



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 15, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

MUNROE JAMES D JR
2010 MCKEE RD
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE242348**

Location of Violation: **818 EDGEWOOD ST**

Tax ID #: **1130690130180**

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 **12-3-24 @ 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



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: LESA VAUSE
Initial Inspection Date: 10/03/2024
Tax Identification Number: 1130690130180
Violation Address: 818 EDGEWOOD ST

Lesla Vause Permit No.:NA
Case No.: TCE242348
Repeat Offender: No

Owner(s):

MUNROE JAMES D JR
2010 MCKEE RD
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

- 1 IPMC, Exterior Structure, 304.7 Roof and Drains
- 2 IPMC, Exterior Structure, 304.7 Roof and Drains
- 3 IPMC, Interior Structure, 305.1 General

Corrective Actions Required:

- 1 Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 2 Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure.
- 3 Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary 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

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

October 16, 2024

**HERRINGTON PATRICIA MAE
2524 LIMERICK DR
TALLAHASSEE FL 32309**

**Re: CASE NUMBER TCE240720
LOCATION: 2524 LIMERICK DR
Tax I.D. #(s): 110250 N0230**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **December 3, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

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

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

CASE NO.: TCE240720

VIOLATION ADDRESS: 2524 LIMERICK DR

VIOLATION TAX ID #: 110250 N0230

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **110250 N0230** and the physical address is identified **2524 LIMERICK DR Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HERRINGTON PATRICIA MAE (hereinafter "Property Owner(s)").
3. On 04/24/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 304.2 – Protective Treatment**
 - B. **IPMC, Exterior Structure -304.7 -Roof and Drains**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/13/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 304.2 – Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and properly surface coat to prevent deterioration. This applies to any wood trim, soffit or eave that has been repaired.

B. IPMC, Exterior Structure -304.7 -Roof and Drains

Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure.

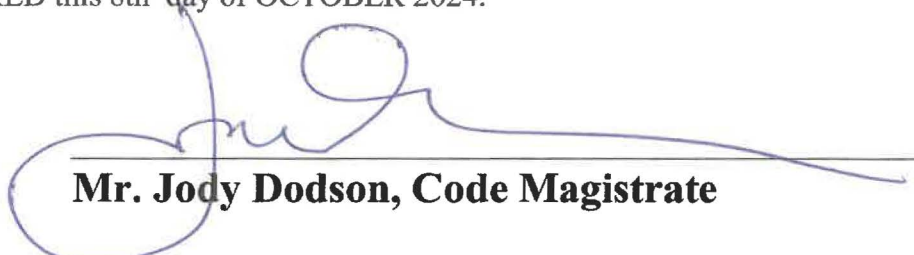
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

FINAL HEARING DATE CHANGED
AND MOVED TO DECEMBER 3, 2024

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 02-04-2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate



**CITY OF
TALLAHASSEE**

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

October 16, 2024

**BENJAMIN LAWRENCE F III
BENJAMIN GAIL L
BENJAMIN GINGER LUANNE
1824 JASMINE DR
TALLAHASSEE FL 32308**

**Re: CASE NUMBER TCE242046
LOCATION: 3727 SHORELINE DR
Tax I.D. #(s): 311880 G0290**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **December 3, 2024 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

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

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

CASE NO.: TCE242046

VIOLATION ADDRESS: 3727 SHORELINE DR

VIOLATION TAX ID #: 311880 G0290

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **311880 G0290** and the physical address is identified **3727 SHORELINE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BENJAMIN LAWRENCE F III / BENJAMIN GAIL L / BENJAMIN GINGER LUANNE** (hereinafter "Property Owner(s)").
3. On 08/28/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Exterior Structure, 304.1 General**
 - B. IPMC, Exterior Property Areas, 302.4 Weeds**
 - C. IPMC, General, 301.3 Vacant Structures and Land**
 - D. IPMC, Exterior Structure, 304.7 Roof and Drains**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/17/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 10/08/2024 by certified mail, hand delivery and/or posting of property.

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

_____ DID attend this hearing.

X _____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Exterior Structure, 304.1 General

Corrective Action Required: Ensure the exterior of a structure and equipment are in good repair, structurally sound, and in a sanitary condition. Repair or replace all doors and windows they must be lockable and in working condition.

B. IPMC, Exterior Property Areas, 302.4 Weeds

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

C. General, 301.3 Vacant Structures and Land

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

D. IPMC Exterior Structure, 304.7 Roof and Drains

Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to the roof structure

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

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

FINAL HEARING DATE CHANGED
AND MOVED TO DECEMBER 3, 2024

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 02-04-25 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 3727 SHORELINE DR *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate

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: 2218 AMELIA CIR

CE Case No.: TCE242363

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



Enforcing Official, Code Enforcement

10/17/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

1408 THARPE LLC

6515 COLLINS AVE APT 906

MIAMI BEACH FL 33141

Respondent

Case No.: **TCE242363**

Location of Violation: **2218 AMELIA CIR**

Tax ID #: **212760 A0170**

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 **12/03/2024** 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



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesla Vause** Permit No.:NA
Initial Inspection Date: **10/09/2024** Case No.: **TCE242363**
Tax Identification Number: **212760 A0170** Repeat Offender: **No**
Violation Address: **2218 AMELIA CIR**

Owner(s):

1408 THARPE LLC
6515 COLLINS AVE APT 906
MIAMI BEACH FL 33141

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:

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

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 IPMC, Exterior Structure, 304.6 Exterior Walls
- 4 IPMC, Exterior Structure, 304.7 Roof and Drains
- 5 IPMC, Exterior Structure, 304.7 Roof and Drains
- 6 IPMC, Exterior Structure, 304.7 Roof and Drains

Land Development Code

- 7 IPMC, Exterior Structure, 304.4 Structural Members
- 8 IPMC, General, 301.3 Vacant Structures and Land
- 9 IPMC, Interior Structure, 305.2 Structural Members

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

- 2 Remove all trash, litter, and debris from the entire property. This includes household and building debris.
- 3 Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
- 4 Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 5 Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure.
- 6 Repair, remove, and/or replace the roof drains, gutters, and downspouts. Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance.
- 7 Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.
- 8 If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition. Secure the property or structure to ensure trespassers can not enter. This should be addressed immediately.
- 9 Ensure all interior structural members are maintained and structurally sound.

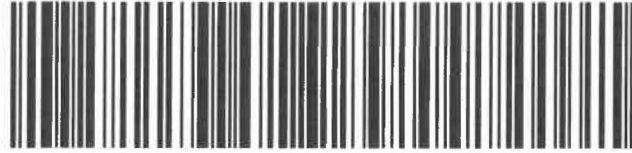
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8383 1152 56

TCE242363 DB PLACARD
1408 THARPE LLC
APT 906
6515 COLLINS AVE
MIAMI BEACH FL 33141-9627

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CYL CONSTRUCTION LLC

2904 ROYAL ISLE DR

TALLAHASSEE FL 32312-4258

Respondent

Case No.: **TCE241962**

Location of Violation: **1621 SAN DAMIAN RD**

Tax ID #: **211527 B0010**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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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: **08/21/2024** Case No.: **TCE241962**
Tax Identification Number: **211527 B0010** Repeat Offender: **No**
Violation Address: **1621 SAN DAMIAN RD**

Owner(s):

CYL CONSTRUCTION LLC
2904 ROYAL ISLE DR
TALLAHASSEE FL 32312-4258

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

Code(s) in Violation:

Other

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Remove any and all lawn debris and tree debris.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3299 74

TCE241962 NOV/NOH INITIAL
CYL CONSTRUCTION LLC
2904 ROYAL ISLE DR
TALLAHASSEE FL 32312-4258

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SMITHJ RANDY & COPPEDGE ANITA W
C/O: ST AUGUSTINE VILLAGE HO
1458 LIVE OAK DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE242009**

Location of Violation: **310415 0001**

Tax ID #: **310415 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.

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 **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **09/09/2024** Case No.: **TCE242009**
Tax Identification Number: **310415 0001** Repeat Offender: **No**
Violation Address: **310415 0001**

Owner(s):

SMITH J RANDY & COPPEDGE ANITA W
C/O: ST AUGUSTINE VILLAGE HO
1458 LIVE OAK DR TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

- 1** IPMC 302.3 Sidewalks and driveways.

Corrective Actions Required:

- 1** Ensure all sidewalks, walkways, stairs, driveways, parking spaces, and similar areas are maintained to prevent disrepair and hazardous conditions.

Repair the potholes down the entire driveway and ensure that the driveway remains maintained to prevent disrepair and hazardous conditions. Reference to Live Oak Drive.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3578 16

TCE242009 NOV/NOH INITIAL
SMITH J RANDY & COPPEDGE ANITA W
C/O: ST AUGUSTINE VILLAGE HO
1458 LIVE OAK DR
TALLAHASSEE FL 32301

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

PACIFICA SPRINGWOOD LLC
1775 HANCOCK ST
SAN DIEGO CA 92110

Respondent

Case No.: **TCE242095**

Location of Violation: **2660 OLD BAINBRIDGE RD APT 1204**

Tax ID #: **2115206100000**

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

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **09/19/2024** Case No.: **TCE242095**
Tax Identification Number: **2115206100000** Repeat Offender: **No**
Violation Address: **2660 OLD BAINBRIDGE RD APT 1204**
Owner(s):
PACIFICA SPRINGWOOD LLC
1775 HANCOCK ST
SAN DIEGO CA 92110

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, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances

Corrective Actions Required:

- 1** Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed
Repair central A/C system 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 8383 3648 90

TCE242095 NOV/NOH INITIAL
PACIFICA SPRINGWOOD LLC
1775 HANCOCK ST
SAN DIEGO CA 92110-2034

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242126**

Location of Violation: **1114 JOE LOUIS ST**

Tax ID #: **212635 Q0201**

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Martin Atorresagasti	Permit No.:	NA
Initial Inspection Date: 09/19/2024	Case No.:	TCE242126
Tax Identification Number: 212635 00201	Repeat Offender:	No
Violation Address: 1114 JOE LOUIS ST		

Owner(s):

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

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

Code(s) in Violation:

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

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Property Areas, 302.2 Grading and Drainage
- 3** IPMC, Exterior Structure, 304.2 Protective Treatment
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 5** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
Remove all debris from back yard including loose plywood. Remove construction debris from front porch.
- 2** Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon.
PVC pipe drain protruding out of roof on the side of the carport must be piped to the ground and away from structure and neighboring property as to not cause soil erosion.
- 3** Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

- 4 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Remove board on window behind carport and ensure window is not in disrepair. Repair or replace opening to back porch.
- 5 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
BACK YARD IS OVERGROWN.

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 8383 3108 73

TCE242126 NOV/NOH INITIAL
YU JIANKUI & 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: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

BAHMANI JAHAN K
1301 PARGA ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE242145**

Location of Violation: **1301 PARGA ST**

Tax ID #: **212745 E0110**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **09/19/2024** Case No.: **TCE242145**
Tax Identification Number: **212745 E0110** Repeat Offender: **No**
Violation Address: **1301 PARGA ST**

Owner(s):

BAHMANI JAHAN K
1301 PARGA 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:

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

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches. Back and side yards included.

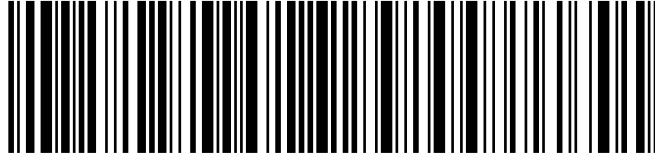
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3471 76

TCE242145 NOV/NOH INITIAL
BAHMANI JAHAN K
1301 PARGA ST
TALLAHASSEE FL 32304-1326

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 21, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

AMERICAN TELEPHONE AND TELEGRAPH CO

ATTN: PROPERTY TAX DEPT

1010 PINE ST RM 9B-L-01

SAINT LOUIS MO 63101-2015

Respondent

Case No.: **TCE242322**

Location of Violation: **502 N MONROE ST**

Tax ID #: **2136401613820**

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 **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



CITY OF
TALLAHASSEE

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **10/01/2024** Case No.: **TCE242322**
Tax Identification Number: **2136401613820** Repeat Offender: **No**
Violation Address: **502 N MONROE ST**

Owner(s):

AMERICAN TELEPHONE AND TELEGRAPH
COATTN: PROPERTY TAX DEPT
1010 PINE ST RM 9B-L-01
SAINT LOUIS MO 63101-2015

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

Code(s) in Violation:

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

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

Corrective Actions Required:

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 5540 62

TCE242322 NOV/NOH INITIAL
AMERICAN TELEPHONE AND TELEGRAPH CO
ATTN: PROPERTY TAX DEPT
RM 3A 9B-L-01
1010 PINE ST
SAINT LOUIS MO 63101-2015

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 21, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

DUONG TRI MINH
NGUYEN DIEM H
1741 RIVER BIRCH HOLW
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE242390**

Location of Violation: **1741 RIVERBIRCH HOLW**

Tax ID #: **1121470000460**

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **10/09/2024** Case No.: **TCE242390**
Tax Identification Number: **1121470000460** Repeat Offender: **No**
Violation Address: **1741 RIVERBIRCH HOLW**

Owner(s):

DUONG TRI MINH
NGUYEN DIEM H
1741 RIVER BIRCH HOLW
TALLAHASSEE FL 32308

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

Code(s) in Violation:

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

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property.
- 3** Ensure all vehicles are operable and display a valid license plate.
Black Acura must have a current 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 8383 5598 69

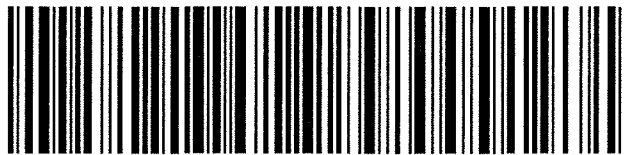
TCE242390 NOV/NOH INITIAL
DUONG TRI MINH & NGUYEN DIEM H
1741 RIVERBIRCH HOLW
TALLAHASSEE FL 32308-5550

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

Postage: \$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 8446 51

TCE242180 NOV NOH INITIAL
YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242180**

Location of Violation: **1608 KEITH ST**

Tax ID #: **410125 Q0010**

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: **09/17/2024** Case No.: **TCE242180**
Tax Identification Number: **410125 O0010** Repeat Offender: **No**
Violation Address: **1608 KEITH ST**

Owner(s):

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Remove and dispose of all dead trees from the property.

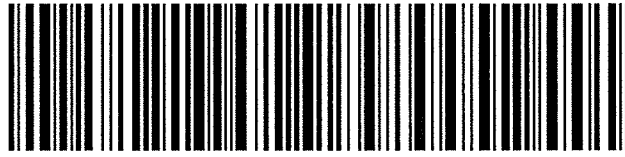
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 8448 80

TCE242181 NOV NOH INITIAL
YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242181**

Location of Violation: **847 FLORAL ST**

Tax ID #: **410125 Q0010**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division
Attachment



CITY OF
TALLAHASSEE

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **09/17/2024** Case No.: **TCE242181**
Tax Identification Number: **410125 O0010** Repeat Offender: **No**
Violation Address: **847 FLORAL ST**

Owner(s):

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

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

Code(s) in Violation:

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

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property.
- 3 Repair or remove the fence/wall that is in disrepair and considered unsafe.

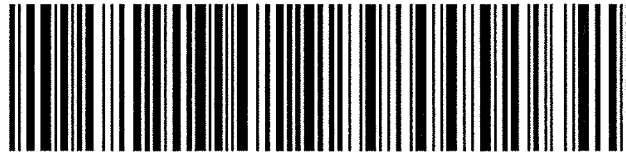
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 8452 76

TCE242182 NOV NOH INITIAL
YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242182**

Location of Violation: **848 FLORAL ST**

Tax ID #: **4101750230020**

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 **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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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: **09/17/2024** Case No.: **TCE242182**
Tax Identification Number: **4101750230020** Repeat Offender: **No**
Violation Address: **848 FLORAL ST**

Owner(s):

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

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

Code(s) in Violation:

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

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 TLDC, Chapter 3, Article VIII, Section 3-434(b), Swimming Pool Maintenance
- 3 IPMC, Swimming Pools, Spas and Hot Tubs, 303.2 Enclosures
- 4 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- 2 Ensure swimming pools are maintained in a clean and sanitary condition and in good repair.
- 3 Ensure swimming pools, hot tubs, and spas are surrounded by a fence or barrier, not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool, with self-closing and self-latching gate(s) or door(s).
- 4 Ensure all vehicles are operable and display a valid license plate.

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

DARDEN PATRICK
3788 LONGFELLOW DR
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE242074**

Location of Violation: **735-737 E 7TH AVE**

Tax ID #: **113045 B0030**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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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,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Martin Atorresagasti	Permit No.:	NA
Initial Inspection Date: 09/18/2024	Case No.:	TCE242074
Tax Identification Number: 113045 B0030	Repeat Offender:	No
Violation Address: 735-737 E 7TH AVE		
Owner(s): DARDEN PATRICK 3788 LONGFELLOW DR TALLAHASSEE FL 32311		

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

Corrective Actions Required:

- 1** Remove and dispose of all dead trees from the property.
Dead trees are located at North East corner of 737 E 7th Ave and North West corner of 735 E 7th Ave.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 8143 19

TCE242074 NOV/NOH INITIAL
DARDEN PATRICK
3788 LONGFELLOW RD
TALLAHASSEE FL 32311-3708

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

JOHNNY AND PENNY INC
4178 APALACHEE PKWY
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE242428**

Location of Violation: **2039 PECAN CT**

Tax ID #: **2121160000160**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **10/10/2024** Case No.: **TCE242428**
Tax Identification Number: **2121160000160** Repeat Offender: **No**
Violation Address: **2039 PECAN CT**

Owner(s):

JOHNNY AND PENNY INC
4178 APALACHEE PKWY
TALLAHASSEE FL 32311

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

Code(s) in Violation:

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

- 1 IPMC 302.8 Motor Vehicles

Corrective Actions Required:

- 1 Ensure all vehicles are operable and display a valid license plate.

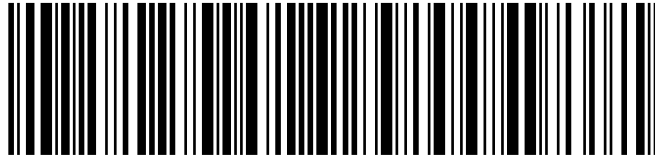
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8383 8197 72

TCE242428 NOV/NOH INITIAL
JOHNNY AND PENNY INC
4178 APALACHEE PKWY
TALLAHASSEE FL 32311-4109

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

Postage: \$8.1600

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

DANGEROUS BUILDING NOTICE

Address: 2125 JACKSON BLUFF RD APT. S-101

CE Case No.: TCE242429

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



Enforcing Official, Code Enforcement

10/22/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CC SERENITY COURT LLC

1511 EASTERN AVE
BALTIMORE MD 21231

Respondent

Case No.: **TCE242429**

Location of Violation: **2125 JACKSON BLUFF RD APT. S-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.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: NA

Initial Inspection Date: **10/21/2024**

Case No.: **TCE242429**

Tax Identification Number: **4103202400000**

Repeat Offender: **No**

Violation Address: **2125 JACKSON BLUFF RD APT. S-101**

Owner(s):

CC SERENITY COURT LLC

1511 EASTERN AVE

BALTIMORE MD 21231

This structure has been deemed dangerous due 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, Interior Structure, 305.1 General
- 2** IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 3** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 4** IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 5** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 6** IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards.

Corrective Actions Required:

- 1** Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
 - Repair or replace Ceilings in bathrooms that have water damage from fluids leaking through.

- 2 Ensure plumbing fixtures and facilities are maintained.
 - Repair fluid leaks in bedroom bathroom ceiling.
- 3 Ensure all mechanical equipment, Central air, and heat system is properly installed, in a safe working condition, and perform as originally designed.
- 4 Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
 - Repair or replace the bathroom light fixture that is flickering due to water intrusion.
- 5 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.
- 6 Ensure the plumbing system in a structure does not constitute a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or similar reasons.

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 8383 7967 45

TCE242429 DB PLACARD
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: \$8.1600

TCE242429 DB PLACARD

Final Audit Report

2024-10-22

Created:	2024-10-22
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAk-MstkXbW1Na0oLpXVbRLQuWYU0rb9Fr

"TCE242429 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-10-22 - 2:10:32 PM GMT
-  Document emailed to Adam Jacobs (adam.jacobs@talgov.com) for signature
2024-10-22 - 2:10:39 PM GMT
-  Email viewed by Adam Jacobs (adam.jacobs@talgov.com)
2024-10-22 - 3:12:40 PM GMT
-  Document e-signed by Adam Jacobs (adam.jacobs@talgov.com)
Signature Date: 2024-10-22 - 3:12:54 PM GMT - Time Source: server
-  Agreement completed.
2024-10-22 - 3:12:54 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: **804 MEDICAL COMMONS CT**

CE Case No.: **TCE242504**

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



Enforcing Official, Code Enforcement

10/30/2024

Date

**City of Tallahassee
Housing and Community Resilience
Code Enforcement Division**

Case No. **TCE242504**

Re: Violation of Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10) of the City of Tallahassee Land Development Code

Property: **804 MEDICAL COMMONS CT, TALLAHASSEE, FLO**

Owner: **LU YING**

21837 TENDERFOOT WAY

DIAMOND BAR CA 91765-3642

EMERGENCY BOARD & SEAL ORDER

This matter is before the Enforcement Official based on a notice of violation being issued to the above-identified owner for the subject property being in violation of the Dangerous Building Code, Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10) of The City of Tallahassee Land Development Code. Based on the Enforcing Official's review of the entire case for **804 MEDICAL COMMONS CT, Tallahassee, Florida, 4111250000020** the following findings are hereby made:

LU YING is the owner of the subject property and the notice of violation was sent to the last known mailing address of **LU YING 21837 TENDERFOOT WAY DIAMOND BAR CA 91765-3642**, via certified mail and was also posted at the property address listed at **804 MEDICAL COMMONS CT Tallahassee, Florida**. The property, which is the subject of this proceeding, is identified as Leon County Tax Parcel **4111250000020**.

The building on the subject property is currently open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is the opinion of the enforcement official that this structure shall be immediately boarded and sealed.

It is therefore ORDERED that, in accordance with Chapter 3, Article VI, Section 3-374, of the City of Tallahassee Land Development Code, in the interest of the public's health, safety and welfare, the building on the subject property shall be boarded and sealed by the City of Tallahassee. The boarding and sealing of the subject building shall be in compliance with the standards specified in Chapter 3, Article VI, Section 3-372, of the City of Tallahassee Land Development Code.

DONE AND ORDERED in the City of Tallahassee, Leon County, Florida on 10/30/2024.



Adam Jacobs, as Chief Resilience &
Resilience Officer



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LU YING

21837 TENDERFOOT WAY
DIAMOND BAR CA 91765-3642

Respondent

Case No.: **TCE242504**

Location of Violation: **804 MEDICAL COMMONS CT**

Tax ID #: **4111250000020**

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 **12/03/2024** 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



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.:NA

Initial Inspection Date: **10/23/2024**

Case No.: **TCE242504**

Tax Identification Number: **4111250000020**

Repeat Offender: **No**

Violation Address: **804 MEDICAL COMMONS CT**

Owner(s):

LU YING

21837 TENDERFOOT WAY
DIAMOND BAR CA 91765-3642

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, Exterior Structure, 304.13 Window, Skylight and Door Frame.
- 2** IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

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

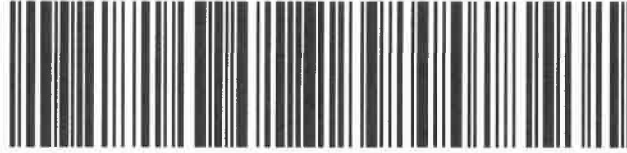
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8385 0866 84

TCE242504 DB PLACARD/EMER BOARD/NOH/NOV
LU YING
21837 TENDERFOOT WAY
DIAMOND BAR CA 91765-3642

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

Postage: \$8.1600

TCE242504 DB PLACARD

Final Audit Report

2024-10-30

Created:	2024-10-30
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJSHFwxHzs8JQx6a1QMRFA8P5oiXE8AjY

"TCE242504 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-10-30 - 1:24:27 PM GMT
-  Document emailed to Adam Jacobs (adam.jacobs@talgov.com) for signature
2024-10-30 - 1:24:31 PM GMT
-  Email viewed by Adam Jacobs (adam.jacobs@talgov.com)
2024-10-30 - 2:23:47 PM GMT
-  Document e-signed by Adam Jacobs (adam.jacobs@talgov.com)
Signature Date: 2024-10-30 - 2:27:15 PM GMT - Time Source: server
-  Agreement completed.
2024-10-30 - 2:27:15 PM GMT



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

SEGURA JENNIFER
1005 HARLEM ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE242449**

Location of Violation: **1005 HARLEM ST**

Tax ID #: **212635 L0100**

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

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

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 **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **10/23/2024** Case No.: **TCE242449**
Tax Identification Number: **212635 L0100** Repeat Offender: **No**
Violation Address: **1005 HARLEM ST**

Owner(s):

SEGURA JENNIFER
1005 HARLEM ST
TALLAHASSEE FL 32304

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

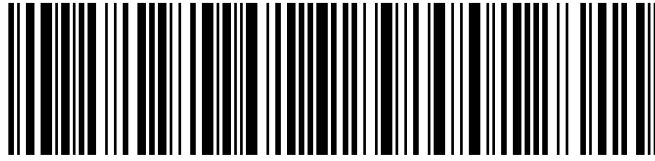
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8385 1430 66

TCE242449 NOV/NOH INITIAL
SEGURA JENNIFER
1005 HARLEM ST
TALLAHASSEE FL 32304-2153

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 31, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

KING SARAH E
281 WHETHERBINE WAY E
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE242432**

Location of Violation: **281 WHETHERBINE WAY E**

Tax ID #: **113302 B0240**

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

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

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

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

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **10/17/2024** Case No.: **TCE242432**
Tax Identification Number: **113302 B0240** Repeat Offender: **No**
Violation Address: **281 WHETHERBINE WAY E**

Owner(s):

KING SARAH E
281 WHETHERBINE WAY E
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

- 1** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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 8386 0575 53

TCE242432 NOV/NOH INITIAL
KING SARAH E
281 WHETHERBINE WAY E
TALLAHASSEE FL 32301-8527

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 31, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

MAGNOLIA SQUARE LLC
255 AYERS CT
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE242612**

Location of Violation: **1830 N MONROE ST**

Tax ID #: **2124204630000**

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/03/2024** 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,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Angela Land** Permit No.: **NA**
Initial Inspection Date: **10/31/2024** Case No.: **TCE242612**
Tax Identification Number: **2124204630000** Repeat Offender: **No**
Violation Address: **1830 N MONROE ST**

Owner(s):

MAGNOLIA SQUARE LLC
255 AYERS CT
TALLAHASSEE FL 32305

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

Code(s) in Violation:

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

- 1** Chapter 9, Section 9-153 – Graffiti Prohibited
- 2** IPMC, Exterior Property Areas, 302.4 Weeds
- 3** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 4** IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways
- 5** IPMC, Exterior Structure, 304.6 Exterior Walls
- 6** IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
- 7** IPMC, Exterior Structure, 304.12 Handrails and Guards
- 8** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** It shall be a violation for any owner to permit or allow graffiti to remain on the property (permanent or non-permanent structure). Graffiti shall mean the defacement or the unauthorized inscription, marking, tagging, scratching, etching or painting. Remove all graffiti from exterior of structure.
- 2** Cut lawn entire property to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 3** Remove all trash, litter, and debris from the entire property.

- 4 Ensure all sidewalks, walkways, stairs, driveways, parking spaces, and similar areas are maintained to prevent disrepair and hazardous conditions. Repair all damaged areas of the parking lot.
- 5 Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair exterior walls from all defects, wood rot and holes.
- 6 Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Repair front, back and side decks/porches from defects, wood rot and peeling paint.
- 7 Ensure every handrail and guard on front, side and back decks/porches are firmly fastened and capable of supporting normally imposed loads and maintained in good condition.
- 8 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Repair all windows and doors and make free from all defects/damage and make sure they are secure when property is vacant. Boarding structure does not bring this violation into compliance.

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 8386 0424 50

TCE242612 NOV/NOH INITIAL
MAGNOLIA SQUARE LLC
255 AYERS CT
TALLAHASSEE FL 32305-7442

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

Postage: \$8.1600

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

DANGEROUS BUILDING NOTICE

Address: 824 OLD BAINBRIDGE RD **DUPLICATE**

CE Case No.: TCE241696

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

08/28/2024

Date



**CITY OF
TALLAHASSEE**

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

November 04, 2024

**JACKSON SANDRA THERESA; ROSS KATIE; MATTHEWS AUGUSTUS MATTHEWS JOE;
MATHEWS WILLIAM; ROSS JOSEPHINE MATTHEWS ABRAHAM; & MATTHEWS
MAGGIE LEE**

1218 BASIN ST TALLAHASSEE FL 32304

Re: CASE NUMBER **TCE241696**
LOCATION: **824 OLD BAINBRIDGE RD**
Tax ID #: **2125280000651**

Dear Sir/Madam:

AMENDED HEARING DATE

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 12/03/2024 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 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 11/19/2024 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

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

Sincerely,

Lesa Vause

Code Enforcement Division

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

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

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **08/23/2024**

Case No.: **TCE241696**

Tax Identification Number: **2125280000651**

Repeat Offender: **No**

Violation Address: **824 OLD BAINBRIDGE RD**

Owner(s): JACKSON SANDRA THERESA; ROSS KATIE; MATTHEWS AUGUSTUS; MATTHEWS JOE; MATHEWS WILLIAM; ROSS JOSEPHINE; MATTHEWS ABRAHAM; & MATTHEWS MAGGIE LEE
1218 BASIN ST
TALLAHASSEE FL 32304

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:

Other

- 1** IPMC 301.3 Vacant structures and land.
- 2** IPMC 304.1 Exterior Structure.
- 3** IPMC 305.1 Interior Structure.

Corrective Actions Required:

- 1** Ensure that all doors and windows are closed, locked and fully functioning. Repair or replace any damaged doors and windows that are in disrepair or non-functioning.
- 2** Ensure that all exterior walls and roof of structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.
- 3** Ensure that all interior walls, walking surfaces and equipment therein are free from defects.

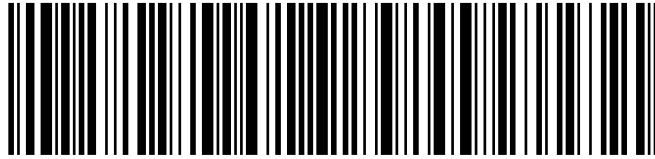
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8386 4537 51

TCE241696 NOH AMENDED
JACKSON SANDRA THERESA; ROSS KATIE; MATTHEWS AUGUSTUS
MATTHEWS JOE; MATHEWS WILLIAM; ROSS JOSEPHINE MATTHEWS
ABRAHAM; & MATTHEWS MAGGIE LEE
1218 BASIN ST
TALLAHASSEE FL 32304-2036

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

Postage: \$8.1600

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

DANGEROUS BUILDING NOTICE

Address: 1041 DOVER ST

CE Case No.: TCE241848

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

09/16/2024

Date

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

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

Sincerely,

Lesla Vause

Code Enforcement Division

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

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

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CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

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

Case No.: **TCE241848**

Tax Identification Number: **2126204920000**

Repeat Offender: **No**

Violation Address: **1041 DOVER ST**

Owner(s):

FITZ PROPERTY SOLUTIONS LLC

6041 CRANBERRY LN E
JACKSONVILLE FL 32244

The 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, 302.1 Sanitation
- 2** IPMC, Exterior Property Areas, 302.4 Weeds
- 3** IPMC, Exterior Structure, 304.7 Roof and Drains
- 4** IPMC 301.3 Vacant Structures and Land.

Corrective Actions Required:

- 1** Remove all trash, litter and debris from entire property and continue to maintain.
- 2** Mow all high grass and weeds.
- 3** Remove rotted or damaged roof components including the soffits. Replace with appropriate material. Coat with protective treatment such as paint or similar.
- 4** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 18, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

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

Respondent

AMENDED HEARING DATE

Case No.: **TCE242352**

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

Tax ID #: **2121510191480**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Lesa Vause	Permit No.:	NA
Initial Inspection Date: 10/04/2024	Case No.:	TCE242352
Tax Identification Number: 2121510191480	Repeat Offender:	No
Violation Address: 2400 W THARPE ST APT 104		
Owner(s): PLATO VILLAS APTS LLC 920 E COUNTY LINE RD STE 201 LAKEWOOD NJ 08701		

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

Code(s) in Violation:

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

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

Corrective Actions Required:

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

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

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

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

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



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

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

Postage: \$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8386 4573 46

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

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CLAITT RAOUISTA

505 HAMPTON AVE

TALLAHASSEE FL 32310-6215

Respondent

Case No.: **TCE241678**

Location of Violation: **115 LINCOLN ST**

Tax ID #: **410144 N0040**

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 **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Martin Atorresagasti	Permit No.:	NA
Initial Inspection Date: 07/31/2024	Case No.:	TCE241678
Tax Identification Number: 410144 N0040	Repeat Offender:	No
Violation Address: 115 LINCOLN ST		

Owner(s):

CLAITT RAOUISTA
505 HAMPTON AVE
TALLAHASSEE FL 32310-6215

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

Code(s) in Violation:

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

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Structure, 304.7 Roof and Drains
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property.
- 3** Repair, remove, and/or replace the roof drains, gutters, and downspouts. Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance.
Remove tarps on roof and repair or replace roof must be sound and tight not to admit rain.
- 4** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight..
Repair or replace damaged front window and rotten soffit by garage

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

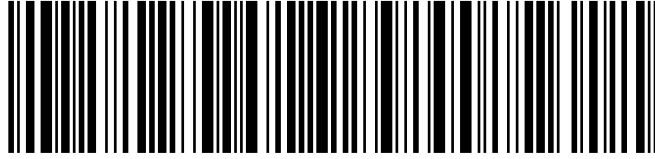
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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 8387 1148 73

TCE241678 NOV/NOH INITIAL
CLAITT RAQUISTA
505 HAMPTON AVE
TALLAHASSEE FL 32310-6215

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 07, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

WELCH KEITH E
REED HAZEL B
2812 MCELROY ST
TALLAHASSEE FL 32310

Respondent

Case No.: **TCE242225**

Location of Violation: **2812 MCELROY ST**

Tax ID #: **410450 OO0060**

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 **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Shameka Bush	Permit No.:	NA
Initial Inspection Date: 10/01/2024	Case No.:	TCE242225
Tax Identification Number: 410450 00060	Repeat Offender:	No
Violation Address: 2812 MCELROY ST		

Owner(s):

WELCH KEITH E
REED HAZEL B
2812 MCELROY ST
TALLAHASSEE FL 32310

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

Code(s) in Violation:

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

- 1** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 2** IPMC, Exterior Property Areas, 302.7 Accessory Structures
- 3** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate. Reference to the red vehicle, in the front driveway, and the boat and trailer on the side of the property.
- 2** Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.
- 3** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8387 0796 15

TCE242225 NOV/NOH INITIAL
WELCH KEITH E & REED HAZEL B
2812 MCELROY ST
TALLAHASSEE FL 32310-5132

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 07, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

KENT AND BENNETT BROTHERS LLC
1700 N MONROE ST STE 11-151
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE242262**

Location of Violation: **1560 PAYNE ST**

Tax ID #: **1130202870000**

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 **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

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: **10/01/2024** Case No.: **TCE242262**
Tax Identification Number: **1130202870000** Repeat Offender: **No**
Violation Address: **1560 PAYNE ST**

Owner(s):

KENT AND BENNETT BROTHERS LLC
1700 N MONROE ST STE 11-151
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

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

Corrective Actions Required:

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8387 0802 08

TCE242262 NOV/NOH INITIAL
KENT AND BENNETT BROTHERS LLC
1700 N MONROE ST
STE 11-151
TALLAHASSEE FL 32303

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 07, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

KENT AND BENNETT BROTHERS LLC
1700 N MONROE ST STE 11-151
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE242263**

Location of Violation: **732 GWEN ST**

Tax ID #: **1130202050000**

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: **10/01/2024** Case No.: **TCE242263**
Tax Identification Number: **1130202050000** Repeat Offender: **No**
Violation Address: **732 GWEN ST**

Owner(s):

KENT AND BENNETT BROTHERS LLC
1700 N MONROE ST STE 11-151
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

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

Corrective Actions Required:

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

USPS CERTIFIED MAIL



9214 8901 9403 8387 0819 53

TCE242263 NOV/NOH INITIAL
KENT AND BENNETT BROTHERS LLC
1700 N MONROE ST
STE 11-151
TALLAHASSEE FL 32303

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

JOBEL RENTAL LLC

180 WALNUT CREST RUN

SANFORD FL 32771

Respondent

Case No.: **TCE242407**

Location of Violation: **2245 S MERIDIAN ST APT 2**

Tax ID #: **310745 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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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: 10/21/2024	Case No.:	TCE242407
Tax Identification Number: 310745 B0020	Repeat Offender:	No
Violation Address: 2245 S MERIDIAN ST APT 2		

Owner(s):

JOBEL RENTAL LLC
180 WALNUT CREST RUN
SANFORD FL 32771

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, Mechanical and Electrical Requirements, 602.2 Residential Occupancies
- 2** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 3** IPMC, Exterior Structure, 304.18.2 Windows
- 4** IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Actions Required:

- 1** Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms.
Repair or replace central that is in disrepair.
- 2** Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.
- 3** Ensure all operable windows located within 6 feet above ground level or near a walking surface have window sash locking device.
All openable windows must be operable as intended and have tightly fitted insect windows.
- 4** Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.
Repair or replace both toilets that are not working properly.

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

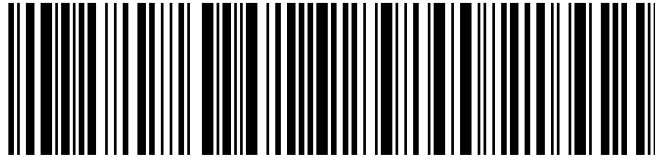
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

USPS CERTIFIED MAIL



9214 8901 9403 8387 1318 94

TCE242407 NOV/NOH INITIAL
JOBEL RENTAL LLC
180 WALNUT CREST RUN
SANFORD FL 32771-7988

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 07, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

CARTER MARKESHA D
2468 A TALCO HILLS DR
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE242433**

Location of Violation: **2468 TALCO HILLS DR**

Tax ID #: **212280 A0122**

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,

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: 10/16/2024	Case No.:	TCE242433
Tax Identification Number: 212280 A0122	Repeat Offender:	No
Violation Address: 2468 TALCO HILLS DR		

Owner(s):

CARTER MARKESHA D
2468 A TALCO HILLS 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

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

Corrective Actions Required:

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

Outdoor storage is not allowed remove pallets with roofing materials.

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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TALLAHASSEE FL 32303

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Username: Denise Garrett
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Custom 2:
Custom 3:
Custom 4:
Custom 5:

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MONK THOMAS PRESTON
MONK MALAYA
361 WHETHERBINE WAY E
TALLAHASSEE FL 32301-8531

Respondent

Case No.: **TCE242497**

Location of Violation: **361 WHETHERBINE WAY E**

Tax ID #: **113302 B0040**

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 **12/03/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Shameka Bush	Permit No.:	NA
Initial Inspection Date: 10/23/2024	Case No.:	TCE242497
Tax Identification Number: 113302 B0040	Repeat Offender:	No
Violation Address: 361 WHETHERBINE WAY E		

Owner(s):

MONK THOMAS PRESTON
MONK MALAYA
361 WHETHERBINE WAY E
TALLAHASSEE FL 32301-8531

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Remove household items, building material, building rubbish, or similar items from the exterior of the property.

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

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

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

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