.
- 4** 302.4 Weeds.

Corrective Actions Required:

- 1** This structure is considered dangerous due to the broken windows and people living in the home without utilities.  
Ensure this vacant property is maintained in a clean, safe and sanitary condition. Ensure all windows and doors are in a structurally sound condition, secured and locked.  
Ensure that utilities are active while people are residing in the structure
- 2** Remove all trash, debris, old lumber and dismantled deck from the property. Including front, side and back yard.
- 3** Repair the broken window in the front of the structure.
- 4** Cut all high weeds and grass on the property.

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

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8355 5397 45

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TCE240513 NOV/NOH INITIAL  
WALLACE ROBERT O & WALLACE NAOMI C  
2114 W DELLVIEW DR  
TALLAHASSEE FL 32303-4814

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.

SUPREME HOMES LLC

1334 TIMBERLANE RD

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE240480**

Location of Violation: **1628 SAN DAMIAN RD**

Tax ID #: **211527 A0030**

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 **05/07/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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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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: **03/22/2024** Case No.: **TCE240480**  
Tax Identification Number: **211527 A0030** Repeat Offender: **No**  
Violation Address: **1628 SAN DAMIAN RD**

Owner(s):

SUPREME HOMES LLC  
1334 TIMBERLANE RD  
TALLAHASSEE FL 32312

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

Code(s) in Violation:

**Land Development Code**

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

**2** 302.4 Weeds.  
Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 INCHES. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants, and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 107.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.

Corrective Actions Required:

- 1** Remove the fallen dead tree from the property.  
Remove all lawn and tree debris from property.
- 2** Mow all high weeds and grass to 12 inches or below.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8355 5442 44

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TCE240480 NOV/NOH INITIAL  
SUPREME HOMES LLC  
1334 TIMBERLANE RD  
TALLAHASSEE FL 32312-1766

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. 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.: **TCE240288**

Location of Violation: **2855 APALACHEE PKWY APT 254F**

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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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer:	<b>Shameka Bush</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>02/27/2024</b>	Case No.:	<b>TCE240288</b>
Tax Identification Number:	<b>3104204290000</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>2855 APALACHEE PKWY APT 254F</b>		

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
- 3** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 4** IPMC Chapter 6, Section 607 ~ Duct Systems
- 5** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** The roof must be free from leaks and damages, throughout the entire apartment. All rotted and damaged materials must be removed before repairs are made. Provide this office with verification from a licensed contractor that the roof is solid, and in good repair.

Repair the weather stripping around the front door and it shall be kept in good condition, good repair, and weather tight.

Repair the exterior sliding door with the screenings. They shall be kept in good repair and in good condition and the screening on the doors, that is used for ventilation, must fit tightly to prevent pests and insects' infestation.

Repair the dining room's window screening and assure that it fits tightly to prevent pests and insects' infestation, during ventilation.

Reference to Apt 254F.
- 2** Repair all ceilings with damages due to water leaks. All peeling paint, throughout the apartment must be removed and recoated with a protective coating to make the area watertight.

Repair the bathroom door and the storage closet door, in the living room area, so that they are capable of being opened and closed by being properly and securely attached to the jambs, headers, or track as intended by the manufacturer of the attachment hardware.

Reference to Apt. 254F.
- 3** Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

Provide a globe to the light fixture in the kitchen. Assure that the lighting fixture is not in disrepair.

Reference to Apt. 254F
- 4** Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

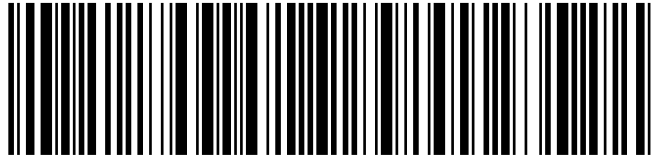
Reference to Apt. 254F.
- 5** Smoke alarms are required inside every bedroom. A smoke alarm is required in the living room. One smoke alarm is required outside the bedroom. Existing smoke alarms must be functional.

Reference to Apt. 254F.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8355 5167 91

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TCE240288 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 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FSU EPSILON LAMBDA HOUSING LLC

323 53RD ST APT 2

BROOKLYN NY 11220

Respondent

Case No.: **TCE240510**

Location of Violation: **524 E COLLEGE AVE**

Tax ID #: **113132 G0030**

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

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 **05/07/2024** 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: **03/26/2024**

Case No.: **TCE240510**

Tax Identification Number: **113132 G0030**

Repeat Offender: **No**

Violation Address: **524 E COLLEGE AVE**

Owner(s):

FSU EPSILON LAMBDA HOUSING LLC  
323 53RD ST APT 2  
BROOKLYN NY 11220

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

Code(s) in Violation:

**Other**

**1** 308.1 Accumulation of rubbish or garbage.

308.2 Disposal of rubbish.

Corrective Actions Required:

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

Dispose of trash in a safe, sanitary manner. Keep property maintained in a clean state.

**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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TCE240510 NOV/NOH INIAITAL  
FSU EPSILON LAMBDA HOUSING LLC  
APT 2  
323 53RD ST  
BROOKLYN NY 11220-4379

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 05, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

C J REAL ESTATE INVESTOR INC

3212 WHITNEY DR W

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE232987**

Location of Violation: **1946 PASCO ST**

Tax ID #:

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 **05/07/2024** 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,

**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: **12/28/2023**

Case No.: **TCE232987**

Tax Identification Number:

Repeat Offender: **No**

Violation Address: **1946 PASCO ST**

Owner(s):

C J REAL ESTATE INVESTOR INC  
3212 WHITNEY DR W  
TALLAHASSEE FL 32309

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

**Land Development Code**

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

Corrective Actions Required:

- 1** Repair or replace all damaged or rotten wood and siding.  
Repair or replace back door and frame that is damaged and all locking hardware must work properly. Repair or replace back room window that is not operable.
- 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 all loose and damaged flooring. Repair all cracks and openings in walls, floors, and ceilings. Repair or replace a floor in the backroom that has a downward slope has holes, gaps, and soft spots.

- 3 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.

- 4 Remove all trash, litter and debris from property.

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

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

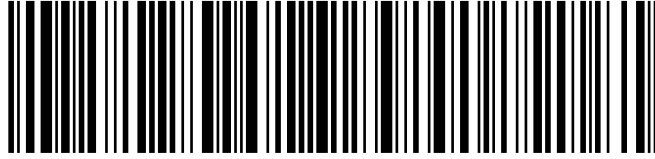
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8356 0716 26

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TCE232987 NOV/NOH INITIAL  
C J REAL ESTATE INVESTOR INC  
3212 WHITNEY DR W  
TALLAHASSEE FL 32309-3611

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: 3111 PONTIAC DR

CE Case No.: TCE240541

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).



ADMINISTRATIVE  
FORM 6-2024 (11/01/2021)

Enforcing Official, Code Enforcement

04/08/2024

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment

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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: 2114 W DELLVIEW DR

CE Case No.: TCE240513

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

04/08/2024

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment

**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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