



**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.

FLORIDA HOSPITAL ASSOCIATION

307 PARK LAKE CIR

ORLANDO FL 32803-1107

Respondent

Case No.: **TCE232880**

Location of Violation: **310 E COLLEGE AVE**

Tax ID #: **2136250751275**

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 **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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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: **11/28/2023**

Case No.: **TCE232880**

Tax Identification Number: **2136250751275**

Repeat Offender: **No**

Violation Address: **310 E COLLEGE AVE**

Owner(s):

FLORIDA HOSPITAL ASSOCIATION  
307 PARK LAKE CIR  
ORLANDO FL 32803-1107

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

**Land Development Code**

- 1** TLDC Chapter 10 Section 10-411 Accessory Structures (a) General requirements

Corrective Actions Required:

- 1** The masonry retaining wall on the east side of the building is leaning away from the building with visible cracks. The wall should be free from breaks, cracks, and defects. The wall should be upright and safely anchored. Permits may be required for repairs.

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

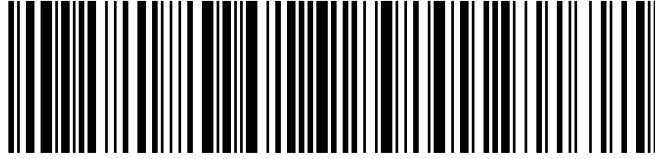
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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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 8355 5137 76

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TCE232880 NOV/NOH INITIAL  
FLORIDA HOSPITAL ASSOCIATION  
307 PARK LAKE CIR  
ORLANDO FL 32803-3923

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TCB TALLAHASSEE AUGUSTINE LLC

100 HIGH ST STE 1102

BOSTON MA 02110

Respondent

Case No.: **TCE232869**

Location of Violation: **2001 OLD ST AUGUSTINE RD**

Tax ID #: **3105204110000**

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

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**Housing and Community Resilience  
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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **11/30/2023**

Case No.: **TCE232869**

Tax Identification Number: **3105204110000**

Repeat Offender: **No**

Violation Address: **2001 OLD ST AUGUSTINE RD**

Owner(s):

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

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

**Other**

- 1** 303.1 Swimming pools.

Corrective Actions Required:

- 1** Complete repairs to the swimming pool and equipment in order to maintain in a clean, operable condition.

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

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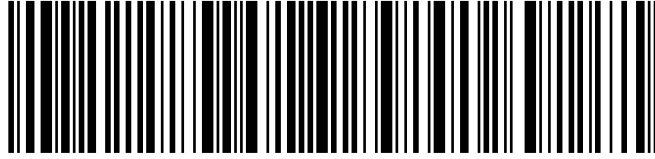
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8356 7686 01

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TCE232869 NOV/NOH INITIAL  
TCB TALLAHASSEE AUGUSTINE LLC  
STE 1102  
100 HIGH ST  
BOSTON MA 02110-1757

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

Postage: \$7.3600





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LETT SHARON C TRUST

C/O JEFF ANDREWS

208 S VENETIAN WAY

PORT ORANGE FL 32127

Respondent

Location of Violation: **212 N DELLVIEW DR**

Tax ID #: **212430 A0120**

Case No.: **TCE240350**

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**

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Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause**

Permit No.: **NA**

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

Case No.: **TCE240350**

Tax Identification Number: **212430 A0120**

Repeat Offender: **No**

Violation Address: **212 N DELLVIEW DR**

Owner(s): **LETT SHARON C TRUST  
C/O: JEFF ANDREWS  
208 S VENETIAN WAY  
PORT ORANGE FL 32127-5714**

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

**Other**

- 1** 304.7 Roofs and drainage.

Corrective Actions Required:

- 1** Repair the damaged roof.

**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 8356 7737 66

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TCE240350 NOV/NOH INITIAL  
LETT SHARON C TRUST  
C/O: JEFF ANDREWS  
208 S VENETIAN WAY  
PORT ORANGE FL 32127-5714

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ACRC TFL OWNER LLC

1018 THOMASVILLE RD STE 200A

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240303**

Location of Violation: **2415 N MONROE ST**

Tax ID #: **2124202060000**

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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Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **02/22/2024** Case No.: **TCE240303**  
Tax Identification Number: **2124202060000** Repeat Offender: **No**  
Violation Address: **2415 N MONROE ST**

Owner(s):

ACRC TFL OWNER LLC  
1018 THOMASVILLE RD STE 200A  
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas

Corrective Actions Required:

- 1** Please repair the potholes in the driving and parking areas of the Centre of Tallahassee.

302.3 SIDEWALKS AND DRIVEWAYS. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous condition.

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

USPS CERTIFIED MAIL



9214 8901 9403 8359 1225 09

TCE240303 NOV/NOH INITIAL  
ACRC TFL OWNER LLC  
STE 200A  
1018 THOMASVILLE RD  
TALLAHASSEE FL 32303-6291

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

Postage: \$7.3600





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HERRINGTON PATRICIA MAE

2524 LIMERICK DR

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE240720**

Location of Violation: **2524 LIMERICK DR**

Tax ID #: **110250 N0230**

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TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **04/24/2024**

Case No.: **TCE240720**

Tax Identification Number: **110250 N0230**

Repeat Offender: **No**

Violation Address: **2524 LIMERICK DR**

Owner(s):

HERRINGTON PATRICIA MAE  
2524 LIMERICK 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:

**Other**

- 1** 304.7 Roofs and drainage
- 2** 304.2 Protective treatment

Corrective Actions Required:

- 1** Remove all damaged and rotted material from the roof, joists, eaves, fascia and soffit areas. Replace with good material.
- 2** Cover new, exposed wood with a protective treatment such as paint or the like.

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

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

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

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USPS CERTIFIED MAIL



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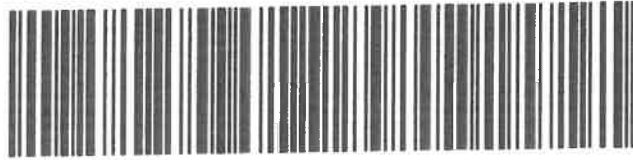
TCE240720 NOV/NOH INITIAL  
HERRINGTON PATRICIA MAE  
2524 LIMERICK DR  
TALLAHASSEE FL 32309-3513

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

Postage: \$7.3600

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

USPS CERTIFIED MAIL



9214 8901 9403 8360 1782 05

TCE240425 NOV NOH  
JONES ZEDORIA  
3088 CONNIE DR  
TALLAHASSEE FL 32311-5236

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JONES ZEDORIA

3088 CONNIE DR

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE240425**

Location of Violation: **3088 CONNIE DR**

Tax ID #: **310350000040**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** 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,

*Shameka Bush*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **03/19/2024** Case No.: **TCE240425**  
Tax Identification Number: **310350000040** Repeat Offender: **No**  
Violation Address: **3088 CONNIE DR**

Owner(s):

JONES ZEDORIA  
3088 CONNIE DR  
TALLAHASSEE FL 32311

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

Code(s) in Violation:

**Land Development Code**

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

Corrective Actions Required:

- 1** Remove all trash, litter, tires, appliances, indoor furniture, and debris from property.

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

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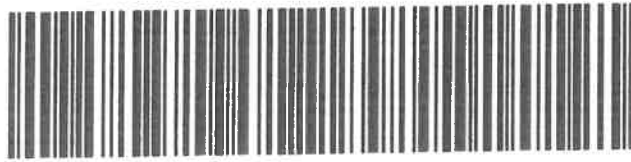
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



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TCE240489 NOV NOH  
SHEPARD C D JR & SHEPARD CORA L  
1109 WOODLAND DR  
TALLAHASSEE FL 32305-6937

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SHEPARD C D JR & SHEPARD CORA L

1109 WOODLAND DR

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240489**

Location of Violation: **1109 WOODLAND DR**

Tax ID #: **411470 D0060**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

*Martin Atorresagasti*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **03/25/2024**

Case No.: **TCE240489**

Tax Identification Number: **411470 D0060**

Repeat Offender: **No**

Violation Address: **1109 WOODLAND DR**

Owner(s):

SHEPARD C D JR & SHEPARD CORA L  
1109 WOODLAND DR  
TALLAHASSEE FL 32305

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

Code(s) in Violation:

**Code of General Ordinances**

- 1** 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.

Corrective Actions Required:

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

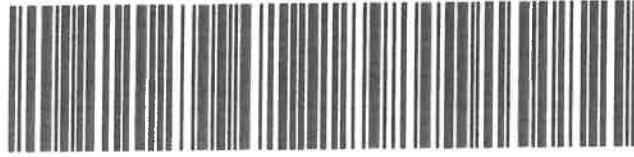
**If you have any questions concerning these violations, please call our office at (850) 891-7007.**

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

USPS CERTIFIED MAIL



9214 8901 9403 8360 1779 25

TCE240522 NOV NOH  
SMITH HARVEY  
4711 N 15TH ST  
PHILADELPHIA PA 19141-2101

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SMITH HARVEY

4711 N 15TH ST

PHILADELPHIA PA 19141

Respondent

Case No.: **TCE240522**

Location of Violation: **3216 NEKOMA LN**

Tax ID #: **212978000020**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

*Jency Probert*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **04/24/2024**

Case No.: **TCE240522**

Tax Identification Number: **2129780000020**

Repeat Offender: **No**

Violation Address: **3216 NEKOMA LN**

Owner(s):

SMITH HARVEY  
4711 N 15TH ST  
PHILADELPHIA PA 19141

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas  
302.1 Sanitation.  
302.4 Weeds.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure  
304.1 General.  
304.2 Protective treatment.  
304.6 Exterior walls.  
304.13 Window, skylight and door frames.
- 3** IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress

Corrective Actions Required:

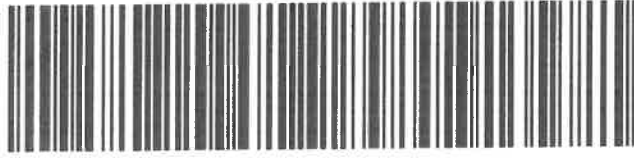
- 1** Ensure that the exterior property and premises are maintained in a clean, safe and sanitary condition. Remove all trash and debris, storage containers, and return the accumulation of shopping carts to the respective stores.  
  
Mow or cut all overgrowth as required.



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

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USPS CERTIFIED MAIL



9214 8901 9403 8360 1778 57

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TCE240600 NOV NOH  
MORRIS JOHN  
706 KENDALL DR  
TALLAHASSEE FL 32301-7030

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MORRIS JOHN

706 KENDALL DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240600**

Location of Violation: **706 KENDALL DR**

Tax ID #: **310725 F0250**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

*Martin Atorresagasti*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Martin Atorresagasti** Permit No.: **NA**  
Initial Inspection Date: **04/16/2024** Case No.: **TCE240600**  
Tax Identification Number: **310725 F0250** Repeat Offender: **No**  
Violation Address: **706 KENDALL DR**  
Owner(s):  
**MORRIS JOHN**  
**706 KENDALL DR**  
**TALLAHASSEE FL 32301**

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

Code(s) in Violation:

**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, display a valid tag and all tires inflated.**

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 09, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HERNANDEZ-CORTEZ ZENON

1455 KNOXVILLE LN

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240671**

Location of Violation: **1455 KNOXVILLE LN**

Tax ID #: **213061 B0480**

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 **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Jency Probert**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **04/17/2024**

Case No.: **TCE240671**

Tax Identification Number: **213061 B0480**

Repeat Offender: **No**

Violation Address: **1455 KNOXVILLE LN**

Owner(s):

HERNANDEZ-CORTEZ ZENON  
1455 KNOXVILLE LN  
TALLAHASSEE FL 32304

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

Code(s) in Violation:

**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 tree debris and the tire from the property and any other trash and debris.

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

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

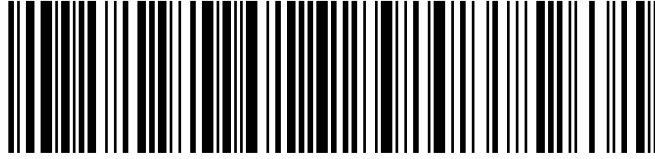
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8361 1147 76

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NOV/NOH TCE240671  
HERNANDEZ-CORTEZ ZENON  
1455 KNOXVILLE LN  
TALLAHASSEE FL 32304-9268

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

Postage: \$7.3600



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

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USPS CERTIFIED MAIL



9214 8901 9403 8360 8760 64

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TCE240623 NOV/NOH INITIAL  
TARVER DEBRA L REVOCABLE TRUST /  
TARVER DEBRA L TRUSTEE  
6791 PROCTOR RD  
TALLAHASSEE FL 32309-4057

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**

May 08, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TARVER DEBRA L REVOCABLE TRUST / TARVER DEBRA L TRUSTEE

6791 PROCTOR RD

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE240623**

Location of Violation: **3336 PIPING ROCK**

Tax ID #: **143470 B0080**

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 **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **04/16/2024** Case No.: **TCE240623**  
Tax Identification Number: **143470 B0080** Repeat Offender: **No**  
Violation Address: **3336 PIPING ROCK**

Owner(s):

TARVER DEBRA L REVOCABLE TRUST / TARVER DEBRA L TRUSTEE  
6791 PROCTOR RD  
TALLAHASSEE FL 32309

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

Code(s) in Violation:

**Other**

- 1** 302.1 Sanitation.
- 2** 302.8 Motor vehicles
- 3** 304.7 Roofs and drainage

Corrective Actions Required:

- 1** Please remove all limbs and lawn debris.
- 2** The black Ford truck requires a current tag.
- 3** Remove leaves and live plants from the gutters.

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 08, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNSON TAJLEE PATRICK

1433 NASHVILLE DR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240636**

Location of Violation: **1441 NASHVILLE DR**

Tax ID #: **213061 A0150**

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **04/17/2024**

Case No.: **TCE240636**

Tax Identification Number: **213061 A0150**

Repeat Offender: **No**

Violation Address: **1441 NASHVILLE DR**

Owner(s):

JOHNSON TAJLEE PATRICK  
1433 NASHVILLE DR  
TALLAHASSEE FL 32304

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

Code(s) in Violation:

**Other**

- 1** 302.8 Motor vehicles

Corrective Actions Required:

- 1** Blue 4 door car must be operable and display a current tag.

**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 8360 8978 30

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TCE240636 NOV/NOH INITIAL  
JOHNSON TAJLEE PATRICK  
1433 NASHVILLE DR  
TALLAHASSEE FL 32304-9266

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**

May 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FORTE THOMAS

747 GOLD NUGGET TRL

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240681**

Location of Violation: **747 GOLD NUGGET TRL**

Tax ID #: **2127190000040**

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **04/18/2024** Case No.: **TCE240681**  
Tax Identification Number: **2127190000040** Repeat Offender: **No**  
Violation Address: **747 GOLD NUGGET TRL**

Owner(s):

FORTE THOMAS  
747 GOLD NUGGET TRL  
TALLAHASSEE FL 32304

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

Code(s) in Violation:

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

- 1** IPMC 302.8 Motor vehicles

Corrective Actions Required:

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

Assure that all vehicles, that are parked on the premises, are operable, has a valid license plate, and registration.

**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 8361 5851 56

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TCE240681 NOV/NOH INITIAL  
FORTE THOMAS  
747 GOLD NUGGET TRL  
TALLAHASSEE FL 32304-2065

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**

May 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

RRE MERIDIAN PLACE ASSOCIATES LLC

511 16TH ST # 200

DENVER CO 80202

Respondent

Case No.: **TCE240756**

Location of Violation: **2000 N MERIDIAN RD**

Tax ID #: **2124204890000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **04/24/2024**

Case No.: **TCE240756**

Tax Identification Number: **2124204890000**

Repeat Offender: **No**

Violation Address: **2000 N MERIDIAN RD**

Owner(s):

RRE MERIDIAN PLACE ASSOCIATES LLC  
511 16TH ST # 200  
DENVER CO 80202

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 3-401 - Fences & Walls,

Corrective Actions Required:

- 1** Repair privacy fence at rear of 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 8361 6332 39

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TCE240756 NOV/NOH INITIAL  
RRE MERIDIAN PLACE ASSOCIATES LLC  
STE 200  
511 16TH ST  
DENVER CO 80202-4260

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**

May 08, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

NIX CHERRY A

1494 NASHVILLE DR

TALLAHASSEE FL 32304-9243

Respondent

Case No.: **TCE240760**

Location of Violation: **1494 NASHVILLE DR**

Tax ID #: **213061 B0250**

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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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: **05/08/2024**

Case No.: **TCE240760**

Tax Identification Number: **213061 B0250**

Repeat Offender: **No**

Violation Address: **1494 NASHVILLE DR**

Owner(s):

NIX CHERRY A  
1494 NASHVILLE DR  
TALLAHASSEE FL 32304-9243

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

Code(s) in Violation:

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

#### **Section 504-PLUMBING SYSTEMS AND FIXTURES**

- 1** IPMC 504.1 General.

Corrective Actions Required:

- 1** The following violation requires your immediate attention.

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

The sewer system is not functioning properly, and the sewer is backing up into the tub, toilet, and shower. Locate the cause, and have the system repaired as required to the applicable building code and accepted industry standards.

Ensure the sewer system is fully functional at all fixtures and free from leaks or other defects.

**If you have any questions concerning these violations, please call our office at (850) 891-7007.  
Boarding a structure will not bring the property into compliance.**

**If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.**

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8360 9337 98

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TCE240760 NOV/NOH  
NIX CHERRY A  
1494 NASHVILLE DR  
TALLAHASSEE FL 32304-9243

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**

May 08, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNSON FLORINE M

717 STAFFORD ST

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240800**

Location of Violation: **717 STAFFORD ST**

Tax ID #: **411137 C0110**

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**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: **05/01/2024**

Case No.: **TCE240800**

Tax Identification Number: **411137 C0110**

Repeat Offender: **No**

Violation Address: **717 STAFFORD ST**

Owner(s):

JOHNSON FLORINE M  
717 STAFFORD ST  
TALLAHASSEE FL 32305

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Repair or replace roof and all wood rotten fascia and roof structure. Roof must be sound and tight not to admit rain and in good repair.

**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 8360 9145 44

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TCE240800 NOV/NOH INITIAL  
JOHNSON FLORINE M  
717 STAFFORD ST  
TALLAHASSEE FL 32305-6744

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**

May 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BETTON HILLS INVESTMENTS LLC

2001 THOMASVILLE RD

TALLAHASSEE FL 32308-0721

Respondent

Case No.: **TCE240823**

Location of Violation: **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.

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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 **07/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **05/03/2024** Case No.: **TCE240823**  
Tax Identification Number: **111730 I0090** Repeat Offender: **No**  
Violation Address: **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  
**Land Development Code**

**2** TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth on vacant parcel at 1563 Lee Avenue.
- 2** Repair or remove the fence/wall that is in disrepair. Silt fence is sagging over onto sidewalk.

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

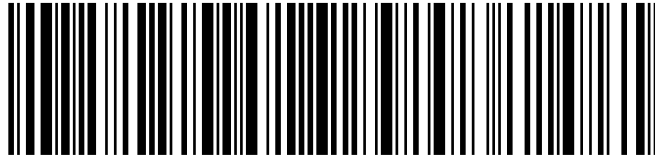
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8361 6302 83

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TCE240823 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**

May 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

KOHLER JAMES ROBERT

1107 MYERS PARK DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240864**

Location of Violation: **1909 OLD FORT DR**

Tax ID #: **310670 K0001**

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **05/08/2024**

Case No.: **TCE240864**

Tax Identification Number: **310670 K0001**

Repeat Offender: **No**

Violation Address: **1909 OLD FORT DR**

Owner(s):

KOHLER JAMES ROBERT  
1107 MYERS PARK DR  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

**1** IPMC 302.8 Motor vehicles.

**Land Development Code**

**2** IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

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

Ensure that all vehicles parked on the premises has a valid license plate, with the correct registration, and ensure that all vehicles parked on the premise is operable.

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

Remove all trash, litter and debris from property and from under the carport.



**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.

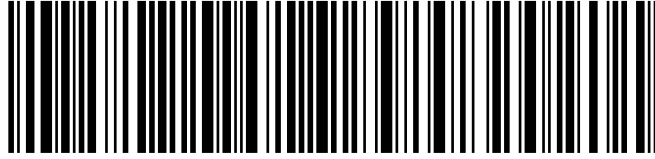
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

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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TCE240864 NOV/NOH INITIAL  
KOHLER JAMES ROBERT  
1107 MYERS PARK DR  
TALLAHASSEE FL 32301

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

May 14, 2024

LBG HOLDINGS LLC; JAQUARIUS K'SHAUN DAVIS; &  
LARRY B HOWARD  
PO BOX 621255 OVIEDO FL 32762

Re: Address: **815 WAILES ST**  
Case No.: **TCE240872**

Tax I.D. # **4101750100060**

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Martin Atorresagasti** Permit No.: **NA**  
Initial Inspection Date: **05/08/2024** Case No.: **TCE240872**  
Tax Identification Number: **4101750100060** Repeat Offender: **No**  
Violation Address: **815 WAILES ST**

Owner(s):

LBG HOLDINGS LLC; JAQUARIUS K'SHAUN DAVIS; & LARRY B HOWARD  
PO BOX 621255  
OVIEDO FL 32762

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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TCE240872 LM/NOV  
LBG HOLDINGS LLC  
PO BOX 621255  
OVIEDO FL 32762-1255

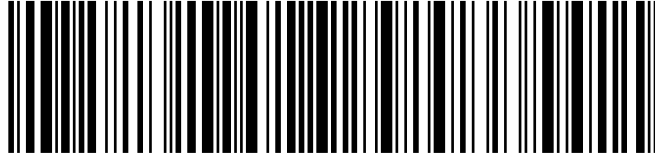
Return Reference Number:  
Username: Denise Garrett  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$7.3600

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

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USPS CERTIFIED MAIL



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TCE240872 LM/NOV  
LARRY B HOWARD  
FPC MONTGOMERY MAXWELL AIR FORCE BASE  
820 WILLOW ST  
MONTGOMERY AL 36112-5993

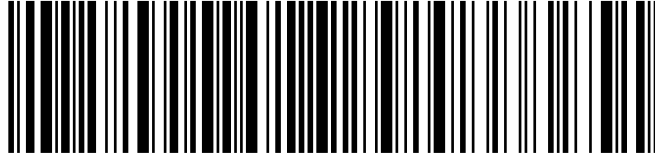
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



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TCE240872 LM/NOV  
JAQUARIUS K'SHAUN DAVIS  
199 CARTER MILL RD  
BRINSON GA 39825-1954

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

Postage: \$7.3600