



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FOOTMAN MAMIE

3052 GRADY RD

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE240851**

Location of Violation: **3052 GRADY RD**

Tax ID #: **2113202200000**

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 **11/12/2024** 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
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**Housing and Community Resilience
Code Enforcement Division**

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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: **05/07/2024** Case No.: **TCE240851**
Tax Identification Number: **2113202200000** Repeat Offender: **No**
Violation Address: **3052 GRADY RD**

Owner(s):

FOOTMAN MAMIE
3052 GRADY RD
TALLAHASSEE FL 32312

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** Ensure roof is in good repair and weathertight.

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

USPS CERTIFIED MAIL



9214 8901 9403 8373 7366 69

TCE240851 NOV/NOH INITIAL
FOOTMAN MAMIE
3052 GRADY RD
TALLAHASSEE FL 32312-2307

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs. CASWELL ROGER; CASWELL LINDA L; JOHNSON
MELANIE KAY; & JOHNSON TRAVIS DEXTER
3109 RIACHUELO LN
KISSIMMEE FL 34744

Respondent

Case No.: **TCE240852**

Location of Violation: **3032 GRADY RD**

Tax ID #: **2113202660000**

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

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**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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: **05/07/2024**

Case No.: **TCE240852**

Tax Identification Number: **2113202660000**

Repeat Offender: **No**

Violation Address: **3032 GRADY RD**

Owner(s): **CASWELL ROGER; CASWELL LINDA L; JOHNSON
MELANIE KAY; & JOHNSON TRAVIS DEXTER
3109 RIACHUELO LN
KISSIMMEE FL 34744**

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 damaged roof and ensure it is weather tight.

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

USPS CERTIFIED MAIL



9214 8901 9403 8373 7387 55

CASWELL ROGER; CASWELL LINDA L; JOHNSON MELANIE KAY; &
JOHNSON TRAVIS DEXTER
3109 RIACHUELO LN
KISSIMMEE FL 34744-4118

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 21, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ERVIN JOSEPH III; ERVIN JOSHUA; & ERVIN JULIUS

1449 NASHVILLE DR # 19

TALLAHASSEE FL 32304-9266

Respondent

Case No.: **TCE240638**

Location of Violation: **1449 NASHVILLE DR**

Tax ID #: **213061 A0190**

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: **04/17/2024**

Case No.: **TCE240638**

Tax Identification Number: **213061 A0190**

Repeat Offender: **No**

Violation Address: **1449 NASHVILLE DR**

Owner(s):

ERVIN JOSEPH III; ERVIN JOSHUA; & ERVIN JULIUS
1449 NASHVILLE DR # 19
TALLAHASSEE FL 32304-9266

You are required to correct the following code violations within **1** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** 302.4 Weeds
- 2** 302.1 Sanitation
- 3** 304.6 Exterior walls

Corrective Actions Required:

- 1** Cut all high weeds and grass.
- 2** Remove all trash and debris from property.
- 3** Remove all rotted areas of siding, window and door frames. Replace with good material and cover in a protective coating such as paint.

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 8374 9977 79

TCE240638 NOV/NOH INITIAL
ERVIN JOSEPH III; ERVIN JOSHUA; & ERVIN JULIUS
UNIT 19
1449 NASHVILLE DR
TALLAHASSEE FL 32304-9266

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

August 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LIGHTHOUSE PROPERTY RENTAL SERVICES LLC

5539 EASTON GLEN DR

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE241421**

Location of Violation: **1309 HUTCHINSON AVE**

Tax ID #: **410270 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

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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: **07/05/2024**

Case No.: **TCE241421**

Tax Identification Number: **410270 B0030**

Repeat Offender: **No**

Violation Address: **1309 HUTCHINSON AVE**

Owner(s):

LIGHTHOUSE PROPERTY RENTAL SERVICES LLC
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

You are required to correct the following code violations within **60** 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.
IPMC 302.1 Sanitation.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.

Corrective Actions Required:

- 1** Cut up and remove all of the tree debris from the property. Remove all of the dead trees from the front and the back yard.
- 2** Repair all of the damage to the roof area caused by the tree hitting the house to the applicable building code. A building permit and a licensed contractor may be required.

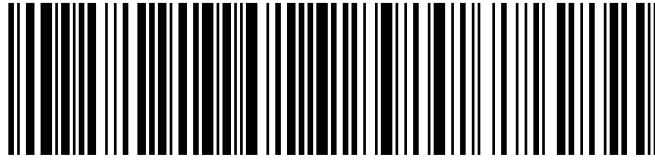
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8376 0771 27

TCE241421 NOV/NOH INITIAL
LIGHTHOUSE PROPERTY RENTAL SERVICES LLC
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

GENDA R MITCHELL

600 TOWNE CENTRE BLVD STE 305

CHARLOTTE NC 28134

Respondent

Case No.: **TCE241704**

Location of Violation: **1828 JACKSON BLUFF RD, UNIT A**

Tax ID #: **2134100050010**

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**

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,

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: **07/25/2024**

Case No.: **TCE241704**

Tax Identification Number: **2134100050010**

Repeat Offender: **No**

Violation Address: **1828 JACKSON BLUFF RD, UNIT A**

Owner(s):

GENDA R MITCHELL
600 TOWNE CENTRE BLVD STE 305
CHARLOTTE NC 28134

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.
IPMC 302.1 Sanitation.

Corrective Actions Required:

- 1** Remove all of the tree debris from your property along the west and north sides of your building.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8376 1795 86

TCE241704 NOV/NOH INITIAL
GENDA R MITCHELL
STE 305
600 TOWNE CENTRE BLVD
PINEVILLE NC 28134-8474

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WALLACE BRADLEY & VALIS WENDY

PO BOX 57

OSTEEN FL 32764

Respondent

Case No.: **TCE241705**

Location of Violation: **1828 JACKSON BLUFF RD, UNIT F**

Tax ID #: **2134100050060**

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 **11/12/2024** 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: **07/25/2024**

Case No.: **TCE241705**

Tax Identification Number: **2134100050060**

Repeat Offender: **No**

Violation Address: **1828 JACKSON BLUFF RD, UNIT F**

Owner(s):

WALLACE BRADLEY & VALIS WENDY
PO BOX 57
OSTEEN FL 32764

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.
IPMC 302.1 Sanitation.

Corrective Actions Required:

- 1** Remove all of the tree debris and tree branches, from your property.

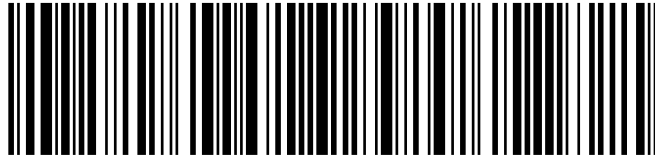
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8376 2053 39

TCE241705 NOV/NOH INITIAL
WALLACE BRADLEY & VALIS WENDY
PO BOX 57
OSTEEN FL 32764-0057

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 04, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

YOUNG FRANCES & YOUNG ARLETTA

2345 W BUNCHE PARK DR

OPA LOCKA FL 33054

Respondent

Case No.: **TCE242051**

Location of Violation: **1314 PINELLAS ST**

Tax ID #: **4101750060030**

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 **11/12/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **09/04/2024**

Case No.: **TCE242051**

Tax Identification Number: **4101750060030**

Repeat Offender: **No**

Violation Address: **1314 PINELLAS ST**

Owner(s):

YOUNG FRANCES & YOUNG ARLETTA
2345 W BUNCHE PARK DR
OPA LOCKA FL 33054

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, Exterior Structure, 304.7 Roof and Drains

2 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Land Development Code

3 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

1 Repair and/or replace the roof to prevent water entry and damage to the roof structure.

Repair or replace all damaged wood on roof and soffits. Paint all unprotected surfaces.

2 Ensure every window, skylight, door, and frame is kept in sound condition, in good repair, and is weathertight.

Remove all boards and ensure all windows and doors are in good working condition.

3 Remove all trash, litter, and debris from the entire property.

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

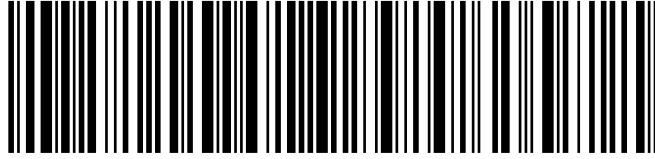
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8376 5293 36

TCE242051 NOV/NOH INITIAL
YOUNG FRANCES & YOUNG ARLETTA
2345 W BUNCHE PARK DR
OPA LOCKA FL 33054-6586

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 11, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

EKT CHARTRE LLC
3387 PAN AMERICAN DR STE 100
MIAMI FL 33133

Respondent

Case No.: **TCE240878**

Location of Violation: **319 AUSLEY RD**

Tax ID #: **2134510001690**

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 **11/12/2024** 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.

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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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Jency Probert	Permit No.:	NA
Initial Inspection Date: 05/23/2024	Case No.:	TCE240878
Tax Identification Number: 2134510001690	Repeat Offender:	No
Violation Address: 319 AUSLEY RD		
Owner(s): EKT CHARTRE LLC 3387 PAN AMERICAN DR STE 100 MIAMI FL 33133		

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.

Corrective Actions Required:

- 1** Remove all trash and debris from your property on 319 Ausley Rd. Remove all tree debris and any dead trees.

Remove the excessive overgrowth and weeds from your property. Cut the grass and weeds.

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 3591 16

TCE240878 NOV/NOH INITIAL
EKT CHARTRE LLC
STE 100
3387 PAN AMERICAN DR
MIAMI FL 33133-5501

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 11, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

EKT CHARTRE LLC

3387 PAN AMERICAN DR STE 100

MIAMI FL 33133

Respondent

Case No.: **TCE241715**

Location of Violation: **2001 BELLE VUE WAY**

Tax ID #: **2134510001720**

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 **11/12/2024** 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,

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: 08/02/2024	Case No.:	TCE241715
Tax Identification Number: 2134510001720	Repeat Offender:	No
Violation Address: 2001 BELLE VUE WAY		
Owner(s): EKT CHARTRE LLC 3387 PAN AMERICAN DR STE 100 MIAMI FL 33133		

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.
IPMC 302.1 Sanitation.
IPMC 302.4 Weeds.

Corrective Actions Required:

- 1** Remove all of the trash and debris from your property on 2001 Belle Vue Way. Remove all of the tree debris from your property and remove any dead trees from your property.

Remove the excessive overgrowth and weeds from your property. Cut the grass and weeds.

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 3581 57

TCE241715 NOV/NOH INITIAL
EKT CHARTRE LLC
STE 100
3387 PAN AMERICAN DR
MIAMI FL 33133-5501

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 12, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

COOK OUT-FSU INC
15 LAURA LN STE 300
THOMASVILLE NC 27360

Respondent

Case No.: **TCE241954**

Location of Violation: **1923 W PENSACOLA ST (224, 226, & 228 Day St)**

Tax ID #: **213450 D0020**

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 **11/12/2024** 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,

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: 09/11/2024	Case No.:	TCE241954
Tax Identification Number: 213450 D0020	Repeat Offender:	No
Violation Address: 1923 W PENSACOLA ST (224, 226, & 228 Day St)		

Owner(s):

COOK OUT-FSU INC
15 LAURA LN STE 300
THOMASVILLE NC 27360

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.
IPMC 302.1 Sanitation.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.6 Exterior walls.
IPMC 304.7 Roofs and drainage.
IPMC 304.9 Overhang extensions.
IPMC 304.12 Handrails and guards.
IPMC 304.13.1 Glazing.
IPMC 304.15 Doors.
- 3** IPMC Chapter 6, Section 605 ~Electrical Equipment

Corrective Actions Required:

- 1** Remove all of the dead trees, tree branches, and associated tree debris, remove all of trash and debris from the properties, 1923 W Pensacola St., 224 Day St., 226 Day St, and 228 Day St.

- 2 The following violations are for all of the addresses/structures on the property. 1923, 224,226, and 228 will be used to describe an individual address.

There are holes in some of the exterior walls. Repair or cover over the holes until repairs can be made. Ensure that all of the buildings are properly secured to prevent unauthorized access.

There are sections of the roofs that are missing roofing material and have tree debris on top of the roof. Repair all roof damage and remove all tree debris from all building roofs as required.

The overhang on the west porch entrance has separated and collapsed onto the porch at 1923 and needs to be removed from the property. Remove the overhang and all associated debris.

The handrails on the north and west side of 1923 are in disrepair. Repair or replace the handrails as required.

There are broken windows at 1923 and 228. Replace the broken glass as required. Ensure all windows are fully functional at all addresses.

There are broken doors at 1923. Repair the doors as required. Ensure that all doors at all addresses are fully functional.

Ensure that all of the buildings at all of the addresses are secured and not accessible by unauthorized persons. Ensure that unauthorized persons are not staying on the property until the property is capable of being occupied.

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

The electrical mast at 228 Day St. has been damaged and power drop line from the utility pole to the house is less than 12 feet above the ground. Repair the mast and have the drop line adjusted so that it is at the proper height or have the drop line removed.

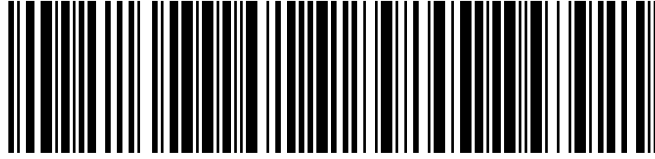
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 6095 94

TCE241954 NOV/NOH INITIAL
COOK OUT-FSU INC
STE 300
15 LAURA LN
THOMASVILLE NC 27360-5865

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 20, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ALBERT KAREN M ESTATE C/O:
KARA A DAVIS PER SREP
1500 BARRINGTON CT NW ATLANTA
GA 30327

Respondent

Case No.: **TCE240705**

Location of Violation: **2411 MIRANDA AVE**

Tax ID #: **212745 H0110**

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

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

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

Sincerely,

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: **04/23/2024** Case No.: **TCE240705**
Tax Identification Number: **212745 H0110** Repeat Offender: **No**
Violation Address: **2411 MIRANDA AVE**

Owner(s):

ALBERT KAREN M ESTATE
C/O: KARA A DAVIS PER SREP
1500 BARRINGTON CT NW
ATLANTA GA 30327

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, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches. Ensure that the front and back yard are completely cut.
- 2** Repair and/or replace the roof to prevent water entry and damage to roof structure.

There is a blue tarp on the roof. Repair the roof damage as required to the applicable building code. A building permit and a licensed contractor may be required.

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

USPS CERTIFIED MAIL



9214 8901 9403 8378 8557 54

TCE240705 NOV/NOH INITIAL
ALBERT KAREN M ESTATE
C/O: KARA A DAVIS PER SREP
1500 BARRINGTON CT NW
ATLANTA GA 30327-1714

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 20, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

MYSTIC WOODS CONDOMINIUMS ASSOC.
2131 HOLLYWOOD BLVD STE 201
HOLLYWOOD FL 33020

Respondent

AMENDED HEARING AND NOTICE OF VIOLATION

Case No.: **TCE241849**

Location of Violation: **317 MABRY ST (Swimming Pool Revised Notice)**

Tax ID #: **213462 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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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: 08/15/2024	Case No.:	TCE241849
Tax Identification Number: 213462 0001	Repeat Offender:	No
Violation Address: 317 MABRY ST (Swimming Pool Revised Notice)		

Owner(s):

MYSTIC WOODS CONDOMINIUMS ASSOC.
2131 HOLLYWOOD BLVD STE 201
HOLLYWOOD FL 33020

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** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** TLDC, Chapter 3, Article VIII, Section 3-434(b), Swimming Pool Maintenance
- 3** IPMC, Swimming Pools, Spas and Hot Tubs, 303.2 Enclosures

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire area around the swimming pool. Remove all tree debris from the swimming pool area.
- 2** Ensure swimming pools are maintained in a clean and sanitary condition and in good repair. Repair or replace all of the damaged or missing tiles around the swimming pool.

The pool water is not clear and is unsanitary. Take the appropriate steps to ensure that the pool is fully functional, clear, and sanitary prior to being opened for use.

- 3** Ensure swimming pools, hot tubs, and spas are surrounded by a fence or barrier, not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool, with self-closing and self-latching gate(s) or door(s).

At the time of re-inspection the swimming pool gate was unsecured. Secure/lock the gates until the self closing, self latching gates can be installed and are fully functional.

Ensure that all access points to the pool area are properly secured or locked as required.

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

USPS CERTIFIED MAIL



9214 8901 9403 8378 8503 15

TCE241849 NOV/NOH AMENDED
MYSTIC WOODS CONDOMINIUMS ASSOC
STE 201
2131 HOLLYWOOD BLVD
HOLLYWOOD FL 33020-6750

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 20, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

2626 PARK TALLAHASSEE LLC
C/O: KE ANDREWS AND COMPANY
2424 RIDGE RD
ROCKWALL TX 75087
Respondent

Case No.: **TCE241874**

Location of Violation: **2626 PARK AVE E APT 1204**

Tax ID #: **1133200210000**

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: 08/15/2024	Case No.:	TCE241874
Tax Identification Number: 1133200210000	Repeat Offender:	No
Violation Address: 2626 PARK AVE E APT 1204		
Owner(s): 2626 PARK TALLAHASSEE LLC C/O: KE ANDREWS AND COMPANY 2424 RIDGE RD ROCKWALL TX 75087		

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, Exterior Structure, 304.13 Window, Skylight, Door Frames
- 2** IPMC, Interior Structure, 305.1 General
- 3** IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Actions Required:

- 1** Ensure every window, skylight, door, and frame is kept in sound condition, in good repair, and is weathertight.

Replace missing threshold seal and weather stripping on front door.
- 2** Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.

Repair or replace Kitchen pantry door does not close and bedroom closet doors are in disrepair.
- 3** Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects must be corrected to ensure the function of plumbing..

Repair or replace kitchen sink P-trap that is leaking.

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

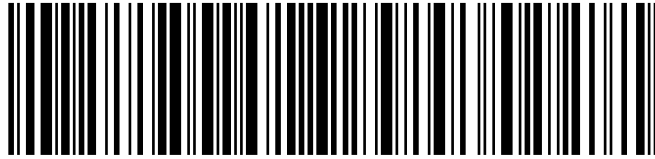
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

USPS CERTIFIED MAIL



9214 8901 9403 8378 8521 42

TCE241874 NOV/NOH INITIAL
2626 PARK TALLAHASSEE LLC
C/O: KE ANDREWS AND COMPANY
2424 RIDGE RD
ROCKWALL TX 75087-5116

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 25, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

ZHANG MIN
7336 ANGLEWOOD LN
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE241508**

Location of Violation: **201 BRILEY CT**

Tax ID #: **412422 B0010**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **11/12/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Martin Atorresagasti	Permit No.:	NA
Initial Inspection Date: 07/16/2024	Case No.:	TCE241508
Tax Identification Number: 412422 B0010	Repeat Offender:	No
Violation Address: 201 BRILEY CT		
Owner(s): ZHANG MIN 7336 ANGLEWOOD LN 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, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate. RV must display a valid tag.

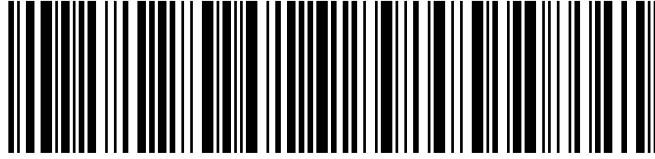
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8379 5087 34

TCE241508 NOV/NOH INITIAL
ZHANG MIN
7336 ANGLEWOOD LN
TALLAHASSEE FL 32309-6525

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 25, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

SCHRADER AMY
1171 TUMBLEWEED RUN
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE241907**

Location of Violation: **1171 TUMBLEWEED RUN**

Tax ID #: **310230 A0330**

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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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.

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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: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **08/14/2024** Case No.: **TCE241907**
Tax Identification Number: **310230 A0330** Repeat Offender: **No**
Violation Address: **1171 TUMBLEWEED RUN**

Owner(s):

SCHRADER AMY
1171 TUMBLEWEED RUN
TALLAHASSEE FL 32311

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** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property. Remove the tree trimmings and tree debris from the back of the property.
- 2** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

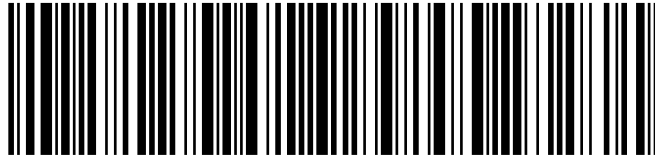
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8379 5335 21

TCE241907 NOV/NOH INITIAL
SCHRADER AMY
1171 TUMBLEWEED RUN
TALLAHASSEE FL 32311-4072

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MCCASKILL AVENUE HOLDINGS LLC

3001 W HALLANDALE BEACH BLVD STE 306

PEMBROKE PARK FL 33009

Respondent

Case No.: **TCE242250**

Location of Violation: **1613 MCCASKILL AVE**

Tax ID #: **410230 O0082**

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,

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: 09/20/2024	Case No.:	TCE242250
Tax Identification Number: 410230 00082	Repeat Offender:	No
Violation Address: 1613 MCCASKILL AVE		
Owner(s):		
MCCASKILL AVENUE HOLDINGS LLC		
3001 W HALLANDALE BEACH BLVD STE 306		
PEMBROKE PARK FL 33009		

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, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
- 2** IPMC, Exterior Structure, 304.12 Handrails and Guards

Corrective Actions Required:

- 1** Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Ensure that the handrails are properly supported/ attached to the deck and stairs. Ensure that the deck and stairway is free from any defects and is fully functional.

- 2** Ensure every handrail and guard is firmly fastened and capable of supporting normally imposed loads and maintained in good condition.

There are missing guards and other guards are in disrepair. Repair or replace the damaged or missing guards as required on the porch deck and the stairs as required to the applicable building code. A building permit and a licensed contractor may be required for some repairs. Ensure that all of the guards are fully functional.

Repair or replace the damaged handrails and the supports for the handrails as required to the applicable building codes. A building permit and a licensed contractor may be required for repairs. Ensure that all of the handrails and supports are fully functional.

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8379 4516 34

TCE242250 NOV/NOH INITIAL
MCCASKILL AVENUE HOLDINGS LLC
STE 306
3001 W HALLANDALE BEACH BLVD
HALLANDALE FL 33009-5158

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

Postage: \$8.1600

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

DANGEROUS BUILDING NOTICE

Address: 1202 CROSS CREEK WAY

CE Case No.: TCE242253

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

Jeannine Fier

Enforcing Official, Code Enforcement

10/03/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MANDERFIELD MATTHEW B
1202 CROSS CREEK WAY APT 2
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE242253**

Location of Violation: **1202 CROSS CREEK WAY**

Tax ID #: **310404 200B0**

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: **09/23/2024** Case No.: **TCE242253**
Tax Identification Number: **310404 200B0** Repeat Offender: **No**
Violation Address: **1202 CROSS CREEK WAY**

Owner(s):

MANDERFIELD MATTHEW B
1202 CROSS CREEK WAY APT 2
TALLAHASSEE FL 32301

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the **Tallahassee Land Development Code Sec. 1 2.**

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

Code(s) in Violation:

Land Development Code

- 1 IPMC, Exterior Structure, 304.15 Doors
- 2 IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1 Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure.
- 2 If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.

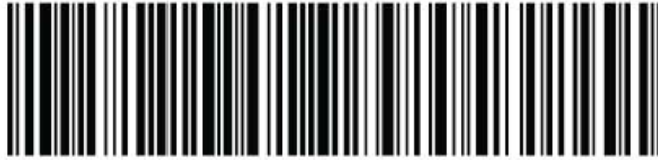
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8380 6125 50

TCE242253 DB PLACARD/NOV/NOH INITIAL
MANDERFIELD MATTHEW B
APT 2
1202 CROSS CREEK WAY
TALLAHASSEE FL 32301-3668

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

Postage: \$8.1600

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

DANGEROUS

BUILDING NOTICE

Address: **1020 CROSSING BROOK WAY**

CE Case No.: **TCE242255**

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

Jeannine Fier

Enforcing Official, Code Enforcement

10/02/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 01, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BUSHNYAKOVA ANITA VESKOVA

2669 ROYAL OAKS DR
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE242255**

Location of Violation: **1020 CROSSING BROOK WAY**

Tax ID #: **310361 B0081**

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 **11/12/2024** 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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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,

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: **09/23/2024** Case No.: **TCE242255**
Tax Identification Number: **310361 B0081** Repeat Offender: **No**
Violation Address: **1020 CROSSING BROOK WAY**

Owner(s):

BUSHNYAKOVA ANITA VESKOVA
2669 ROYAL OAKS DR
TALLAHASSEE FL 32309

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the **Tallahassee Land Development Code Sec. 1-2**.

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

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1 IPMC, Exterior Structure, 304.4 Structural Members
- 2 IPMC, Exterior Structure, 304.5 Foundation Walls
- 3 IPMC, Interior Structure, 305.2 Structural Members

Corrective Actions Required:

- 1 Ensure exterior structural members are free from deterioration and are capable of safely supporting the imposed dead and live loads.

Repair the exterior structural members and ensure that any parts are not deteriorating or falling and are capable of safely supporting the imposed dead and live loads.

- 2 Repair foundation walls to be free from open cracks and breaks, ensure plumbness, and keep in a condition to prevent the entry of rodents and other pests.
- 3 Ensure all interior structural members are maintained and structurally sound.

Repair all interior structural members and ensure that all interior structural members are maintained and structurally sound.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8380 3324 27

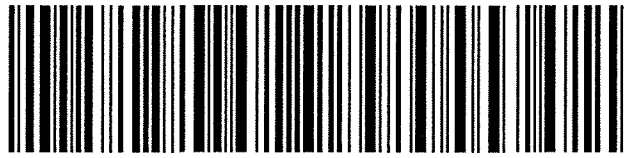
TCE242255 DB PLACARD/NOV/NOH
BUSHNYAKOVA ANITA VESKOVA
2669 ROYAL OAKS DR
TALLAHASSEE FL 32309-2933

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

Postage: \$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8380 9368 92

TCE241927 NOV NOH INITIAL
DICKSON RUTHIE JEAN LIFE ESTATE
615 S RIDE
TALLAHASSEE FL 32303-5135

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

DICKSON RUTHIE JEAN LIFE ESTATE
615 SOUTH RIDE
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE241927**

Location of Violation: **615 SOUTH RIDE**

Tax ID #: **111950000320**

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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Sincerely,

Lesla Vaase

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: 08/23/2024	Case No.:	TCE241927
Tax Identification Number: 119500000320	Repeat Offender:	No
Violation Address: 615 SOUTH RIDE		

Owner(s):

DICKSON RUTHIE JEAN LIFE ESTATE
615 SOUTH RIDE
TALLAHASSEE FL 32303

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

Code(s) in Violation:

Other

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Remove and dispose of all dead trees from the property. The dead trees are located at the very rear of your property that backs up to North Forest Drive.

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

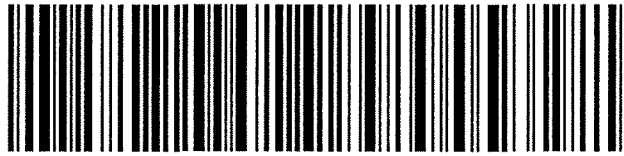
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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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

USPS CERTIFIED MAIL



9214 8901 9403 8380 9361 44

TCE241936 NOV NOH INITIAL
MANDERFIELD MATTHEW B
APT 2
1202 CROSS CREEK WAY
TALLAHASSEE FL 32301-3668

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

MANDERFIELD MATTHEW B
1202 CROSS CREEK WAY APT 2
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241936**

Location of Violation: **1202 CROSS CREEK WAY**

Tax ID #: **310404 200B0**

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: 08/15/2024	Case No.:	TCE241936
Tax Identification Number: 310404 200B0	Repeat Offender:	No
Violation Address: 1202 CROSS CREEK WAY		

Owner(s):

MANDERFIELD MATTHEW B
1202 CROSS CREEK WAY APT 2
TALLAHASSEE FL 32301

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 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1 Remove and dispose of all dead trees from the property.

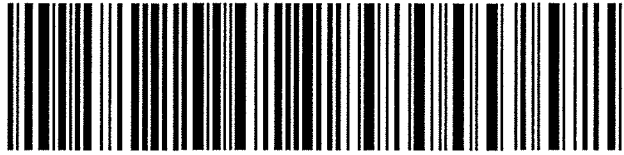
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8380 9367 93

TCE241941 NOV NOH INITIAL
MHP MAGNOLIA OAKS LLC
821 E MAGNOLIA DR
TALLAHASSEE FL 32301-6608

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

MHP MAGNOLIA OAKS LLC
821 E MAGNOLIA DR
TALLAHASSEE FL 32301-6608

Respondent

Case No.: **TCE241941**

Location of Violation: **821 E MAGNOLIA DR**

Tax ID #: **3107202090000**

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: 08/22/2024	Case No.:	TCE241941
Tax Identification Number: 3107202090000	Repeat Offender:	No
Violation Address: 821 E MAGNOLIA DR		

Owner(s):

MHP MAGNOLIA OAKS LLC
821 E MAGNOLIA DR
TALLAHASSEE FL 32301-6608

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, Exterior Property Areas, 302.2 Grading and Drainage
Land Development Code
- 2** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 3** TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls

Corrective Actions Required:

- 1** Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon.
Repair open ground by A/C units by building 1.
- 2** Remove all trash, litter and debris from property.
- 3** Repair or remove the fence/wall that is in disrepair and considered unsafe.
Repair or replace missing fencing by pool filter.

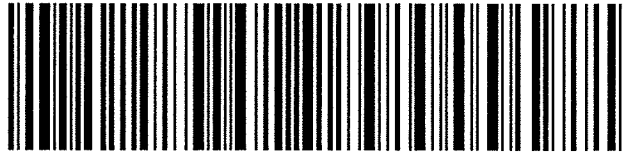
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8380 9365 57

TCE241950 NOV NOH INITIAL
TCB TALLAHASSEE AUGUSTINE LLC
STE 1102
100 HIGH ST
BOSTON MA 02110-1757

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

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

Respondent

Case No.: **TCE241950**

Location of Violation: **2001 OLD ST AUGUSTINE RD APT G-103**

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **08/27/2024** Case No.: **TCE241950**
Tax Identification Number: **3105204110000** Repeat Offender: **No**
Violation Address: **2001 OLD ST AUGUSTINE RD APT G-103**

Owner(s):

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

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, Interior Structure, 305.3 Interior Surfaces
- 2** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 3** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances

Corrective Actions Required:

- 1** Ensure all interior surfaces are maintained in good, clean working condition. Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces.

Repair or replace the defective trimming boards, in the common bathroom, at the apartment.

Reference to Unit G-103.

- 2** Ensure plumbing fixtures are installed and maintained in good and safe working condition, including the kitchen sink's faucet, and all bathroom fixtures. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.

Reference to Unit G-103.

- 3 Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed.

Replace the refrigerator and stove. Replace all receptacle plugs that are loose fitting.
Replace the HVAC.

Reference to Unit G-103.

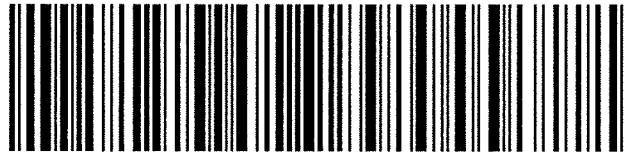
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8380 9363 04

TCE241955 NOV NOH INITIAL
CAWTHON RIVERA RAUL MUNOZ WILLIAMS
CAWTHON RIVERA MIGUEL RAMON COOPER
778 LUPINE LN
TALLAHASSEE FL 32308-6256

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

CAWTHON RIVERA RAUL MUNOZ WILLIAMS
CAWTHON RIVERA MIGUEL RAMON COOPER
778 LUPINE LN
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE241955**

Location of Violation: **778 LUPINE LN**

Tax ID #: **112883 H0160**

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 **11/12/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



CITY OF
TALLAHASSEE

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **08/26/2024** Case No.: **TCE241955**
Tax Identification Number: **112883 H0160** Repeat Offender: **No**
Violation Address: **778 LUPINE LN**

Owner(s):

CAWTHON RIVERA RAUL MUNOZ WILLIAMS
CAWTHON RIVERA MIGUEL RAMON COOPER
778 LUPINE LN
TALLAHASSEE FL 32308

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, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property. Remove all tree debris from the property.

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SHOUBE L WAYNE

400 SE CAPITAL CIR STE 18 #180

369 BARK DR E 32305

Respondent

Case No.: **TCE242040**

Location of Violation: **1426 RITA RD**

Tax ID #: **3103500001280**

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 **11/12/2024** 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.

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

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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: Shameka Bush	Permit No.:	NA
Initial Inspection Date: 09/03/2024	Case No.:	TCE242040
Tax Identification Number: 3103500001280	Repeat Offender:	No
Violation Address: 1426 RITA RD		

Owner(s):

SHOUPE L WAYNE
400 SE CAPITAL CIR STE 18 #180
369 BARK DR E 32305

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, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

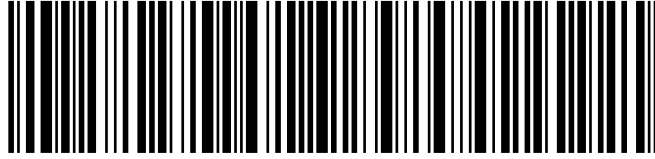
- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property. Remove all tree debris from the entire property.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 1651 23

TCE242040 NOV/NOH INITAL
SHOUPE L WAYNE
365 E BARK DR
TALLAHASSEE FL 32305-8306

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

Postage: \$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 1633 72

TCE242040 NOV/NOH INITIAL
SHOUPE L WAYNE
PMB 180
400 CAPITAL CIR SE STE 18
TALLAHASSEE FL 32301-3839

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 07, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

DINKELMAN ALEXANDER M AS TRUSTEE
1970 BAUM RD
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242079**

Location of Violation: **2716 BEDFORD WAY**

Tax ID #: **110945 L0100**

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 **11/12/2024** 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.

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

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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: 09/11/2024	Case No.:	TCE242079
Tax Identification Number: 110945 L0100	Repeat Offender:	No
Violation Address: 2716 BEDFORD WAY		

Owner(s):

DINKELMAN ALEXANDER M AS TRUSTEE
1970 BAUM 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:

Other

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Mow high grass and weeds.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 1720 15

TCE242079 NOV/NOH INITIAL
DINKELMAN ALEXANDER M AS TRUSTEE
1970 BAUM RD
TALLAHASSEE FL 32317-8144

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

Postage: \$8.1600

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

DANGEROUS

BUILDING NOTICE

Address: 1421 GEORGE CALVIN BESS JR W,

CE Case No.: TCE242305

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

10/07/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 04, 2024

OFF CAMPUS HOUSING LLC
David Marshall
1550 MELVIN ST
TALLAHASSEE FL 32301-4235

Re: Address: **1421 GEORGE CALVIN BESS JR WAY**
Case No.: **TCE242305** Tax I.D. # **4101750120020**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **10/01/2024** Case No.: **TCE242305**
Tax Identification Number: **4101750120020** Repeat Offender: **No**
Violation Address: **1421 GEORGE CALVIN BESS JR WAY**

Owner(s):

OFF CAMPUS HOUSING LLC
David Marshall
1550 MELVIN ST
TALLAHASSEE FL 32301-4235

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the Tallahassee Land Development Code Sec. 1-2

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

Code(s) in Violation:

International Property Maintenance Code

- 1 IPMC, Exterior Structure, 304.6 Exterior Walls
- 2 IPMC, Exterior Structure, 304.7 Roof and Drains
- 3 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 4 IPMC, Exterior Structure, 304.4 Structural Members
- 5 IPMC, Exterior Structure, 304.5 Foundation Walls

Corrective Actions Required:

- 1 Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
- 2 Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 3 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
- 4 Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.

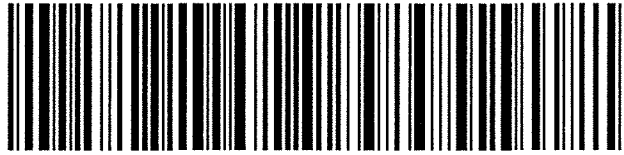
- 5 Repair foundation walls to be free from open cracks and breaks, ensure plumbness, and keep in a condition to prevent the entry of rodents and other pests.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1697 55

TCE242011 NOV NOH INITIAL
ASH BARBARA C
3011 BROOKMONT DR
TALLAHASSEE FL 32312-2406

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

ASH BARBARA C
3011 BROOKMONT DR
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE242011**

Location of Violation: **3011 BROOKMONT DR**

Tax ID #: **111850 G0180**

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 **11/12/2024** 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**.

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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.

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

Sincerely,

Lesa Vause

Code Enforcement Division
Attachment



CITY OF
TALLAHASSEE

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesla Vause** Permit No.: **NA**
Initial Inspection Date: **08/23/2024** Case No.: **TCE242011**
Tax Identification Number: **111850 G0180** Repeat Offender: **No**
Violation Address: **3011 BROOKMONT DR**

Owner(s):

ASH BARBARA C
3011 BROOKMONT DR
TALLAHASSEE FL 32312

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

Code(s) in Violation:

Other

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1 Remove and dispose of all dead trees from the property. There is a large, dead, pine tree in your back yard.

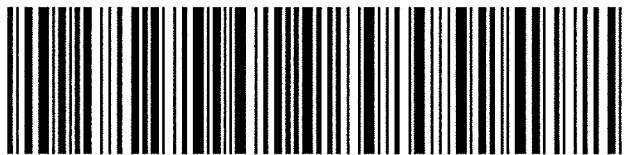
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8382 1680 55

TCE241603 NOV NOH INITIAL
TRAN SAMANTHA
251 AYERS CT
TALLAHASSEE FL 32305-7442

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

TRAN SAMANTHA
251 AYERS CT
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE241603**

Location of Violation: **263 AYERS CT**

Tax ID #: **412422 A0270**

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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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



CITY OF
TALLAHASSEE

Housing and Community Resilience
Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **07/18/2024** Case No.: **TCE241603**
Tax Identification Number: **412422 A0270** Repeat Offender: **No**
Violation Address: **263 AYERS CT**

Owner(s):

TRAN SAMANTHA
251 AYERS CT
TALLAHASSEE FL 32305

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. Outdoor storage is not allowed.

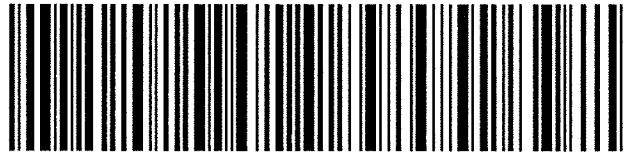
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1669 90

TCE241626 NOV NOH INITIAL
PLATO VILLAS APTS LLC
STE 201
920 E COUNTY LINE RD
LAKEWOOD NJ 08701-2090

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 11, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

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

Respondent

Case No.: **TCE241626**

Location of Violation: **2400 W THARPE ST Apt 308**

Tax ID #: **2121510191480**

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

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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,

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: 08/01/2024	Case No.:	TCE241626
Tax Identification Number: 2121510191480	Repeat Offender:	No
Violation Address: 2400 W THARPE ST Apt 308		

Owner(s):

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

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ 304.1 General.
- 2** IPMC Chapter 3, Section 305 ~305.1 General.
- 3** IPMC Chapter 3, Section 309 ~ 309.1 Infestation.

Corrective Actions Required:

- 1** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface-coated to prevent deterioration.

Repair and/or replace the roof to prevent water entry and damage to the roof structure.

Ensure all windows and doors have approved insect screens. Ensure every screen door used for insect control has a self-closing device and is in good working condition.

Reference to Apt 308.

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

Repair all water damage inside the apartment. All peeling paint must be removed. The interior structure should be recoated with a protective coating to make the area watertight.

Reference to Apt 308.

- 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.

Reference to the wasps.

Reference to Apt 308.

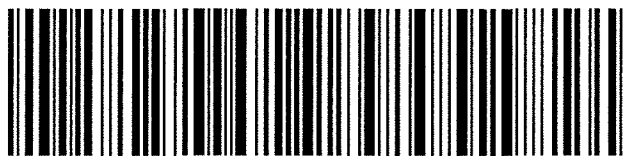
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8382 1686 04

TCE241939 NOV NOH INITIAL
SIFFORD DWAYNE GABRIEL
3209 N RIDGE RD
TALLAHASSEE FL 32305-6725

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

SIFFORD DWAYNE GABRIEL
3209 N RIDGE RD
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE241939**

Location of Violation: **3209 N RIDGE RD**

Tax ID #: **411175 B0060**

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**
Initial Inspection Date: **08/20/2024**
Tax Identification Number: **411175 B0060**
Violation Address: **3209 N RIDGE RD**

Permit No.: **NA**
Case No.: **TCE241939**
Repeat Offender: **No**

Owner(s):

SIFFORD DWAYNE GABRIEL
3209 N RIDGE RD
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 IPMC, Exterior Property Areas, 302.4 Weeds
Land Development Code

2 TLDC, Maintenance, Chapter 3, Article IX, Section 3-488(b) M

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property and continue to maintain.

Outdoor storage is not allowed remove all blocks, pallets, and gardening bags from front yard.

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 14, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

SWAIN ELIZABETH M
PO BOX 930
TALLAHASSEE FL 32302

Respondent

Case No.: **TCE232006**

Location of Violation: **2751 RAINTREE CIR**

NEW HEARING DATE

Tax ID #: **110945 H0100**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

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: 08/23/2023	Case No.:	TCE232006
Tax Identification Number: 110945 H0100	Repeat Offender:	No
Violation Address: 2751 RAINTREE CIR		

Owner(s):

SWAIN ELIZABETH M
PO BOX 930
TALLAHASSEE FL 32302

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

Corrective Actions Required:

- 1 Repair damaged roof, soffits, and fascia.
- 2 All vehicle(s) must be operable and display a valid tag. May be subject to towing.
Silver VW Bug must have a current tag with inflated tires.

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

October 14, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CENTURY PARC APARTMENTS LLC

324 WATERFORD DR

EDISON NJ 08817

Respondent

Case No.: **TCE241763**

NEW HEARING DATE

Location of Violation: **310 BLOUNT ST Apt 214**

Tax ID #: **4101200070000**

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 **11/12/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Martin Atorresagasti	Permit No.:	NA
Initial Inspection Date: 08/08/2024	Case No.:	TCE241763
Tax Identification Number: 4101200070000	Repeat Offender:	No
Violation Address: 310 BLOUNT ST Apt 214		

Owner(s):

**CENTURY PARC APARTMENTS LLC
324 WATERFORD DR
EDISON NJ 08817**

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 3, Section 309 ~ Pest Elimination

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.

Repair all water damaged walls in bathroom by shower.
- 2** 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.

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.



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

October 16, 2024

**NICHOLS GREGORY N
3208 BEAUMONT DR
TALLAHASSEE FL 32309**

**Re: CASE NUMBER TCE241317
LOCATION: 3208 BEAUMONT DR
Tax I.D. #(s): 110250 BS0030**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Lesia Vause

Code Enforcement Division

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



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

October 16, 2024

**WADLEY IDA MAE LELAND/ LELAND CURTIS/LELANDGARFIELD JR/LELAND ELIJAH/LELAND PAUL ESTATE
LELAND FRANK ESTATE/HALL WILLIE MAE LELAND/LELAND KATIE L/LELAND GRACIE O/LELAND JACK P/
LELAND JUDGE/LELAND WILLIE/FORD JOHNNY/LELAND GEORGE/LELAND HAZEL J/LELAND BENNETT/
ROBINSON PATRICIA/LELAND STEPHANIE/LELAND WHITFIELD
2907 PRIMROSE LN
TALLAHASSEE FL 32301**

Re: CASE NUMBER TCE241802

LOCATION: 2125 FLIPPER ST

Tax I.D. #(s): 410127 DD0110

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

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

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

CASE NO.: TCE241802

VIOLATION ADDRESS: 2125 FLIPPER ST

VIOLATION TAX ID #: 410127 DD0110

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410127 DD0110** and the physical address is identified **2125 FLIPPER ST Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **WADLEY IDA MAE LELAND / LELAND CURTIS / LELAND GARFIELD JR / LELAND ELIJAH / LELAND PAUL ESTATE / LELAND FRANK ESTATE / HALL WILLIE MAE LELAND / LELAND KATIE L / LELAND GRACIE O / LELAND JACK P / LELAND JUDGE / LELAND WILLIE / FORD JOHNNY / LELAND GEORGE / LELAND HAZEL J / LELAND BENNETT / ROBINSON PATRICIA / LELAND STEPHANIE / LELAND WHITFIELD** (hereinafter "Property Owner(s)").
3. On 08/06/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure – 304.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Exterior Structure – 304.1 General

Corrective Action Required: Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Repair or replace all wood rot on soffit.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate



CITY OF
TALLAHASSEE

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

October 16, 2024

**JONES ZEDORIA
3088 CONNIE DR
TALLAHASSEE FL 32311**

**Re: CASE NUMBER TCE240425
LOCATION: 3088 CONNIE DR
Tax I.D. #(s): 310350000040**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

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

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

CASE NO.: TCE240425

VIOLATION ADDRESS: 3088 CONNIE DR

VIOLATION TAX ID #: 3103500000040

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3103500000040** and the physical address is identified **3088 CONNIE DR Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are JONES ZEDORIA (hereinafter "Property Owner(s)").
3. On 03/19/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

 - A. IPMC, 302.8 – Motor Vehicles**
 - B. IPMC, 308.1 – Accumulation of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 302.8 – Motor Vehicles

Corrective Action Required: All vehicle(s) must be operable and display a valid tag. Reference to the Burgundy Toyota car and the Green S10 Chevy truck.

B. IPMC, 308.1 – Accumulation of rubbish or garbage

Corrective Action Required: Remove all tree debris, trash, litter, tires, appliances, indoor furniture, and debris from the entire property.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate



CITY OF
TALLAHASSEE

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

October 16, 2024

**NICHOLSON LUKE A
923 DELORES DR
TALLAHASSEE FL 32301**

**Re: CASE NUMBER TCE241808
LOCATION: 923 DELORES DR
Tax I.D. #(s): 113162 E0090**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

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

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

CASE NO.: TCE241808

VIOLATION ADDRESS: 923 DELORES DR

VIOLATION TAX ID #: 113162 E0090

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **113162 E0090** and the physical address is identified **923 DELORES DR Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are NICHOLSON LUKE A (hereinafter "Property Owner(s)").
3. On 08/21/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, **302.4 Weeds**
 - B. IPMC, **302.8 Motor Vehicles**
 - C. IPMC, **308.1 Accumulation of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches, from the front, back, and side of the property.

B. IPMC 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. Reference to the red Dodge pickup truck.

C. IPMC, 308.1 Accumulation of rubbish or garbage

Corrective Action Required: Remove all trash, litter, and debris from the entire property and continue to maintain.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate



CITY OF
TALLAHASSEE

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

October 16, 2024

BELL MATTHEW

**2018 CHOWKEEBIN NENE
TALLAHASSEE FL 32301**

Re: CASE NUMBER TCE241674

LOCATION: 2018 CHOWKEEBIN NENE

Tax I.D. #(s): 310550 V0100

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **November 12, 2024 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

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

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

CASE NO.: TCE241674

VIOLATION ADDRESS: 2018 CHOWKEEBIN NENE

VIOLATION TAX ID #: 310550 V0100

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310550 V0100** and the physical address is identified **2018 CHOWKEEBIN NENE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BELL MATTHEW (hereinafter "Property Owner(s)").
3. On 08/07/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302 – Exterior Property Areas**
 - B. **TLDC, Chapter 3, Section 3.488 – Maintenance**
 - C. **TLDC, Chapter 3, Article VIII, Section 3-344, Swimming Pool Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/28/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

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

Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Repair or remove the fence/wall that is in disrepair/unsafe. Located at the rear of the property, by the pool. Ensure all vehicles are operable and display a valid license plate. Reference to the white Nissan, in the front yard.

B. TLDC, Chapter 3, Section 3.488 - Maintenance

Corrective Action Required: Remove all trash, litter and debris from property. Remove and dispose of all dead trees and tree branches from the property.

C. TLDC, Chapter 3, Article VIII, Section 3 344, Swimming Pool Maintenance

Corrective Action Required: Maintain Swimming Pool, Equipment and Perimeter Fence. Ensure swimming pools are maintained in a clean and sanitary condition, and in good repair. Ensure swimming pools, hot tubs and spas shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.


Mr. Jody Dodson, Code Magistrate



CITY OF
TALLAHASSEE

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

October 16, 2024

MOORE JAMES V

**3280 DARTMOUTH DR
TALLAHASSEE FL 32317**

Re: CASE NUMBER TCE241588

LOCATION: 3280 DARTMOUTH DR

Tax I.D. #(s): 112725 D0020

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

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

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

CASE NO.: TCE241588

VIOLATION ADDRESS: 3280 DARTMOUTH DR

VIOLATION TAX ID #: 112725 D0020

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **112725 D0020** and the physical address is identified **3280 DARTMOUTH DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MOORE JAMES V (hereinafter "Property Owner(s)").
3. On 08/06/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Chapter 3, Section 302 ~302.7 Accessory structures
 - B. IPMC, Chapter 3, Section 304 ~304.13 Window, skylight and door frames
 - C. IPMC, Chapter 3, Section 302 ~ 302.4 Weeds
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/28/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:
- A. **IPMC, IPMC Chapter 3, Section 302 ~302.7 Accessory structures**
Corrective Action Required: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Repair or remove the fence/wall that is in disrepair/unsafe, around the side and back of the property.
 - B. **IPMC, Chapter 3, Section 304 ~304.13 Window, skylight and door frames**
Corrective Action Required: Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight. Replace the missing windowpane on the garage door. It shall be maintained in sound condition, good repair, and weathertight.
 - C. **IPMC, Chapter 3, Section 302 ~ 302.4 Weeds**
Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.


Mr. Jody Dodson, Code Magistrate



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

October 16, 2024

**MYSTIC WOODS CONDOMINIUMS ASSOC.
2131 HOLLYWOOD BLVD STE 201
HOLLYWOOD FL 33020**

**Re: CASE NUMBER TCE241635
LOCATION: 317 MABRY ST
Tax I.D. #(s): 213462 0001**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Jency Probert

Code Enforcement Division

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

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

CASE NO.: TCE241635

VIOLATION ADDRESS: 317 MABRY ST

VIOLATION TAX ID #: 213462 0001

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **213462 0001** and the physical address is identified **317 MABRY ST Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **MYSTIC WOODS CONDOMINIUMS ASSOC.** (hereinafter "Property Owner(s)").
3. On 08/15/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 302 ~ Exterior Property Areas**
 - IPMC 302.1 Sanitation**
 - IPMC 302.4 Weeds**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/26/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 3, Section 302 ~ Exterior Property Areas

IPMC 302.1 Sanitation

IPMC 302.4 Weeds

Corrective Action Required: Remove all of the trash and debris, and tree debris from the property. Remove the additional trash and debris from around an in the enclosures. Cut all of the grass and weeds. Repair or replace all of the damaged fencing. Repair or replace the damaged signage

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.


Mr. Jody Dodson, Code Magistrate



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

October 16, 2024

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

**Re: CASE NUMBER TCE240806
LOCATION: 1106 BIRMINGHAM ST
Tax I.D. #(s): 212635 D0090**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 09/10/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

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

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL DEMO ORDER**

CASE NO.: TCE240806

VIOLATION ADDRESS: 1106 BIRMINGHAM ST

VIOLATION TAX ID #: 212635 D0090

COPY

On 09/10/2024, the above-mentioned case came for an Initial Hearing before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212635 D0090** and the physical address is identified **1106 BIRMINGHAM ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **SPRINGFIELD HOMETOWN INVESTORS LLC** (hereinafter "Property Owner(s)").
3. On 05/02/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 305.1 Interior Structure**
 - B. **IPMC, 301.3 Vacant structures and land**
 - C. **IPMC, 306.1.1 Potentially unsafe conditions**
 - 6.4. **Fire damage beyond charring**
 - D. **IPMC 304.1 Exterior structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.

5. On 07/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 09/10/2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing.
 DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 305.1 Interior Structure

Corrective Action Required: Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.

B. TLDC, 301.3 Vacant structures and land

Corrective Action Required: Ensure the building is secured immediately as the missing windows and doors allow trespassers. This is a life safety issue.

C. IPMC, 306.1.1 Potentially unsafe conditions

6.4. Fire damage beyond charring

Corrective Action Required: The structure has excessive damage on the exterior and interior from fire. If the owner opts not to demolish then all exterior walls, windows, doors, and frames must be made free from defects. The interior structure including but not limited to walls, walking surfaces and all therein must be made free from defect.

D. IPMC 304.1 Exterior structure

Corrective Action Required: Ensure that all exterior walls and roof of the structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 1106 BIRMINGHAM ST *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 10th day of SEPTEMBER 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

COPY

May 08, 2024

SPRINGFIELD HOMETOWN INVESTORS LLC
2330 CENTERVILLE RD
TALLAHASSEE FL 32308

Re: Address: **1106 BIRMINGHAM ST**

Case No.: **TCE240806**

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 16, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

WU SHU LIN HSU
932 ALACHUA AVE
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE240711**

NEW HEARING DATE

Location of Violation: **512 HILLCREST ST**

Tax ID #: **1131860020030**

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 **11/12/2024 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida**. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **04/23/2024**

Case No.: **TCE240711**

Tax Identification Number: **1131860020030**

Repeat Offender: **No**

Violation Address: **512 HILLCREST ST**

Owner(s):

WU SHU LIN HSU
932 ALACHUA AVE
TALLAHASSEE FL 32308

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

Code(s) in Violation:

Other

- 1 304.7 Roofs and drainage**

Corrective Actions Required:

- 1** Ensure the roof and flashing is sound, tight and does not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

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

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

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



CITY OF
TALLAHASSEE

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

October 16, 2024

**POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302**

**Re: CASE NUMBER TCE241184
LOCATION: 2139 MAIN ST
Tax I.D. #(s): 410156 H0037**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 09/10/2024 This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Martin Aterresagasti

Code Enforcement Division

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

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL DEMO ORDER**

CASE NO.: TCE241184

VIOLATION ADDRESS: 2139 MAIN ST

VIOLATION TAX ID #: 410156 H0037

On 09/10/2024, the above-mentioned case came for an Initial Hearing before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410156 H0037** and the physical address is identified **2139 MAIN ST Tallahassee, Florida**.
 2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **POWERUP FUND PARTNERS LLC** (hereinafter "Property Owner(s)").
 3. On 06/13/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 304.13 – Window, Sky light and Door Frames**
 - B. **IPMC, 304.1 – General**
 - C. **IPMC, 301.3 – Vacant Structures and Land**
 4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
 5. On 07/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 09/10/2024 by certified mail, hand delivery and/or posting of property.
-

6. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 304.13 – Window, Sky light and Door Frames

Corrective Action Required: Ensure every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

B. TLDC, 304.1 – General

Corrective Action Required: Ensure the exterior of the structure is maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety, or welfare

C. IPMC, 301.3 – Vacant Structures and Land


Corrective Action Required: If the property is intended to be vacant ensure all windows and doors are in sound and a secure condition.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 2139 MAIN ST *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 10th day of SEPTEMBER 2024.

A handwritten signature in cursive script that reads "Dr. Sabrita Thurman-Newby". The signature is written in black ink and is positioned above the printed name.

Dr. Sabrita Thurman-Newby, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SNOW CINDY; EL DAKHAKHNI HOSSAM; & EL DAKHAKHNI OCEAN
91 1259 KUANOS ST
EWA BEACH HI 96706

Respondent

Case No.: **TCE242080**

Location of Violation: **1316 COLORADO ST**

Tax ID #: **212685 C0100**

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 **11/12/2024** 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: **09/11/2024** Case No.: **TCE242080**
Tax Identification Number: **212685 C0100** Repeat Offender: **No**
Violation Address: **1316 COLORADO ST**

Owner(s):

SNOW CINDY ; EL DAKHAKHNI HOSSAM
& EL DAKHAKHNI OCEAN
91 1259 KUANOS ST
EWA BEACH HI 96706

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, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 1573 79

TCE242080 NOV/NOH INITIAL
SNOW CINDY; EL DAKHAKHNI HOSSAM;
& EL DAKHAKHNI OCEAN
91 1259 KUANOS ST
EWA BEACH HI 96706

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

MOORES COVE LLC
PO BOX 12517
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242138**

Location of Violation: **1217 HAWTHORNE ST**

Tax ID #: **112940 B0010**

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

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

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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 **11/12/2024** 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**.

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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: **09/11/2024** Case No.: **TCE242138**
Tax Identification Number: **112940 B0010** Repeat Offender: **No**
Violation Address: **1217 HAWTHORNE ST**

Owner(s):

MOORES COVE LLC
PO BOX 12517
TALLAHASSEE FL 32317

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, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property.

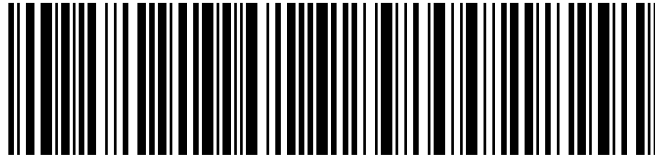
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Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 1324 44

TCE242138 NOV/NOH INITIAL
MOORES COVE 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: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

OFF CAMPUS HOUSING LLC

David Marshall

1550 MELVIN ST

TALLAHASSEE FL 32301-4235

Respondent

Case No.: **TCE242305**

Location of Violation: **1421 GEORGE CALVIN BESS JR WAY**

Tax ID #: **4101750120020**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Enforcement Board** on **11/12/2024** at **6:30 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Enforcement Board**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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Sincerely,

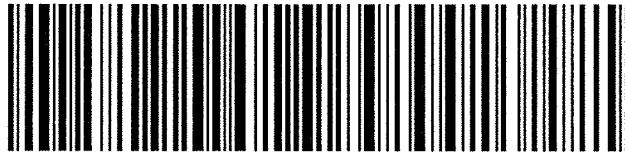
Martin Atorresagasti

Code Enforcement Division

Attachment

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 1878 19

TCE241835 NOV NOH INITIAL
SLINGERLAND BRIAN
1208 HEMLOCK ST
TALLAHASSEE FL 32301-5720

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

SLINGERLAND BRIAN
1208 HEMLOCK ST
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241835**

Location of Violation: **1025 PRESTON ST**

Tax ID #: **2126204630000**

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 **11/12/2024** 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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Sincerely,

Lesia 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: 08/08/2024	Case No.:	TCE241835
Tax Identification Number: 2126204630000	Repeat Offender:	No
Violation Address: 1025 PRESTON ST		

Owner(s):

SLINGERLAND BRIAN
1208 HEMLOCK ST
TALLAHASSEE FL 32301

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

Code(s) in Violation:

Other

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Mow all high grass and weeds.
- 2** Remove all items, trash or debris from the property.
- 3** Remove all rotted and decayed wood from all components of the roof. This also includes soffit, fascia and eaves. Replace with good wood and material. Coat new wood in a protective coating such as paint.

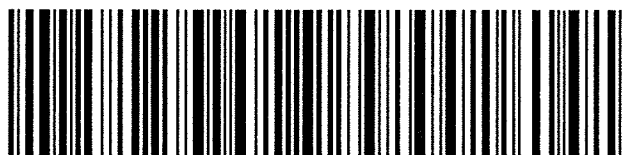
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 1876 59

TCE241947 NOV NOH INITIAL
ROBERTS MARYZELL LIFE ESTATE
KERRY ROBERTS ROBERT
KYLE ROBERTS
1414 IDLEWILD DR
TALLAHASSEE FL 32311-5310

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

ROBERTS MARYZELL LIFE ESTATE
Kerry Roberts Robert
Kvle Roberts
1414 IDLEWILD DR
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE241947**

Location of Violation: **1414 IDLEWILD DR**

Tax ID #: **3103204090000**

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 **11/12/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Shameka Bush	Permit No.:	NA
Initial Inspection Date: 08/27/2024	Case No.:	TCE241947
Tax Identification Number: 3103204090000	Repeat Offender:	No
Violation Address: 1414 IDLEWILD DR		

Owner(s):

ROBERTS MARYZELL LIFE ESTATE
Kerry Roberts Robert
Kyle Roberts
1414 IDLEWILD 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:

Code of General Ordinances

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 2** Ensure all vehicles are operable and display a valid license plate.

Reference to the Ford pickup truck/SUV.

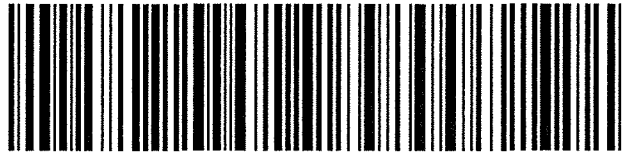
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3600 90

TCE241568 NOV NOH HEARING DATE CHANGE
BROWN WALLACE
BROWN MILLIE
1150 GOVERNORS COURT PL
TALLAHASSEE FL 32301-3711

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

Hearing Date Change

vs.

BROWN WALLACE
BROWN MILLIE
1150 GOVERNORS COURT PL
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE241568**

Location of Violation: **1150 GOVERNORS COURT PL**

Tax ID #: **310435 A0230**

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 **11/12/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **07/29/2024** Case No.: **TCE241568**
Tax Identification Number: **310435 A0230** Repeat Offender: **No**
Violation Address: **1150 GOVERNORS COURT PL**

Owner(s):

BROWN WALLACE
BROWN MILLIE
1150 GOVERNORS COURT PL
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

- 1 IPMC Chapter 3, Section 302 ~ 302.7 Accessory structures.

Code of General Ordinances

- 2 IPMC Chapter 3, Section 302 ~ 302.4 Weeds.

Land Development Code

- 3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 4 TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

Corrective Actions Required:

- 1 Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Repair or remove the fence/wall that is in disrepair/unsafe.
- 2 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Ensure that the front, side, and back of the property is maintained.
- 3 Remove all trash, litter and debris from entire property and continue to maintain. Remove household items from the exterior of the property.
- 4 Place approved address numbers on your home and/or mailbox in a position to be plainly legible and visible from the street.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3599 19

TCE241308 NOV NOH HEARING DATE CHANGE
CUMBIE BETTY
CALLOWAY ROBERT; CUMBIE ERIC C; CUMBIE JACQUELYN
2761 MANGOSTINE LN
OCOEE FL 34761-7703

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

Hearing Date Change

CUMBIE BETTY
CALLOWAY ROBERT: CUMBIE ERIC C: CUMBIE JACOUELYN
2761 MANGOSTINE LN
OCOEE FL 34761

Respondent

Case No.: **TCE241308**

Location of Violation: **1926 HOLTON ST**

Tax ID #: **410125 M0140**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Enforcement Board** on **11/12/2024** at **6:30 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Enforcement Board**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

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: 06/25/2024	Case No.:	TCE241308
Tax Identification Number: 410125 M0140	Repeat Offender:	No
Violation Address: 1926 HOLTON ST		

Owner(s):

CUMBIE BETTY
CALLOWAY ROBERT; CUMBIE ERIC C; CUMBIE JACOUELYN
2761 MANGOSTINE LN
OCOEE FL 34761

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 304.1 General
Land Development Code
- 2** IPMC 304.4 Structural members

Corrective Actions Required:

- 1** Repair or replace all damaged and rotten wood siding structural supports. Remove all boards and repair or replace all doors and windows that are in disrepair.
- 2** Ensure all structural members that have deterioration or distress that appears to reduce their load-carrying capacity are repaired or replaced.

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

October 18, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ROOSTER ENTERPRISES LLC

3251 NW 213TH ST

MIAMI GARDENS FL 33056

Respondent

Case No.: **TCE242245**

Location of Violation: **118 REECE PARK LN**

Tax ID #: **113280 C0010**

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 **11/12/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **10/10/2024** Case No.: **TCE242245**
Tax Identification Number: **113280 C0010** Repeat Offender: **No**
Violation Address: **118 REECE PARK LN**

Owner(s):

ROOSTER ENTERPRISES LLC
3251 NW 213TH ST
MIAMI GARDENS FL 33056

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 302.4 Weeds
- 2** IPMC 302.8 Motor Vehicles

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 2** Ensure all vehicles are operable and display a valid license plate. Reference to the Red Mustang.

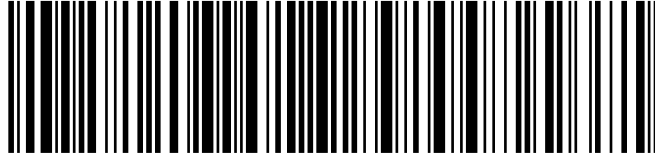
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3549 76

TCE242245 NOV/NOH INITIAL
ROOSTER ENTERPRISES LLC
3251 NW 213TH ST
MIAMI GARDENS FL 33056-1023

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

VANDERSLICE JOHN B
1511 SUNSET LN
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE242325**

Location of Violation: **1511 SUNSET LN**

Tax ID #: **212230 F0150**

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 **11/12/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **10/10/2024** Case No.: **TCE242325**
Tax Identification Number: **212230 F0150** Repeat Offender: **No**
Violation Address: **1511 SUNSET LN**

Owner(s):

VANDERSLICE JOHN B
1511 SUNSET LN
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** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Remove and dispose of all dead trees from the property.

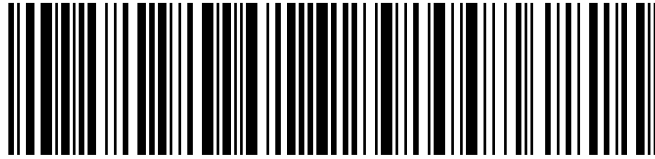
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3564 06

TCE242325 NOV/NOH INITIAL
VANDERSLICE JOHN B
1511 SUNSET LN
TALLAHASSEE FL 32303-4537

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

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

Respondent

Case No.: **TCE242352**

Location of Violation: **2400 W THARPE ST APT 104**

Tax ID #: **2121510191480**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **11/12/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment

October 18, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PLATO VILLAS APTS LLC



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **10/04/2024** Case No.: **TCE242352**
Tax Identification Number: **2121510191480** Repeat Offender: **No**
Violation Address: **2400 W THARPE ST APT 104**

Owner(s):

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

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

Code(s) in Violation:

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

- 1** IPMC, Exterior Property Areas, 302.2 Grading and Drainage
- 2** IPMC, Interior Structure, 305.6 Interior Doors
- 3** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 4** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 5** IPMC, Plumbing Facilities and Fixture Requirements, Sanitary Drainage System, 506.1 General
- 6** IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 7** IPMC, Exterior Structure, 304.14 Insect Screens

Corrective Actions Required:

- 1** Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon. Ensure the French Drain is free from damage or blockage.
- 2** Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks. Ensure the front door is weather tight.

- 3 Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. There appears to be a leak coming from the upstairs bathroom. Ensure all plumbing is free from defect and leaks.
- 4 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.
- 5 Ensure all plumbing fixtures are properly connected to either a public sewer system or to an approved private sewage disposal system. The neighbors toilet is leaking and raw sewage is leaking into the downstairs bathroom.
- 6 Ensure every bathroom has natural or properly discharged mechanical ventilation.
- 7 Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3100 19

TCE242352 NOV/NOH INITIAL
PLATO VILLAS APTS LLC
STE 201
920 E COUNTY LINE RD
LAKEWOOD NJ 08701-2090

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

GILES VERLYN M
GILES KATHRYN M
815 CIRCLE DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE242472**

Location of Violation: **815 CIRCLE DR**

Tax ID #: **310670 A0060**

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: Shameka Bush	Permit No.:	NA
Initial Inspection Date: 10/16/2024	Case No.:	TCE242472
Tax Identification Number: 310670 A0060	Repeat Offender:	No
Violation Address: 815 CIRCLE DR		

Owner(s):

GILES VERLYN M
GILES KATHRYN M
815 CIRCLE DR
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

1 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Land Development Code

2 IPMC, Exterior Structure, 304.15 Doors

3 IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
- 2** Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.

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

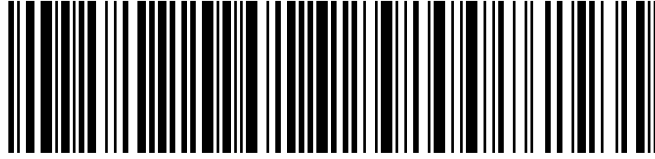
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3664 50

TCE242472 NOV/NOH INITIAL
GILES VERLYN M & GILES KATHRYN M
815 CIRCLE DR
TALLAHASSEE FL 32301-5613

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

Postage: \$8.1600



CITY OF
TALLAHASSEE

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

October 17, 2024

IMPACTFUL INVESTMENT PARTNERS LLC

PO BOX 464

TALLAHASSEE FL 32301

Re: CASE NUMBER TCE241677

LOCATION: 114 LINCOLN ST

Tax I.D. #(s): 410144 K0040

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 09/10/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

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

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

CASE NO.: TCE241677

VIOLATION ADDRESS: 114 LINCOLN ST

VIOLATION TAX ID #: 410144 K0040

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410144 K0040** and the physical address is identified **114 LINCOLN ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **IMPACTFUL INVESTMENT PARTNERS LLC** (hereinafter "Property Owner(s)").
3. On 07/31/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 304.1 - Exterior Structure**
 - B. **IPMC, 302.4 - Weeds**
 - C. **TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance Code**
 - D. **IPMC, 301.3 – Vacant Structures and Land**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/14/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

COPY

X DID NOT attend this hearing.

7. The following violations remain:
 - A. **IPMC, IPMC, 304.1 - Exterior Structure**
Corrective Action Required: Repair or replace broken or damaged windows and doors ensure they are in proper working condition sealed and tight.
 - B. **IPMC, 302.4 - Weeds**
Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth
 - C. **TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance Code**
Corrective Action Required: Remove all trash, litter and tree debris from property
 - D. **IPMC, 301.3 – Vacant Structures and Land**
Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate



**CITY OF
TALLAHASSEE**

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

October 17, 2024

HARRIS BRIAN

**2234 N FEDERAL HWY STE 387
BOCA RATON FL 33431-7710**

Re: CASE NUMBER TCE241427

LOCATION: V/L north of 606 Campbell St

Tax I.D. #(s): 410156 G0012

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 09/10/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

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

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

COPY

CASE NO.: TCE241427

VIOLATION ADDRESS: Vacant Lot North of 606 CAMPBELL ST

VIOLATION TAX ID #: 410156 G0012

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410156 G0012** and the physical address is identified **Vacant Lot North of 606 CAMPBELL ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HARRIS BRIAN (hereinafter "Property Owner(s)").
3. On 07/15/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/16/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

Corrective Action Required: Remove dead trees and all tree debris from property.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate



CITY OF
TALLAHASSEE

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

October 17, 2024

**STANLEY RICCARDO
1804 SAXON ST
TALLAHASSEE FL 32310**

**Re: CASE NUMBER TCE241307
LOCATION: 2131 MAIN ST (aka 2133)
Tax I.D. #(s): 410156 H0033**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 08/06/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Martin Aterresagasti

Code Enforcement Division

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

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

COPY

CASE NO.: TCE241307

VIOLATION ADDRESS: 2133 MAIN ST

VIOLATION TAX ID #: 410156 H0033

On 08/06/2024, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410156 H0033 and the physical address is identified as 2133 MAIN ST, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are STANLEY RICCARDO (hereinafter "Property Owner(s)").
3. On 06/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, 304.1 - General
 - B. IPMC 301.3 - Vacant structures and land
 - C. IPMC 304.13 - Window, skylight and door frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on August 6, 2024 before the Municipal Code Enforcement Board/Magistrate.
5. On 07/01/2024 the Property Owner(s) were given notice of the Initial Hearing to be held on 08/06/2024 by certified mail / hand delivery and or posting of the property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the initial hearing.

DID NOT attend the initial hearing.

The following violations remain:

A. IPMC, 304.1 - General

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

B. IPMC, 301.3 - Vacant structures and land

Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and a secure condition.

C. IPMC 304.13 - Window, skylight and door frames

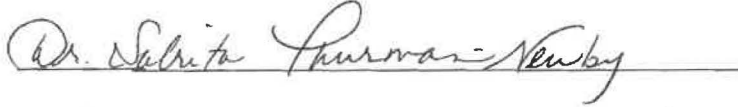
Corrective Action Required: Ensure every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight..

7. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
8. STANLEY RICCARDO must board the property that is identified as 2133 MAIN ST within the next 5 calendar days to prevent unlawful entry.
9. If the above-described property is boarded within the allotted timeframe, the case will be granted an ONE-YEAR boarding order. During this one-year timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.

BOARDING ORDER EXPIRES
AUGUST 6, 2025

10. If the above-described property is NOT boarded by the date above and the violations remain, the City of Tallahassee shall board and seal the structure located at 2133 MAIN ST and all costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 6th day of August 2024.

A handwritten signature in cursive script, reading "Dr. Sabrita Thurman-Newby", is written over a horizontal line.

Dr. Sabrita Thurman-Newby, Code Magistrate



CITY OF
TALLAHASSEE

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

October 17, 2024

C P DANNER CONSTRUCTION INC

**2713 33RD ST
TAMPA FL 33605**

Re: CASE NUMBER TCE240929

LOCATION: 710 CAMPBELL ST (aka 712)

Tax I.D. #(s): 410127 DD0070

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 09/10/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Martin Aterresagasti

Code Enforcement Division

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

MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
CONTINUED INITIAL ORDER

COPY

CASE NO.: TCE240929

VIOLATION ADDRESS: 710 CAMPBELL ST (AKA 712)

VIOLATION TAX ID #: 410127 DD0070

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410127 DD0070 and the physical address is identified 710 CAMPBELL ST (AKA 712) Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are C P DANNER CONSTRUCTION INC. (hereinafter "Property Owner(s)").
3. On 05/23/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC Chapter 3, Section 304 ~ Exterior Structure
 - B. IPMC Chapter 9, Section 9 153 – Graffiti Prohibited
 - C. TLDC Chapter 3, Section 3.488 Maintenance (Residential)
 - D. IPMC 301.3 Vacant structures and land
 - E. IPMC 304.13 Windows, skylight, and doors
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/15/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
 DID attend this hearing.
 DID NOT attend this hearing.

7. The following violations remain:
 - A. **IPMC Chapter 3, Section 304 ~ Exterior Structure**
Corrective Action Required: Replace all wood rot damaged soffits. All non protected wood must have a protective coating.
 - B. **IPMC Chapter 9, Section 9 153 – Graffiti Prohibited**
Corrective Action Required: It shall be a violation for any owner to permit or allow graffiti to remain on the property (permanent or non permanent structure). Graffiti shall mean the defacement or the unauthorized inscription, marking, tagging, scratching, etching or painting.
 - C. **TLDC Chapter 3, Section 3.488 Maintenance (Residential)**
Corrective Action Required: Remove all trash, litter and debris from property
 - D. **IPMC 301.3 Vacant structures and land**
Corrective Action Required: If the property is intended to be vacant ensure all windows and doors are in sound in a secure condition
 - E. **IPMC 304.13 Windows, skylight, and doors**
Corrective Action Required: Repair or replace damaged windows and doors
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given **30** days to bring the above-described property into compliance or the fines **will commence on the 31st day.**
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, the fines will be retroactive as of the 31st day and this case will be brought back to the Code Magistrate on 11/12/2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.

Dr. Sabrita Thurman-Newby
Dr. Sabrita Thurman-Newby, Code Magistrate



**CITY OF
TALLAHASSEE**

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

October 21, 2024

**WILLIAMS CARL JEFFREY / ALLEN WILLIENENO YVETTE
MORRIS SHEILA WILLIAMS
1019 HARLEM ST
TALLAHASSEE FL 32304**

Re: CASE NUMBER TCE242025

LOCATION: 714 PRESTON ST

Tax I.D. #(s): 212534 D0140

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on November 12, 2024 at 1:00 pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

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

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

CASE NO.: TCE242025

VIOLATION ADDRESS: 714 PRESTON ST

VIOLATION TAX ID #: 212534 D0140

COPY

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212534 D0140** and the physical address is identified **714 PRESTON ST Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **WILLIAMS CAROL JEFFREY / ALLEN WILLIENENO YVETTE / MORRIS SHEILA WILLIAMS** (hereinafter "Property Owner(s)").
3. On 08/28/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

 - A. IPMC Exterior Property Areas – 302.4 Weeds**
 - B. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Exterior Property Areas – 302.4 Weeds

Corrective Action Required: Mow high weeds and grass

B. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Action Required: Remove all trash, litter and debris from entire property and continue to maintain.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate



CITY OF
TALLAHASSEE

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

October 21, 2024

HERMANAS INC

**3135 LOOKOUT TRL
TALLAHASSEE FL 32309**

Re: CASE NUMBER TCE241917

LOCATION: 2237 FOSTER DR

Tax I.D. #(s): 212104 A0060

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

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

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

COPY

CASE NO.: TCE241917

VIOLATION ADDRESS: 2237 FOSTER DR

VIOLATION TAX ID #: 212104 A0060

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212104 A0060** and the physical address is identified **2237 FOSTER DR Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HERMANAS INC (hereinafter "Property Owner(s)").
3. On 08/15/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC Exterior Property Areas – 302.4 Weeds

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Exterior Property Areas – 302.4 Weeds

Corrective Action Required: Mow high weeds and grass

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate



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

October 16, 2024

**DORSCH ANDREW
3552 OAK HILL TRL
TALLAHASSEE FL 32312**

**Re: CASE NUMBER TCE240717
LOCATION: 1510 PROCTOR ST
Tax I.D. #(s): 212527 C0190**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **November 12, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 10/28/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Jency Probert

Code Enforcement Division

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