



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

VASQUEZ ESPERANZA M

1470 KNOXVILLE LN

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240686**

Location of Violation: **1470 KNOXVILLE LN**

Tax ID #: **213061 C0290**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **04/18/2024**

Case No.: **TCE240686**

Tax Identification Number: **213061 C0290**

Repeat Offender: **No**

Violation Address: **1470 KNOXVILLE LN**

Owner(s):

VASQUEZ ESPERANZA M
1470 KNOXVILLE LN
TALLAHASSEE FL 32304

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas.
302.8 Motor vehicles.

Corrective Actions Required:

- 1** Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Ensure all vehicles are licensed and operable. Store automotive parts inside.

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

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

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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 8362 9199 05

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

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SURIT HOUSES LLC

3 BARBERRY CT

WHIPPANY NJ 07981

Respondent

Case No.: **TCE240905**

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

Tax ID #: **213447 11110**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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Sincerely,

Jency Probert

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

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

Case No.: **TCE240905**

Tax Identification Number: **213447 11110**

Repeat Offender: **No**

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

Owner(s):

SURIT HOUSES LLC
3 BARBERRY CT
WHIPPANY NJ 07981

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

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

Code(s) in Violation:

International Property Maintenance Code (IPMC)

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

Corrective Actions Required:

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

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

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

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

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

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

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

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

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

- 5 Systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a

fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

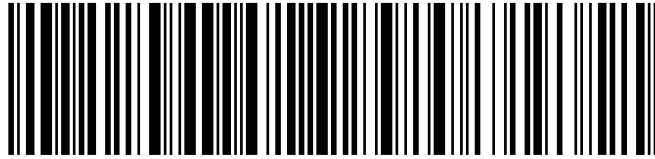
The following violation, requires your immediate attention: There are no functioning smoke alarms in the unit. Install a smoke alarm in each room used for sleeping purposes. Install an additional smoke alarm in the hallway in the immediate vicinity of the bedrooms.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8363 3451 78

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

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 31, 2024

CITY OF TALLAHASSEE

Petitioner,

vs. MEEKS LEW GENE LIFE ESTATE; MEEKS SAM; MEEKS LEW GENE JR; NIXSON LATONYA;
MEEKS TIMOTHY; PARAMORE TAKEISHA; MEEKS TAWANNA
2606 RED ARROW RD
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240979**

Location of Violation: **2606 RED ARROW RD**

Tax ID #: **3107203110000**

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,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **05/30/2024** Case No.: **TCE240979**
Tax Identification Number: **3107203110000** Repeat Offender: **No**
Violation Address: **2606 RED ARROW RD**

Owner(s): MEEKS LEW GENE LIFE ESTATE; MEEKS SAM; MEEKS LEW GENE JR; NIXSON
LATONYA; MEEKS TIMOTHY; PARAMORE TAKEISHA; MEEKS TAWANNA
2606 RED ARROW RD
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

1 IPMC Chapter 3, Section 304 ~ Exterior Structure
Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1** Roof must be sound and tight not to admit rain. Remove tarps and repair or replace roof.
- 2** Mow lawn removing all high grass, weeds and overgrowth.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 0060 09

MEEKS LEW GENE LIFE ESTATE; MEEKS SAM;
MEEKS LEW GENE JR; NIXSON LATONYA; MEEKS TIMOTHY;
PARAMORE TAKEISHA; MEEKS TAWANNA
2606 RED ARROW RD
TALLAHASSEE FL 32301

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

DAWKINS GERRY & DAWKINS CHRISTELLE

3150 LAKESHARE DR

TALLAHASSEE FL 32312-1479

Respondent

Case No.: **TCE240416**

Location of Violation: **1841 NEKOMA CT (and 1847)**

Tax ID #: **2129780000160**

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

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Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

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

Case No.: **TCE240416**

Tax Identification Number: **2129780000160**

Repeat Offender: **No**

Violation Address: **1841 NEKOMA CT (and 1847)**

Owner(s):

DAWKINS GERRY & DAWKINS CHRISTELLE
3150 LAKESHARE DR
TALLAHASSEE FL 32312-1479

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas.
302.8 Motor vehicles.

Corrective Actions Required:

- 1** Inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises.

The red Ford Mustang (located at 1847 Nekoma Ct.) has a flat tire and an expired license plate. Repair the flat tire and update the license plate to the current year. All vehicles are to be licensed and operable.

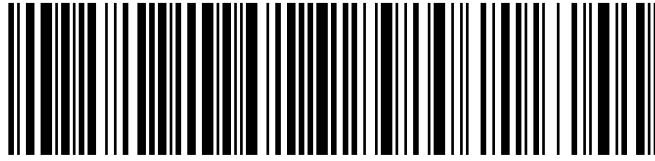
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 1771 74

TCE240416 NOV/NOH INITIAL
DAWKINS GERRY & DAWKINS CHRISTELLE
3150 LAKESHORE DR
TALLAHASSEE FL 32312-1479

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

Postage: \$7.3600

Housing and Community Resilience

Code Enforcement Division

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

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

AFFIDAVIT OF POSTING

Case No. **TCE241040**

Owner(s): **TEE&J ENTERPRISE LLC**

Violation Address: **629 OSCEOLA ST**

Parcel: **41017000000K0**

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

6-4-24, I personally received a copy of the following documents for the above-referenced property

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

and said documents were

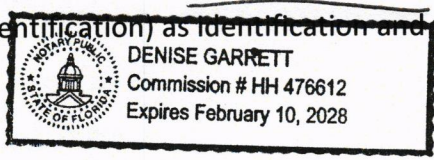
- Posted at www.talgov.com on _____
- Posted at the violation address listed above on _____
- Hand served to _____ at the violation address listed above on _____

[Signature]
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 6-4-2024, by **SIR'TERIA HENDERSON**, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature]
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 03, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

TEE&J ENTERPRISE LLC
208 OAKFIELD DR #1372
BRANDON FL 33511

Respondent

Case No.: **TCE241040**

Location of Violation: **629 OSCEOLA ST**

Tax ID #: **41017000000K0**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **06/03/2024**

Case No.: **TCE241040**

Tax Identification Number: **41017000000K0**

Repeat Offender: **No**

Violation Address: **629 OSCEOLA ST**

Owner(s):

TEE&J ENTERPRISE LLC
208 OAKFIELD DR #1372
BRANDON FL

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

Code(s) in Violation:

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

1 IPMC Chapter 3, Section 304 ~ Exterior Structure

Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1** Repair or replace any damaged windows, doors, siding, and roofing that is in disrepair must be safe, sanitary, and work as intended. Or you may demo the structure .
- 2** Mow lawn removing all high grass, weeds and overgrowth.

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

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

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

June 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BETTERSON ALMITA REVOCABLE LIVING TRUST DATED 08/10/2021 &

BETTERSON ALMITA TRUSTEE

1831 NW 115 ST

MIAMI FL 33167

Respondent

Case No.: **TCE241116**

Location of Violation: **2041 WARWICK ST**

Tax ID #: **410280 C0070**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **06/12/2024** Case No.: **TCE241116**
Tax Identification Number: **410280 C0070** Repeat Offender: **No**
Violation Address: **2041 WARWICK ST**
Owner(s): BETTERSON ALMITA REVOCABLE LIVING TRUST DATED 08/10/2021 &
BETTERSON ALMITA TRUSTEE
1831 NW 115 ST
MIAMI FL 33167

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.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.1 General.
IPMC 304.2 Protective treatment.
- 3** IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress.
IPMC 702.4 Emergency escape and rescue openings.

Corrective Actions Required:

- 1** Cut/remove the uncontrolled growth of grass and or weeds on your property.

Remove all of the trash and debris from your property. Remove all of the tree debris from your property.

- 2 The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Ensure that all of the doors and windows are fully functional and secured.

There are broken windows. Replace the broken glass as required and ensure that the windows are fully functional and secured.

There is peeling paint on the exterior of the building. Remove the peeling paint and provide a protective coating (paint or the like) on all unprotected surfaces including repairs.

- 3 A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

There are vines and foliage blocking the windows and doors. Remove the extra overgrowth from the property. Remove the foliage and vines from the windows and doors so that they are accessible from the exterior. There are security bars on the interior and/or exterior of the windows and doors. Ensure that occupants can exit from all rooms through all windows and doors.

1. 1.Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
2. 2.Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided that the minimum net clear opening size complies with the code that was in effect at the time of construction and the unit is equipped with smoke alarms installed in accordance with Section 907.2.11 of the International Building Code. Such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

Ensure that all of the rescue openings are operational from the interior.

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 8366 0385 72

TCE241116 NOV/NOH INITIAL
BETTERSON ALMITA REVOCABLE LIVING TRUST DATED 8/10/2021
& BETTERSON ALMITA TRUSTEE
1831 NW 115 ST
MIAMI FL 33167

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 19, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WILLIAMS ANGELA
286 CARTERWOOD DR
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240578**

Location of Violation: **286 CARTERWOOD DR**

Tax ID #: **411325 C0250**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **04/10/2024**

Case No.: **TCE240578**

Tax Identification Number: **411325 C0250**

Repeat Offender: **No**

Violation Address: **286 CARTERWOOD DR**

Owner(s):

WILLIAMS ANGELA
286 CARTERWOOD DR
TALLAHASSEE FL 32305

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Repair or replace all fire damage to siding, soffit, windows, and doors. Ensure all exterior surfaces are free from defects.

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

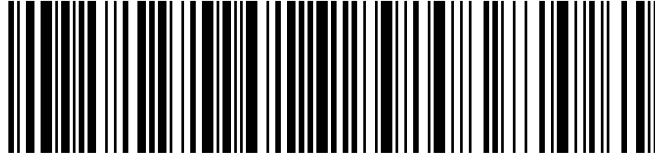
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8366 3974 88

TCE240578 NOV/NOH INITIAL
WILLIAMS ANGELA
286 CARTERWOOD DR
TALLAHASSEE FL 32305-1402

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 19, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

REDDICK JEWELL J

1490 NASHVILLE DR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240644**

Location of Violation: **1490 NASHVILLE DR**

Tax ID #: **213061 B0230**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

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

Case No.: **TCE240644**

Tax Identification Number: **213061 B0230**

Repeat Offender: **No**

Violation Address: **1490 NASHVILLE DR**

Owner(s):

REDDICK JEWELL J
1490 NASHVILLE DR
TALLAHASSEE FL 32304

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

Code(s) in Violation:

Other

- 1** 302.1 Sanitation

Corrective Actions Required:

- 1** Remove all trash and debris from the property including all debris from the burned trailer.

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 8366 4436 11

TCE240644 NOV/NOH INITIAL
REDDICK JEWELL J
1490 NASHVILLE DR
TALLAHASSEE FL 32304-9243

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 19, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BENNETT MILDRED D & BENNETT GEORGE JR

912 FRAZIER AVE

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240794**

Location of Violation: **912 FRAZIER AVE**

Tax ID #: **411460 D0080**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **04/30/2024**

Case No.: **TCE240794**

Tax Identification Number: **411460 D0080**

Repeat Offender: **No**

Violation Address: **912 FRAZIER AVE**

Owner(s):

BENNETT MILDRED D & BENNETT GEORGE JR
912 FRAZIER AVE
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** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

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

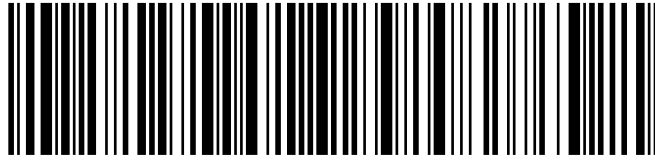
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8366 4065 79

TCE240794 NOV/NOH INITIAL
BENNETT MILDRED D & BENNETT GEORGE JR
912 FRAZIER AVE
TALLAHASSEE FL 32305-6766

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

Postage: \$7.3600

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

USPS CERTIFIED MAIL



9214 8901 9403 8366 8164 84

TCE240704 NOV/NOH
WU SHU LIN HSU
932 ALACHUA AVE
TALLAHASSEE FL 32308-6918

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 21, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WU SHU LIN HSU

932 ALACHUA AVE

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE240704**

Location of Violation: **514 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.

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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,

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: **04/19/2024**

Case No.: **TCE240704**

Tax Identification Number: **1131860020030**

Repeat Offender: **No**

Violation Address: **514 HILLCREST ST**

Owner(s):

WU SHU LIN HSU
932 ALACHUA AVE
TALLAHASSEE FL 32308

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

Code(s) in Violation:

Other

- 1** 304.7 Roofs and drainage

Corrective Actions Required:

- 1** Repair the damaged roof. The roof and flashing shall be sound, tight and 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.

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

June 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

OKORO CHIKAL

3523 SEDONA LOOP

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE241148**

Location of Violation: **3523 SEDONA LOOP**

Tax ID #: **112212 A0161**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **06/11/2024**

Case No.: **TCE241148**

Tax Identification Number: **112212 A0161**

Repeat Offender: **No**

Violation Address: **3523 SEDONA LOOP**

Owner(s):

OKORO CHIKAL
3523 SEDONA LOOP
TALLAHASSEE FL 32308

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 1488 50

TCE241148 NOV/NOH INITIAL
OKORO CHIKA L
3523 SEDONA LOOP
TALLAHASSEE FL 32308-6112

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CC SERENITY COURT LLC

1511 EASTERN AVE

BALTIMORE MD 21231

Respondent

Case No.: **TCE241212**

Location of Violation: **2125 JACKSON BLUFF RD UNIT I-201**

Tax ID #: **4103202400000**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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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: **06/18/2024**

Case No.: **TCE241212**

Tax Identification Number: **4103202400000**

Repeat Offender: **No**

Violation Address: **2125 JACKSON BLUFF RD UNIT I-201**

Owner(s):

CC SERENITY COURT LLC
1511 EASTERN AVE
BALTIMORE MD 21231

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.
IPMC 304.1 General.
IPMC 304.6 Exterior walls.
IPMC 304.13.2 Openable windows.
IPMC 304.14 Insect screens.
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure.
IPMC 305.3 Interior surfaces.
IPMC 305.4 Stairs and walking surfaces.
IPMC 305.6 Interior doors.
- 3** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures.
- 4** IPMC Chapter 6, Section 603 ~ Mechanical Equipment.
- 5** IPMC Chapter 6, Section 605 ~Electrical Equipment.
IPMC 605.1 Installation.
IPMC 605.2 Receptacles.
- 6** IPMC Chapter 7, Section 704 ~ Fire Protection Systems.
IPMC 704.1.2 Required fire protection and life safety systems.

Corrective Actions Required:

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

The exterior wall for the storage locker that is provided with this unit has a hole in the exterior wall. Repair the exterior wall as required to the applicable building code. A building permit and a licensed contractor may be required.

The windows in the bathrooms will not stay shut when closed and one is missing a screen. These windows are the means of ventilation for the bathroom. Ensure that both bathroom windows have screens and ensure that the window has hardware that is capable of keeping the window shut when closed.

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

There are missing towel bars and toilet paper holders in both bathrooms. Replace the missing towel bars and toilet paper holders as required.

There are holes in the walls by the interior doors, and in the HVAC closet. Repair all holes in all walls as required.

There are cabinet doors in the bathrooms and in the kitchen that are not closing properly or not staying closed after being shut. Locate the cause and adjust the doors so that they are fully functional and ensure that the door hardware is capable of keeping the doors closed. The kitchen sink cabinet has water damage. Locate the cause and repair the water damage as required.

There are missing blind louvers on the blinds at the sliding glass door. Replace the missing blind sections as required and ensure that the blinds are fully functional.

There is quarter round trim missing from the flooring in the primary bathroom. Install the missing trim as required.

There are areas of flooring in the bathrooms by the tubs and toilets that the flooring is 'soft'. Locate the cause and repair the flooring as required and repair the sub-flooring if required. In the primary bedroom the flooring is uneven and heads down hill in the corner to the left of the bedroom window. There is a section of flooring in the kitchen that is torn. Repair the kitchen flooring as required. Ensure that the vinyl surface is smooth. A building permit and a licensed contractor may be required for some repairs. Ensure that all of the floors throughout the apartment are fully functional.

There are interior doors that have previously started repairs. Complete the repairs and provide a protective coating on repairs. Ensure that all of the doors, and door hardware is fully functional.

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

The primary bathroom tub has a broken soap dish tile and the tub coating is peeling. Remove the broken soap dish tile as required and repair or replace the surface coating as required. The toilet tank cover does not fit on the toilet. Replace the cover on the toilet so that it fits onto the tank.

Provide all of the bath fixtures sinks and tubs with drain stoppers as needed. The tub in the hall bathroom water does not shut off. Locate the cause and repair or replace the faucet as required. Ensure that all of the faucets are fully functional.

There are issues with both toilets in the unit not working properly. Locate the cause and repair the toilets as required and ensure that they are fully functional.

The sprayer does not function at the kitchen sink. Locate the cause and repair or replace the sprayer as required. Ensure that the kitchen sink is fully functional.

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

The stove is not level. Level the stove and ensure that the glass stove top is level so that liquids in the pans are also level.

There are ceiling fans that are loose. Tighten the mounts and the housings to ensure that the fans are properly secured to the ceiling and that the fans are fully functional.

There are missing vent filters in the bottom of the microwave hood. Install the vent filters as required. Ensure that the microwave/hood is fully functional.

The HVAC thermostat is set at 60 degrees Fahrenheit and the temperature in the unit is 79 degrees Fahrenheit. Locate the cause of the thermostat and or the HVAC unit not being able to cool the apartment. Seal around the duct work in the utility closet and seal around all pipes and wires as required. Clean the louvers on the door grill. Ensure that the HVAC system is fully functional.

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

There is an open blank in the power panel. Install a blank cover in the power panel as required. Ensure that all circuits are identified.

The exterior light fixture by the door has a broken light bulb in the light fixture socket. repair or replace the light fixture as required. A building permit and a licensed contractor may be required.

The top cover plate on the water heater is not properly installed. Properly install the cover plate and ensure that the water heater is fully functional.

The wall receptacle along the north wall left of the sliding glass door was not working. Locate the cause and repair or replace the receptacle as required and ensure that it is fully functional.

- 6 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violations requires your immediate attention:

The fire extinguisher in the kitchen has an expired inspection tag. Have the fire extinguisher inspected and have the inspection tag updated or have the fire extinguisher replaced as required.

There are smoke alarms that are not present or not functioning properly. Install a smoke alarm in each room used for sleeping purposes. Have an additional smoke alarm installed in the hallway in the immediate vicinity of the bedrooms. Have an additional smoke alarm in the living room dining room as required. Be prepared to demonstrate that all of the smoke alarms are fully functional.

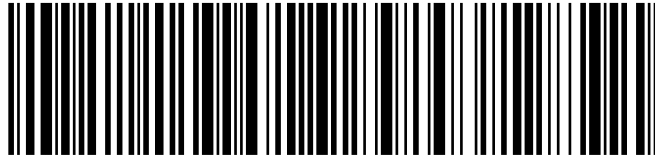
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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9214 8901 9403 8367 1427 35

TCE241212 NOV/NOH INITIAL
CC SERENITY COURT LLC
1511 EASTERN AVE
BALTIMORE MD 21231-2328

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CC SERENITY COURT LLC

1511 EASTERN AVE

BALTIMORE MD 21231

Respondent

Case No.: **TCE241271**

Location of Violation: **2125 JACKSON BLUFF RD APT A 101**

Tax ID #: **4103202400000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **06/19/2024**

Case No.: **TCE241271**

Tax Identification Number: **4103202400000**

Repeat Offender: **No**

Violation Address: **2125 JACKSON BLUFF RD APT A 101**

Owner(s):

CC SERENITY COURT LLC
1511 EASTERN AVE
BALTIMORE MD 21231

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure.
- 2** IPMC Chapter 5, Section 501 Responsibility.
- 3** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures.

Corrective Actions Required:

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

Repair all of the damages to all walls, floors, ceiling, cabinets, and appliances as required from the sewer over flowing.

- 2** The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.

The sewer is overflowing into the kitchen sink and onto the floor throughout unit A101. Locate the cause and repair the sewer system as required. Repair all of the damages caused by the sewer leak as required to unit A101.

- 3** The sewer is overflowing into the kitchen sink. Locate the cause and repair as required. Repair all of the damages from the over flow.

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

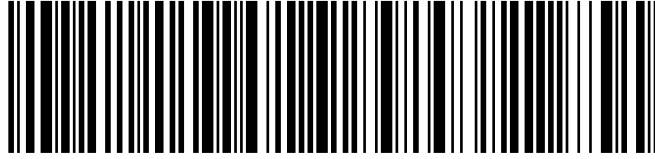
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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9214 8901 9403 8367 1348 39

TCE241271 NOV/NOH INITIAL
CC SERENITY COURT LLC
1511 EASTERN AVE
BALTIMORE MD 21231-2328

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WU SHU LIN HSU

932 ALACHUA AVE

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE240711**

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

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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**.

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **04/23/2024** 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.

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

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9214 8901 9403 8367 3123 36

TCE240711 NOV/NOH INITIAL
WU SHU LIN HSU
932 ALACHUA AVE
TALLAHASSEE FL 32308-6918

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

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

2907 PRIMROSE LN
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240945**

Location of Violation: **2125 FLIPPER ST**

Tax ID #: **410127 DD0110**

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

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

Case No.: **TCE240945**

Tax Identification Number: **410127 DD0110**

Repeat Offender: **No**

Violation Address: **2125 FLIPPER ST**

Owner(s):

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

2907 PRIMROSE LN
TALLAHASSEE FL 32301

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

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth

Land Development Code

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

Corrective Actions Required:

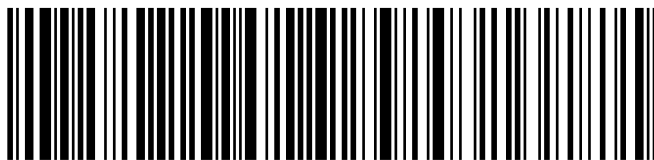
- 1 Mow lawn removing all high grass, weeds and overgrowth.
- 2 Remove all trash, litter and debris from property.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 3267 08

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
2907 PRIMROSE LN
TALLAHASSEE FL 32301

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PALMS WEST CONDOMINIUM

Respondent

Case No.: **TCE241020**

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

Tax ID #: **213447 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 Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PALMS WEST CONDOMINIUM

Respondent

Case No.: **TCE241020**

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

Tax ID #: **213447 0001**

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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.

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 Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PALMS WEST CONDOMINIUM

Respondent

Case No.: **TCE241020**

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

Tax ID #: **213447 0001**

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Code Enforcement Division

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TCB TALLAHASSEE WOODLAKE LLC

100 HIGH ST STE 1102

BOSTON MA 02110

Respondent

Case No.: **TCE241092**

Location of Violation: **1555 DELANEY DR DUMPSTER AREA**

Tax ID #: **1109202090000**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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: **06/13/2024** Case No.: **TCE241092**
Tax Identification Number: **1109202090000** Repeat Offender: **No**
Violation Address: **1555 DELANEY DR DUMPSTER AREA**

Owner(s):

TCB TALLAHASSEE WOODLAKE 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:

Land Development Code

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

Corrective Actions Required:

- 1** Remove all trash, litter and debris from around the dumpster. This includes outside the area of the dumpster enclosure and the interior of the enclosure.

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

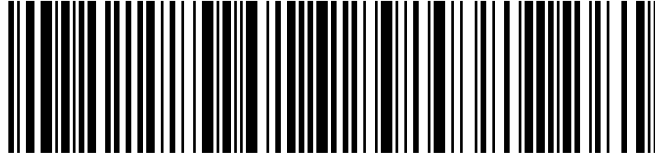
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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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 8367 3848 45

TCE241092 NOV/NOH INITIAL
TCB TALLAHASSEE WOODLAKE LLC
STE 1102
100 HIGH ST
BOSTON MA 02110-1757

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MOODY ERNEST D III

2101 JOYNER DR

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE241295**

Location of Violation: **1749 KAY AVE**

Tax ID #: **310875 A0142**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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: **06/20/2024**

Case No.: **TCE241295**

Tax Identification Number: **310875 A0142**

Repeat Offender: **No**

Violation Address: **1749 KAY AVE**

Owner(s):

MOODY ERNEST D III
2101 JOYNER DR
TALLAHASSEE FL 32303

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 (IPMC)

- 1** IPMC 304.1 General.
- 2** IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

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

Ensure that all rotted and damaged wood and materials are removed before repairing.

Ensure that all structural members are free from deterioration and are capable of safely supporting the imposed dead and live loads.

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

Ensure that the exterior stairway, deck, porch, and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Ensure that every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

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

Ensure that all tree debris, tree trimmings, and tree branches are removed from the property.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 3841 59

TCE241295 NOV/NOH INITIAL
MOODY ERNEST D III
2101 JOYNER DR
TALLAHASSEE FL 32303-4622

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

Postage: \$7.3600

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

DANGEROUS BUILDING NOTICE

Address: 2127 SAXON ST

CE Case No.: TCE241181

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

06/26/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ROUSE WILLIAM EDWARD ESTATE & ROUSE KAREN OPHELL

40 HERRING CIR

CRAWFORDVILLE FL 32327

Respondent

Case No.: **TCE241181**

Location of Violation: **2127 SAXON ST**

Tax ID #: **410127 CC0010**

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

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

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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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: **06/13/2024**

Case No.: **TCE241181**

Tax Identification Number: **410127 CC0010**

Repeat Offender: **No**

Violation Address: **2127 SAXON ST**

Owner(s):

ROUSE WILLIAM EDWARD ESTATE & ROUSE KAREN OPHELI
40 HERRING CIR
CRAWFORDVILLE FL 32327

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

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

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 304.13 Windows, skylight, and door frames.
- 2** IPMC 301.3 Vacant structures and land.

Corrective Actions Required:

- 1** Repair or replace all damaged windows and doors. Repair soffits that are in disrepair with wood rot.
- 2** If the property is intended to be vacant, ensure all windows and doors are sound and in a secure condition.

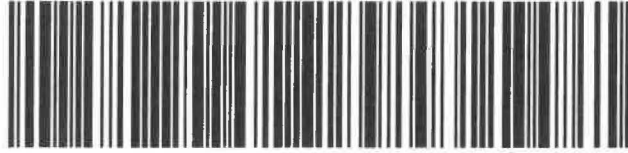
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8367 3060 83

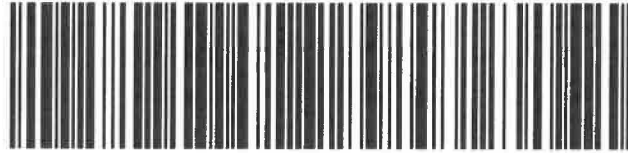
TCE241181 NOV/NOH DB PLACARD
ROUSE WILLIAM EDWARD ESTATE &
ROUSE KAREN OPHELIA
40 HERRING CIR
CRAWFORDVILLE FL 32327-1532

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

Postage: \$7.3600

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 3073 56

TCE241181 NOV/NOH DB PLACARD
WILLIAM ROUSE JR
141 ROOSEVELT DR
MIDWAY FL 32343-2203

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

Postage: \$7.3600

TCE241181 DB PLCARD

Final Audit Report

2024-06-26

Created:	2024-06-26
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARmRVb98kZkY3a_NGIVQqLJlgRJzcvjNb

"TCE241181 DB PLCARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-06-26 - 12:26:27 PM GMT
-  Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature
2024-06-26 - 12:26:32 PM GMT
-  Email viewed by Jeannine Fier (jeannine.fier@talgov.com)
2024-06-26 - 2:10:28 PM GMT
-  Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)
Signature Date: 2024-06-26 - 2:11:09 PM GMT - Time Source: server
-  Agreement completed.
2024-06-26 - 2:11:09 PM GMT



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: 1926 HOLTON ST

CE Case No.: TCE241308

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

06/26/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 26, 2024

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

Re: Address: **1926 HOLTON ST**

Case No.: **TCE241308**

Tax I.D. # **410125 M0140**

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: 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 JACQUELYN
2761 MANGOSTINE LN
OCOEE FL 34761

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

- 1 IPMC 304.1 General
- 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
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8367 3795 75

TCE241308 DB/DEMO/NOV
CUMBIE BETTY; CALLOWAY ROBERT; CUMBIE ERIC C; &
CUMBIE JACQUELYN
2761 MANGOSTINE LN
OCOEE FL 34761-7703

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

Postage: \$7.3600

TCE241308 DB PLACARD

Final Audit Report

2024-06-26

Created:	2024-06-26
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG01VtkorZQUZ9lyoa8bYgeLFtwYOCZ3

"TCE241308 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-06-26 - 4:52:08 PM GMT
-  Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature
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2024-06-26 - 5:23:56 PM GMT
-  Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)
Signature Date: 2024-06-26 - 5:24:53 PM GMT - Time Source: server
-  Agreement completed.
2024-06-26 - 5:24:53 PM GMT

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 2450 92

TCE241119 NOV NOH INITIAL
CHIAO STEPHEN JOSEPH
9004 BLUEGRASS DR
AUSTIN TX 78759-7179

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CHIAO STEPHEN JOSEPH

9004 BLUEGRASS DR

AUSTIN TX 78759

Respondent

Case No.: **TCE241119**

Location of Violation: **4022 DELVIN DR**

Tax ID #: **110250 AP0100**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida**. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **Lesla Vause**

Permit No.: **NA**

Initial Inspection Date: **06/12/2024**

Case No.: **TCE241119**

Tax Identification Number: **110250 AP0100**

Repeat Offender: **No**

Violation Address: **4022 DELVIN DR**

Owner(s):

CHIAO STEPHEN JOSEPH
9004 BLUEGRASS DR
AUSTIN TX 78759

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

- 1 All vehicles on the property must be operable and display current tags.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 2449 96

TCE241327 NOV NOH INITIAL
BARNES JAMES W
1031 JOE LOUIS ST
TALLAHASSEE FL 32304-2133

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 25, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

BARNES JAMES W
1031 JOE LOUIS ST
TALLAHASSEE FL 32304
Respondent

Case No.: **TCE241327**

Location of Violation: **1031 JOE LOUIS ST**

Tax ID #: **212635 00010**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **06/24/2024** Case No.: **TCE241327**
Tax Identification Number: **212635 00010** Repeat Offender: **No**
Violation Address: **1031 JOE LOUIS ST**

Owner(s):

BARNES JAMES W
1031 JOE LOUIS ST
TALLAHASSEE FL 32304

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 3-401 - Fences & Walls,

Corrective Actions Required:

- 1 Repair or remove the fence/wall that is in disrepair.

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 8367 2447 67

TCE240924 NOV NOH INITIAL
JOHNSON JOSEPH P
118 RIDGE RD
TALLAHASSEE FL 32305-7002

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNSON JOSEPH P

118 RIDGE RD

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240924**

Location of Violation: **612 CAMPBELL ST**

Tax ID #: **410156 G0061**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **05/22/2024** Case No.: **TCE240924**
Tax Identification Number: **410156 G0061** Repeat Offender: **No**
Violation Address: **612 CAMPBELL ST**

Owner(s):

**JOHNSON JOSEPH P
118 RIDGE RD
TALLAHASSEE FL 32305**

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

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code**
- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

Corrective Actions Required:

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 27, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

AREA 13 LLC

404 W VIRGINIA ST

TALLAHASSEE FL 32301

Respondent

AMENDED HEARING DATE

Case No.: **TCE240895**

Location of Violation: **635 OKALOOSA ST Apt #3**

Tax ID #: **410156 B0090**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **05/14/2024** Case No.: **TCE240895**
Tax Identification Number: **410156 B0090** Repeat Offender: **No**
Violation Address: **635 OKALOOSA ST Apt #3**

Owner(s):

AREA 13 LLC
404 W VIRGINIA ST
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

- 1** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 2** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** Mechanical appliances, Cooking appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

Repair or replace stove in disrepair.
- 2** Systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times by the International Fire Code.

All sleeping Quarters and hallway to sleeping quarters must have working smoke detectors.

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

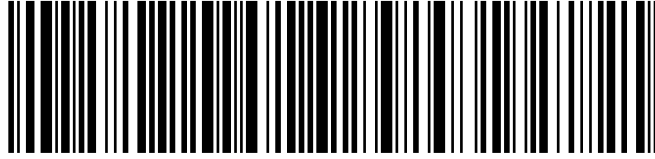
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 5742 08

TCE240895 AMENDED NOH/NOV INITIAL
AREA 13 LLC
404 W VIRGINIA ST
TALLAHASSEE FL 32301-1030

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

Postage: \$7.3600

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

DANGEROUS BUILDING NOTICE

Address: 2131 MAIN ST

CE Case No.: TCE241307

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

06/27/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

STANLEY RICCARDO

1804 SAXON ST

TALLAHASSEE FL 32310

Respondent

Case No.: **TCE241307**

Location of Violation: **2131 MAIN ST**

Tax ID #: **410156 H0033**

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.

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: NA

Initial Inspection Date: **06/25/2024**

Case No.: **TCE241307**

Tax Identification Number: **410156**

Repeat Offender: **No**

H0033 Violation Address: **2131 MAIN ST**

Owner(s):

STANLEY RICCARDO
1804 SAXON ST
TALLAHASSEE FL 32310

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

- 1** IPMC 304.1 General.
- 2** IPMC 301.3 Vacant structures and land.
- 3** IPMC 304.13 Window, skylight and door frames.

Corrective Actions Required:

- 1** 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.
- 2** If the property is intended to be vacant, ensure all windows and doors are in sound and a secure condition.
- 3** Ensure every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

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

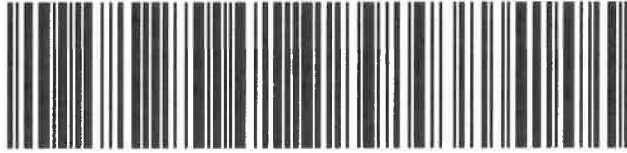
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Case No.: **TCE241307**

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 3780 28

TCE241307 DB PLACARD/NOV/NOH
STANLEY RICCARDO
1804 SAXON ST
TALLAHASSEE FL 32310-5349

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

Postage: \$7.3600

TCE241307 DB PLACARD

Final Audit Report

2024-06-27

Created:	2024-06-26
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA9Lxw4LIM4dvE-sFsk0zclqiXE8u1icf

"TCE241307 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-06-26 - 4:38:22 PM GMT
-  Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature
2024-06-26 - 4:38:32 PM GMT
-  Email viewed by Jeannine Fier (jeannine.fier@talgov.com)
2024-06-27 - 5:58:41 PM GMT
-  Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)
Signature Date: 2024-06-27 - 5:59:15 PM GMT - Time Source: server
-  Agreement completed.
2024-06-27 - 5:59:15 PM GMT





CITY OF
TALLAHASSEE

Growth Management Code Enforcement

NOTICE OF FINAL HEARING

Inspection Officer: Jaye Grant

ESO Incident No.: 106085

Initial Inspection Date: 09/14/2023

Case No.: TCE240219

Tax Identification Number: 3104204290000

Repeat Offender:

Violation Address: **2855 Apalachee Parkway (Bldgs. A-E)**

Owner(s): BPX PARKWAY LLC / BPX PARKWAY TIC 1 LLC / BPX PARKWAY TIC 2 LLC /
BPX PARKWAY TIC 3 LLC / C/O BAYVIEW PARTNERS LLC

45 BAYVIEW AVENUE
INWOOD NY 11096

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. You were previously noticed for a hearing which was held on . This final hearing will be held on 08/06/2024 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 5:00pm on 07/26/2024 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

Please be advised your case will be presented to the Municipal 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 has the authority to charge fines of up to \$.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,

Jaye Grant

Code Enforcement/ The Tallahassee Fire Department

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

CITY HALL
300 South Adams Street
Tallahassee, Fl. 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

JEREMY MATTLOW
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

DIANNE WILLIAMS-COX
Commissioner

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

CASE NO.: TCE240219

VIOLATION ADDRESS: 2855 APALACHEE PARKWAY

VIOLATION TAX ID #: 3104204290000

On 05/07/2024, 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 **3104204290000** and the physical address is identified **2855 APALACHEE PARKWAY**, Tallahassee, Florida.
 2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BPX PARKWAY LLC / BPX PARKWAY TIC 1 LLC/ BPX PARKWAY TIC 2 LLC / BPX PARKWAY TIC 3 LLC** (hereinafter "Property Owner(s)").
 3. On 09/14/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **14.14.5.2 – Continuous Illumination**
14.14.5.1
 - B. **18.5.5 – Testing and Maintenance**
18.5.5.1
 - C. **7.1.10 - Means of Egress Reliability**
7.1.10.1
 4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/07/2024 before the Code Magistrate.
-

5. On 04/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 05/07/2024 by certified mail, hand delivery and/or posting of property.

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

 X DID attend this hearing.

 DID NOT attend this hearing.

7. The following violations remain:

A. 14.14.5.2 – Continuous Illumination

14.14.5.1 Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [101:7.10.5.2.1]

Corrective Action Required: All exit signs need to be tested and repaired as needed. All Exit signs need to have backup battery power. Front door Exit sign needs to be replaced.

B. 18.5.5 Testing and Maintenance.

18.5.5.1 Private water supply systems shall be tested and maintained in accordance with NFPA 25.

Corrective Action Required: All private fire hydrants on the property need to be inspected.

C. 7.1.10 Means of Egress Reliability.

7.1.10.1 * Maintenance. Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.

Corrective Action Required: All wood decks/ landing(over the entire complex and All buildings) need to be inspected for wood rot and holes. Repairs need to be made.

(See Attachment for Building Location Violations)

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 10 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 6-4-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of MAY 2024.


MR. JOEL DODSON, CODE MAGISTRATE

Corrective Actions Required: Private water supply systems shall be tested and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems

Location: All fire hydrant need to be inspected

Code(s) in Violation: 7.1.10.1* - General.

Corrective Actions Required: Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.

Location: BLDG A - All wood decks/ landings need to be inspected for wood rot and holes. Repair need to be made. Areas of concern- units 30,19,26,40

BLDG B - All decks/ landings need to be inspected for wood rot and holes. Repairs must be made. Areas of concern- units 79,105,122

BLDG C - All decks/ landings need to be inspected for wood rot and holes. Repairs must be made. Areas of concern- units 167,168,157,160

BLDG D - All decks/ landings need to be inspected for wood rot and holes. Repairs must be made. Areas of concern- units 175, 204, 192-200

BLDG E - All decks/ landings need to be inspected for wood rot and holes. Repairs must be made. Areas of concern- units 251 - balcony, 233, 236, 237, 227, 221, 222, 247, 240, 234, 236, 242, 246-238



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

July 01, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

DIXIE SAMUEL L & DIXIE THELMA

1111 TANNER DR

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240753**

Location of Violation: **1105 TANNER DR**

Tax ID #: **411460 B0020**

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,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

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

Case No.: **TCE240753**

Tax Identification Number: **411460 B0020**

Repeat Offender: **No**

Violation Address: **1105 TANNER DR**

Owner(s):

DIXIE SAMUEL L & DIXIE THELMA
1111 TANNER DR
TALLAHASSEE FL 32305

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

Code(s) in Violation:

Code of General Ordinances

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

Land Development Code

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

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag. May be subject to towing. Boat must have a valid tag and tires inflated.
- 2** Remove all containers and buckets from property. Repair or remove dilapidated swing set. no outdoor storage allowed.

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 8367 9912 58

TCE240753 NOV/NOH INITIAL
DIXIE SAMUEL L & DIXIE THELMA
1111 TANNER DR
TALLAHASSEE FL 32305-6752

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

July 01, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HUDSON RANDOLPH O & HUDSON LINDA N

720 STAFFORD ST

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE240768**

Location of Violation: **720 STAFFORD ST**

Tax ID #: **411137 D0210**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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: **04/25/2024**

Case No.: **TCE240768**

Tax Identification Number: **411137 D0210**

Repeat Offender: **No**

Violation Address: **720 STAFFORD ST**

Owner(s):

HUDSON RANDOLPH O & HUDSON LINDA N
720 STAFFORD ST
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 Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Land Development Code

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

Corrective Actions Required:

- 1** All vehicle(s) must be operable and display a valid tag. May be subject to towing.
- 2** Remove all trash, litter and debris from property. Outdoor storage is not allowed.

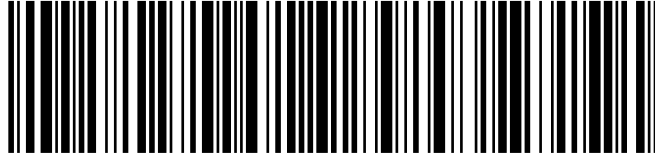
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8367 9941 29

TCE240768 NOV/NOH INITIAL
HUDSON RANDOLPH O & HUDSON LINDA N
720 STAFFORD ST
TALLAHASSEE FL 32305-6745

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

July 01, 2024

CITY OF TALLAHASSEE

Petitioner,

vs. SP SUNRISE LP

C/O: STANDARD COMPANIES

31899 DEL OBISPO ST STE 150 SAN

JUAN CAPISTRANO CA 92675

Respondent

Case No.: **TCE241232**

Location of Violation: **2525 TEXAS ST APT B-107**

Tax ID #: **3107202950000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/06/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**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:	06/18/2024	Case No.:	TCE241232
Tax Identification Number:	3107202950000	Repeat Offender:	No
Violation Address:	2525 TEXAS ST APT B-107		
Owner(s):	SP SUNRISE LP C/O: STANDARD COMPANIES 31899 DEL OBISPO ST STE 150 SAN JUAN CAPISTRANO CA 92675		

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

Code(s) in Violation:

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

- 1** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 2** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 3** IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 4** IPMC Chapter 3, Section 305 ~ Interior Structure

Corrective Actions Required:

- 1** Repair or replace the kitchen sink that is backed up and broken toilet tank lid.
- 2** Mechanical appliances, central A/C and heating system shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.
Repair or replace central A/C system that is in disrepair.
- 3** Systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

All sleeping quarters and hallway to sleeping quarters must have working smoke detectors, replace damaged smoke detectors in the back bedroom.

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

Repair or replace all water damaged ceilings, ceiling tiles, walls, and floors that are damaged from water leak coming through the ceiling.

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 8367 9855 30

TCE241232 NOV/NOH INITIAL
SP SUNRISE LP
C/O: STANDARD COMPANIES
STE 150
31899 DEL OBISPO ST
SAN JUAN CAPO CA 92675-3244

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

Postage: \$7.3600

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

DANGEROUS BUILDING NOTICE

Address: 1724 KEITH ST

CE Case No.: TCE241285

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

07/01/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

July 01, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

YU JIANKU & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE241285**

Location of Violation: **1724 KEITH ST**

Tax ID #: **410125 Q0140**

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,

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: **06/25/2024**

Case No.: **TCE241285**

Tax Identification Number: **410125 Q0140**

Repeat Offender: **No**

Violation Address: **1724 KEITH ST**

Owner(s):

YU JIANKU & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

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

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

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 304.1 General.
- 2** IPMC 305.1 General.
- 3** IPMC 307.1 Handrails.
- 4** IPMC 701.2 Responsibility.
- 5** IPMC 302.4 Weeds
- 6** IPMC 304.7 Roofs and drainage.

Land Development Code

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

Corrective Actions Required:

- 1** Repair or replace damaged roof, roof must be sound and tight. Replace the weather stripping on the front door. Replace all damaged glazing and/or windows.
- 2** Repair or replace all water-damaged ceilings, walls, and flooring.

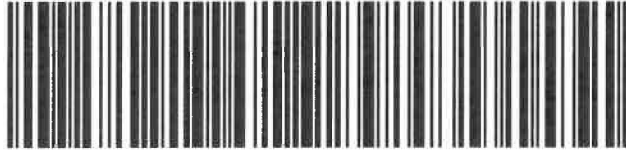
- 3 Ensure all stairs having more than four risers shall have a handrail on at least one side of the stair. Handrails shall be installed not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Replace damaged handrail on entrance steps.
- 4 Ensure every occupied building is equipped with fire safety facilities and equipment in compliance with applicable codes and requirements.
- 5 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 6 Repair or replace the damaged roof, flooring, and supporting members.
- 7 Remove dead trees and tree debris from the property.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 9843 80

TCE241285 DB PLACARD
YU JIANKU & GAO DONGMEI
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: \$7.3600

TCE241285 DB PLACARD

Final Audit Report

2024-07-01

Created:	2024-07-01
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAe7YAZBPIE6v1JFZp_O-F4f-91hUW7pz

"TCE241285 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-07-01 - 1:00:44 PM GMT
-  Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature
2024-07-01 - 1:00:49 PM GMT
-  Email viewed by Jeannine Fier (jeannine.fier@talgov.com)
2024-07-01 - 1:32:13 PM GMT
-  Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)
Signature Date: 2024-07-01 - 1:34:46 PM GMT - Time Source: server
-  Agreement completed.
2024-07-01 - 1:34:46 PM GMT