



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 01, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

JEAN FADRIENA V  
3018 S MERIDIAN ST  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE242659**

Location of Violation: **3018 S MERIDIAN ST**

Tax ID #: **411260 A0090**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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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,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE242659**

Initial Inspection Date: **11/19/2024**

Repeat Offender: **No**

Location Address: **3018 S MERIDIAN ST**

Tax ID #: **411260 A0090**

Owner(s): **JEAN FADRIENA V**

**3018 S MERIDIAN ST  
TALLAHASSEE FL 32301**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

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

**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8307 7672 02

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TCE242659 NOV/NOH INITIAL  
JEAN FADRIENA V  
3018 S MERIDIAN ST  
TALLAHASSEE FL 32301-6928

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**

April 04, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BRILL DENNIS H  
BRILL LINDA D  
2221 JIM LEE RD  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE250251**

Location of Violation: **2221 JIM LEE RD**

Tax ID #: **310735 C0170**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

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Page 2

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250251**

Initial Inspection Date: **02/03/2025**

Repeat Offender: **No**

Location Address: **2221 JIM LEE RD**

Tax ID #: **310735 C0170**

Owner(s): BRILL DENNIS H  
BRILL LINDA D  
2221 JIM LEE RD  
TALLAHASSEE FL 32301

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Corrective Actions Required:

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

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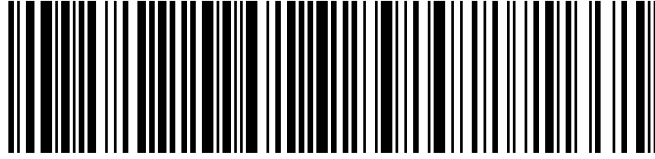
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8308 4014 71

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TCE250251 NOV/NOH INITIAL  
BRILL DENNIS H & BRILL LINDA D  
2221 JIM LEE RD  
TALLAHASSEE FL 32301-6739

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**

April 14, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

HARPER DIANE J  
2022 SEMINOLE DR  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE250035**

Location of Violation: **2022 SEMINOLE DR**

Tax ID #: **310670 10070**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

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Page 2

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250035**

Initial Inspection Date: **02/11/2025**

Repeat Offender: **No**

Location Address: **2022 SEMINOLE DR**

Tax ID #: **310670 10070**

Owner(s): **HARPER DIANE J**

2022 SEMINOLE DR  
TALLAHASSEE FL 32301

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Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

- 1 Remove and dispose of all dead trees from the property.
- 2 Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 6323 55

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TCE250035 NOV/NOH INITIAL  
HARPER DIANE J  
2022 SEMINOLE DR  
TALLAHASSEE FL 32301-5743

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**

April 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TERRA LAKE HEIGHTS LLC

7901 4 ST N STE 300

SAINT PETERSBURG FL 33702

Respondent

Case No.: **TCE250223**

Location of Violation: **1375 PULLEN RD APT 233**

Tax ID #: **2123202150000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250223**

Initial Inspection Date: **03/05/2025**

Repeat Offender: **No**

Location Address: **1375 PULLEN RD APT 233**

Tax ID #: **2123202150000**

Owner(s): **TERRA LAKE HEIGHTS LLC**

**7901 4 ST N STE 300  
SAINT PETERSBURG FL 33702**

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You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 2** IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required
- 3** IPMC, Plumbing Facilities and Fixture Requirements, Water System, 505.1 General
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 5** IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
- 6** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 7** TLDC, Chapter 3, Article VIII, Section 3-434(b), Swimming Pool Maintenance

Corrective Actions Required:

- 1** 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. Ensure that the toilets are not clogged up and that the toilets don't have a continuous run of water.
- 2** Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements. Ensure that the breaker box properly functions and is capable of sustaining the proper load of being used by the HVAC system.

- 3 Ensure every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture is properly connected to either a public water system or to an approved private water system. Ensure kitchen sinks, lavatories, laundry facilities, bathtubs and showers are supplied with hot and cold running water in accordance with the International Plumbing Code.
- 4 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight, around the front and balcony door.
- 5 Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light.
- 6 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.
- 7 Ensure swimming pools are maintained in a clean and sanitary condition and in good repair.

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

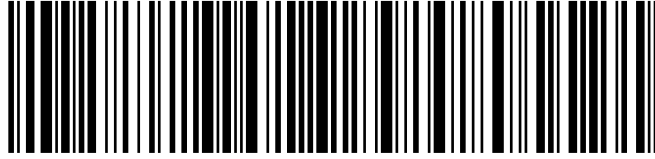
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



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TCE250223 NOV/NOH INITIAL  
TERRA LAKE HEIGHTS LLC  
7901 4TH ST N  
STE 300  
ST PETERSBURG FL 33702-4399

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**

April 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MORGAN JO ANN

838 PALM BEACH ST

TALLAHASSEE FL 32310

Respondent

Case No.: **TCE250294**

Location of Violation: **1624 KEITH ST**

Tax ID #: **410125 Q0060**

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

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250294**

Initial Inspection Date: **02/10/2025**

Repeat Offender:

Location Address: **1624 KEITH ST**

Tax ID #: **410125 Q0060**

Owner(s): **MORGAN JO ANN**

**838 PALM BEACH ST  
TALLAHASSEE FL 32310**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Structure, 304.2 Protective Treatment
- 3** IPMC, Exterior Structure, 304.6 Exterior Walls
- 4** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Remove and dispose of all dead trees from the property.
- 2** 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.
- 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.  
Repair or replace damaged roof at back of building.



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

**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 9426 83

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TCE250294 NOV/NOH INITIAL  
MORGAN JO ANN  
838 PALM BEACH ST  
TALLAHASSEE FL 32310-5896

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**

April 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SP SUNRISE LP

31899 DEL OBISPO ST STE 150  
SAN JUAN CAPISTRANO CA 92675

Respondent

Case No.: **TCE250377**

Location of Violation: **2525 TEXAS ST APT G-128**

Tax ID #: **3107202950000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250377**

Initial Inspection Date: **03/13/2025**

Repeat Offender:

Location Address: **2525 TEXAS ST APT G-128**

Tax ID #: **3107202950000**

Owner(s): **SP SUNRISE LP**

31899 DEL OBISPO ST STE 150  
SAN JUAN CAPISTRANO CA 92675

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Code(s) in Violation:

- 1 IPMC, Interior Structure, 305.1 General

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 kitchen cabinet draw on disrepair, Reattach kitchen cabinet over stove that is loose from wall. Repair kitchen exhaust fan that is not operational.  
Reseal bathroom sink to wall. Repair soft wall next to bathroom mirror. Repair all water damaged ceiling surfaces. Replace missing ceiling grid and tiles in hallway. Repair all flaking surfaces in unit .repair all openings in walls of a/c closet.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 9447 24

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TCE250377 NOV/NOH INITIAL  
SP SUNRISE LP  
C/O STANDARD COMPANIES  
31899 DEL OBISPO ST  
STE 150  
SAN JUAN CAPISTRANO CA 92675

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**

April 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MHP MAGNOLIA OAKS LLC

821 E MAGNOLIA DR

TALLAHASSEE FL 32301-6608

Respondent

Case No.: **TCE250450**

Location of Violation: **821 E MAGNOLIA DR #4218**

Tax ID #: **3107202090000**

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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  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250450**

Initial Inspection Date: **03/24/2025**

Repeat Offender: **No**

Location Address: **821 E MAGNOLIA DR #4218**

Tax ID #: **3107202090000**

Owner(s): **MHP MAGNOLIA OAKS LLC**

**821 E MAGNOLIA DR  
TALLAHASSEE FL 32301-6608**

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You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Interior Structure, 305.1 General
- 2** IPMC, Plumbing Systems and Fixtures, 504.1 General

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.  
Replace cracked tile in bathroom floor.
- 2** 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 Bathtub that is damaged and has a large hole in it.

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

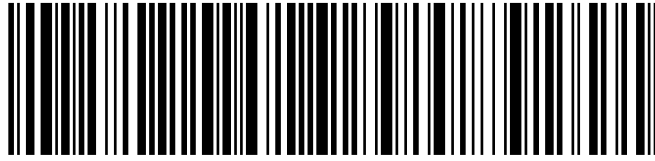
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8309 9414 40

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TCE250450 NOV/NOH INITIAL  
MHP MAGNOLIA OAKS LLC  
821 E MAGNOLIA DR  
TALLAHASSEE FL 32301-6608

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**

April 15, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

HILL COSTELLA  
3514 LAKEWOOD DR  
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE250503**

Location of Violation: **3514 LAKEWOOD DR N**

Tax ID #: **311880 B0100**

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  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250503**

Initial Inspection Date: **03/11/2025**

Repeat Offender: **No**

Location Address: **3514 LAKEWOOD DR N**

Tax ID #: **311880 B0100**

Owner(s): **HILL COSTELLA**

**3514 LAKEWOOD DR  
TALLAHASSEE FL 32305**

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Code(s) in Violation:

- 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 items and store indoors.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 8742 81

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TCE250503 NOV/NOH INITIAL  
HILL COSTELLA  
3514 LAKEWOOD DR  
TALLAHASSEE FL 32305-5204

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**

April 14, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BYNUM GENE

770 BAY MEADOWS CIRCLE WEST E #1

JACKSONVILLE FL 32256

Respondent

Case No.: **TCE250605**

Location of Violation: **618 ACORN GROVE CT**

Tax ID #: **2113220000010**

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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**.

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  
Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE250605**

Initial Inspection Date: **03/25/2025**

Repeat Offender: **No**

Location Address: **618 ACORN GROVE CT**

Tax ID #: **2113220000010**

Owner(s): **BYNUM GENE**

770 BAY MEADOWS CIRCLE WEST E #1  
JACKSONVILLE FL 32256

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property.
- 3** Ensure all vehicles are operable and display a valid license plate. This includes all the cars in the yard and driveway.

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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



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TCE250605 NOV/NOH INITIAL  
BYNUM GENE  
770 BAY MEADOWS CIRCLE WEST  
APT E #1  
JACKSONVILLE FL 32256

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**

April 14, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

AHMED SEBASTIAN  
7950 SW 30TH ST STE 200  
DAVIE FL 33328

Respondent

Case No.: **TCE250610**

Location of Violation: **810 W GEORGIA ST**

Tax ID #: **2135750020270**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250610**

Initial Inspection Date: **03/25/2025**

Repeat Offender: **No**

Location Address: **810 W GEORGIA ST**

Tax ID #: **2135750020270**

Owner(s): **AHMED SEBASTIAN**

**7950 SW 30TH ST STE 200  
DAVIE FL 33328**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 7321 09

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TCE250610 NOV/NOH INITIAL  
AHMED SEBASTIAN  
7950 SW 30TH ST  
STE 200  
DAVIE FL 33328-1979

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

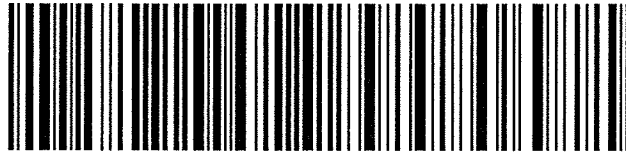
Postage: \$8.1600



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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 9676 86

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TCE250517 NOV NOH INITIAL  
MILLENNIUM PARC LLC  
310 BLOUNT ST  
APT 108  
TALLAHASSEE FL 32301-2245

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**

April 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MILLENNIUM PARC LLC

310 BLOUNT ST STE 108

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE250517**

Location of Violation: **1236 BLOUNTSTOWN ST. aka 1230,1234,1238,1240,1242,1250,1252**

Tax ID #: **2129204070000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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**  
**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250517**

Initial Inspection Date: **03/12/2025**

Repeat Offender:

Location Address: **1236 BLOUNTSTOWN ST.**

**aka 1230,1234,1238,1240,1242,1250,1252**

Owner(s): **MILLENNIUM PARC LLC**

**TAX ID#: 2129204070000**

**310 BLOUNT ST STE 108  
TALLAHASSEE FL 32301**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Property Areas, 302.2 Grading and Drainage
- 4** IPMC, Exterior Structure, 304.7 Roof and Drains
- 5** IPMC, Exterior Structure, 304.6 Exterior Walls

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. Ensure all standing dead trees on property are removed, along with all tree debris.
- 3** Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon. Ensure parking lot drains by building 1242 are clear of debris and work as intended.
- 4** Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure. Repair or replace the damaged roof on building 1242. Roof must be sound and tight not to admit rain. Repair or replace all damaged roofs, soffits and overhangs.
- 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 or replace damaged retaining walls at north end of the property.

- 1 Remove all trash, litter, and debris from the entire property.
- 2 Remove and dispose of all dead trees from the property. Ensure all standing dead trees on property are removed, along with all tree debris.
- 3 Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon. Ensure parking lot drains by building 1242 are clear of debris and work as intended.
- 4 Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure. Repair or replace the damaged roof on building 1242. Roof must be sound and tight not to admit rain. Repair or replace all damaged roofs, soffits and overhangs.
- 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 or replace damaged retaining walls at north end 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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These 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**

April 16, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TAYLOR CHARLES M; TAYLOR CHARLES M JR; &  
TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE250372**

Location of Violation: **3068 ADKINS FOREST LN**

Tax ID #: **310328 A0120**

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 .

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 on **06/03/2025** at , 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 .

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 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 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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250372**

Initial Inspection Date: **03/13/2025**

Repeat Offender:

Location Address: **3068 ADKINS FOREST LN**

Tax ID #: **310328 A0120**

Owner(s): TAYLOR CHARLES M; TAYLOR CHARLES M JR; &  
TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 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.
- 3 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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

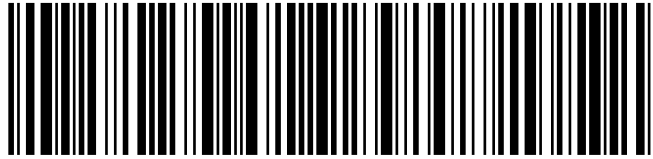
Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 1298 20

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TCE250372 NOV/NOH INITIAL  
TAYLOR CHARLES M; TAYLOR CHARLES M JR; &  
TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311-5256

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**

April 16, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WATSON JAMESINA M  
WOOTEN WILLIAM R JR  
8350 HINSDALE WAY  
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE250490**

Location of Violation: **2022 GARDENBROOK LN**

Tax ID #: **1133140000181**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250490**

Initial Inspection Date: **03/13/2025**

Repeat Offender:

Location Address: **2022 GARDENBROOK LN**

Tax ID #: **1133140000181**

Owner(s): WATSON JAMESINA M  
WOOTEN WILLIAM R JR  
8350 HINSDALE WAY  
TALLAHASSEE FL 32312

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 IPMC, Exterior Structure, 304.1 General

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property. Remove all tree debris from the entire property and from off the structure of the property.
- 2 Ensure the exterior of a structure and equipment are 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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 1329 29

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TCE250490 NOV/NOH INITIAL  
WATSON JAMESINA M & WOOTEN WILLIAM R JR  
8350 HINSDALE WAY  
TALLAHASSEE FL 32312-4240

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**

April 16, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

LUNAN HUGH N  
LUNAN ENID  
1125 RENAE WAY  
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE250534**

Location of Violation: **3536 SEDONA LOOP**

Tax ID #: **112212 B0100**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



CITY OF  
TALLAHASSEE

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Lesla Vause**

Case #: **TCE250534**

Initial Inspection Date: **03/13/2025**

Repeat Offender:

Tax ID #: **112212 B0100**

Location Address: **3536 SEDONA LOOP**

Owner(s): LUNAN HUGH N  
LUNAN ENID  
1125 RENAE WAY  
TALLAHASSEE FL 32312

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

- 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. This includes but is not limited to the dead pine tree located in your back yard. The tree top has been topped and the trunk is covered in vines.

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**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 1622 78

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TCE250534 NOV/NOH INITIAL  
LUNAN HUGH N & LUNAN ENID  
1125 RENAE WAY  
TALLAHASSEE FL 32312-3175

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**

April 16, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

GORDON DENISE Y

3242 ALBERT DR

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE250569**

Location of Violation: **3242 ALBERT DR**

Tax ID #: **111026 K0460**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE250569**

Initial Inspection Date: **03/24/2025**

Repeat Offender: **No**

Location Address: **3242 ALBERT DR**

Tax ID #: **111026 K0460**

Owner(s): **GORDON DENISE Y**

**3242 ALBERT DR  
TALLAHASSEE FL 32309**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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.**

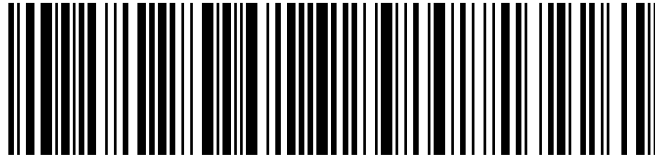
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 1768 55

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TCE250569 NOV/NOH INITIAL  
GORDON DENISE Y  
3242 ALBERT DR  
TALLAHASSEE FL 32309-3639

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

Postage: \$8.1600



## MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

**April 17, 2025**

**SMITH CHRISTIAN B**

**2408 SHALLEY DR  
TALLAHASSEE FL 32309**

Re: CASE NUMBER      **TCE250330**  
LOCATION:                **3113 SAWTOOTH DR**  
Tax ID #:                **211726 E0090**

**AMENDED HEARING DATE**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 06/03/2025 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](mailto: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 05/19/2025** 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](http://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](http://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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Lesla Vause**

Case #: **TCE250330**

Initial Inspection Date: **02/13/2025**

Repeat Offender: **No**

Location Address: **3113 SAWTOOTH DR**

Tax ID #: **211726 E0090**

Owner(s): **SMITH CHRISTIAN B**

**2408 SHALLEY DR  
TALLAHASSEE FL 32309**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Structure, 304.6 Exterior Walls

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.  
Repair and replace walls and siding that has been damaged and removed from the side, exterior wall of the home.

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

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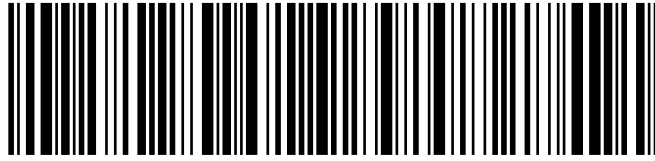
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8310 3010 80

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TCE250330 AMENDED NOH  
SMITH CHRISTIAN B  
2408 SHALLEY DR  
TALLAHASSEE FL 32309-3019

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**

April 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
& BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096

Respondent

Case No.: **TCE250348**

Location of Violation: **2855 APALACHEE PKWY APT 127**

Tax ID #: **3104204290000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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The 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 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 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 in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the 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 .

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 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**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250348**

Initial Inspection Date: **03/20/2025**

Repeat Offender:

Location Address: **2855 APALACHEE PKWY APT 127**

Tax ID #: **3104204290000**

Owner(s): **BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC; & BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Pest Elimination, 309.1 Infestation

Corrective Actions Required:

- 1 Ensure the structure is kept free from insect and rodent infestation.

Apt 127.

**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These 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 8310 3384 06

TCE250348 NOV/NOH INITIAL  
BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
& BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096

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**

April 17, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

JACKSON MICHAEL R  
1303 CROSS CREEK CIR  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE250380**

Location of Violation: **1303 CROSS CREEK CIR**

Tax ID #: **310430 C0142**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250380**

Initial Inspection Date: **02/27/2025**

Repeat Offender:

Location Address: **1303 CROSS CREEK CIR**

Tax ID #: **310430 C0142**

Owner(s): **JACKSON MICHAEL R**

**1303 CROSS CREEK CIR**

**TALLAHASSEE FL 32301**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Structure, 304.2 Protective Treatment
- 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

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** 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.
- 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 flashing to prevent water entry and damage to the roof structure.
- 5** Repair and/or replace the roof to prevent water entry and damage to roof structure. Repair and/or replace the soffit, eave, and fascia.



**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

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

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USPS CERTIFIED MAIL



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TCE250380 NOV/NOH INITIAL  
JACKSON MICHAEL R  
1303 CROSS CREEK CIR  
TALLAHASSEE FL 32301-3729

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**

April 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CAMPBELL RALPHEAL LORENZO  
CAMPBELL KAREN PATRICIA  
1742 HILLGATE CT  
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE250749**

Location of Violation: **1900 HOLMES ST**

Tax ID #: **410230 R0014**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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  
Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE250749**

Initial Inspection Date: **04/16/2025**

Repeat Offender:

Location Address: **1900 HOLMES ST**

Tax ID #: **410230 R0014**

Owner(s): **CAMPBELL RALPHEAL LORENZO  
CAMPBELL KAREN PATRICIA  
1742 HILLGATE CT  
TALLAHASSEE FL 32308**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers
- 2** IPMC, Exterior Structure, 304.6 Exterior Walls
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 4** IPMC, Exterior Structure, 304.13.2 Openable Windows
- 5** IPMC, Exterior Structure, 304.14 Insect Screens
- 6** IPMC, Interior Structure, 305.1 General
- 7** IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
- 8** IPMC, Interior Structure, 305.5 Handrails and Guard
- 9** IPMC, Interior Structure, 305.6 Interior Doors
- 10** IPMC, Pest Elimination, 309.1 Infestation
- 11** IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 12** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 13** IPMC, Mechanical and Electrical Requirements, 605.1 Installation

Corrective Actions Required:

- 1** Place approved address numbers on your home and/or mailbox in a position that is clearly legible and visible. Ensure numbers are a minimum of 3 inches in height and ½ inch wide.

- 2** 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.

Ensure the exterior wall by the front steps that is not covered in siding is either protected with siding or covered in a protective coating such as paint.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

Ensure all windows are capable of closing entirely and are in good condition, including the upstairs, north side window that does not close. The front doorframe is severely damaged. Ensure the front door and frame are free from damage and weather tight.
- 4** Ensure all windows, other than a fixed windows, are easily openable and capable of being held in position and secured by window hardware.
- 5** 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.

Ensure all the screens fit tightly in the frame and are free from defect. Some screens do not cover the entire window and some screens are torn.
- 6** Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Repair all areas of ceilings and walls that may have damage. The ceiling under the upstairs bathroom shows water damage, is poorly patched and is slightly sagging. The ceiling above the stairs has damage. The kitchen has holes that are covered with two cable faceplates, this is not an acceptable repair. Ensure the a/c vent in the kitchen is securely anchored.
- 7** Ensure all stair and walking surfaces are maintained in good condition.

Ensure the treads and trim on the stairs are repaired to be free from damage. The trim on the stairs is raised above the level of the tread and can be a trip hazard.

Areas in the upstairs hall and bathroom are soft and possibly have deterioration. Ensure the flooring is free from defect and in good repair.
- 8** Ensure every handrail and guard is firmly fastened and capable of supporting normally imposed loads and maintained in good condition.

Ensure the handrail for the stairs is securely anchored.
- 9** 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. The bathroom door is not capable of locking, when the lock is engaged the door is easily pushed open. Ensure the door, frame and hardware are free from defect.

An upstairs bedroom door has damage. Ensure it is repaired or replaced.
- 10** Ensure the structure is kept free from insect and rodent infestation.

There is evidence of rat droppings. Ensure the structure is free from rodents.
- 11** Ensure every bathroom has natural or properly discharged mechanical ventilation.

The upstairs bathroom vent is broken. Ensure it is repaired or replaced.
- 12** 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 or remove the dishwasher. If the dishwasher is removed the cabinet must be finished.

- 13** Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.  
Ensure the light fixture that is hanging by its wires in the upstairs loft/mechanical room is repaired.  
Ensure all electric receptacles are securely anchored and functional.

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

**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

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

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USPS CERTIFIED MAIL



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TCE250749 NOV/NOH INITIAL  
CAMPBELL RALPHEAL LORENZO &  
CAMPBELL KAREN PATRICIA  
1742 HILLGATE CT  
TALLAHASSEE FL 32308-4728

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

Postage: \$8.1600





## MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

April 18, 2025

**BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
& BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096**

Re: CASE NUMBER        **TCE250348**  
LOCATION:                **2855 APALACHEE PKWY APT 127**  
Tax ID #:                **3104204290000**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 06/03/2025 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

**Shameka Bush**

Code Enforcement Division

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250348**

Initial Inspection Date: **03/20/2025**

Repeat Offender:

Location Address: **2855 APALACHEE PKWY APT 127**

Tax ID #: **3104204290000**

Owner(s): **BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
& BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096**

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Code(s) in Violation:

- 1 IPMC, Pest Elimination, 309.1 Infestation

Corrective Actions Required:

- 1 Ensure the structure is kept free from insect and rodent infestation.

Apt 127.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 4809 83

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TCE250348 AMENDED TIME  
BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC;  
BPX PARKWAY TIC 2 LLC; & BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096

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**

April 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FREEMAN MICHAEL  
FREEMAN KATRINA  
7114 HERITAGE RIDGE RD  
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE250511**

Location of Violation: **2919 GREENON LN**

Tax ID #: **212865 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.

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 .

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 on **06/03/2025** at **1:00 pm** , or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the .

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 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 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 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 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 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 in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the 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 .

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 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  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250511**

Initial Inspection Date: **03/14/2025**

Repeat Offender:

Location Address: **2919 GREENON LN**

Tax ID #: **212865 B0030**

Owner(s): FREEMAN MICHAEL  
FREEMAN KATRINA  
7114 HERITAGE RIDGE RD  
TALLAHASSEE FL 32312

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 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 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

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

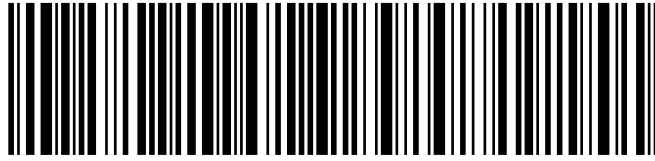
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 4624 22

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TCE250511 NOV/NOH INITIAL  
FREEMAN MICHAEL & FREEMAN KATRINA  
7114 HERITAGE RIDGE RD  
TALLAHASSEE FL 32312-6706

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

Postage: \$8.1600





## MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

**April 21, 2025**

**TAYLOR CHARLES M; TAYLOR CHARLES M JR; &  
TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311**

Re: CASE NUMBER      **TCE250372**  
LOCATION:                **3068 ADKINS FOREST LN**  
Tax ID #:                **310328 A0120**

### AMENDED TIME

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 06/03/2025 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

**Shameka Bush**

Code Enforcement Division

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250372**

Initial Inspection Date: **03/13/2025**

Repeat Offender:

Location Address: **3068 ADKINS FOREST LN**

Tax ID #: **310328 A0120**

Owner(s): TAYLOR CHARLES M; TAYLOR CHARLES M JR; &  
TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 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.
- 3 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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 5768 53

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TCE250372 AMENDED TIME  
TAYLOR CHARLES M; TAYLOR CHARLES M JR; &  
TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311-5256

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**

April 21, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ENTRUST GROUP INC FBO MICHAEL PAUL PRESTON IRA7230012192

555 12TH ST STE 900

OAKLAND CA 94607

Respondent

Case No.: **TCE250676**

Location of Violation: **2991 FENWICK CT E**

Tax ID #: **142740 H0520**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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,

**Shawdranette House**

Code Enforcement Division

Attachment



CITY OF  
TALLAHASSEE

## Housing and Community Resilience Notice of Violation

Code Officer: **Lesla Vause**

Case #: **TCE250676**

Initial Inspection Date: **04/02/2025**

Repeat Offender:

Tax ID #: **142740 H0520**

Location Address: **2991 FENWICK CT E**

Owner(s): ENTRUST GROUP INC FBO MICHAEL PAUL PRESTON IRA7230012192

555 12TH ST STE 900

OAKLAND CA 94607

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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.  
Remove underbrush and overgrowth in the backyard.
- 2** Remove all trash, litter, and debris from the entire property.  
Remove any and all tree debris in the back yard.
- 3** Repair or remove the fence/wall that is in disrepair and considered unsafe.  
Repair and remove the fallen or damaged privacy fence.

**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These 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 8310 5864 70

TCE250676 NOV/NOH INITIAL  
ENTRUST GROUP INC FBO  
MICHAEL PAUL PRESTON IRA7230012192  
555 12TH ST  
STE 900  
OAKLAND CA 94607

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**

April 21, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

VORP MARIE JOSEE  
2431 ROYAL OAKS DR  
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE250691**

Location of Violation: **2431 ROYAL OAKS DR**

Tax ID #: **110465 C0030**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE250691**

Initial Inspection Date: **04/03/2025**

Repeat Offender:

Location Address: **2431 ROYAL OAKS DR**

Tax ID #: **110465 C0030**

Owner(s): **VORP MARIE JOSEE**

**2431 ROYAL OAKS DR**

**TALLAHASSEE FL 32309**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

- 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, 304.10 Stairways, Decks, Porches, and Balconies

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 and/or replace the roof to prevent water entry and damage to roof structure.  
The roof shows evidence of damaged tiles. Remove and repair the damaged area.
- 4** 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.  
The front door decking is rotted. Remove all bad material. If you choose to rebuild, use good material.

**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 5917 64

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TCE250691 NOV/NOH INITIAL  
VORP MARIE JOSEE  
2431 ROYAL OAKS DR  
TALLAHASSEE FL 32309-2911

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**

April 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

REED G

PO BOX 356

CHIPLEY FL 32428

Respondent

Case No.: **TCE250677**

Location of Violation: **3511 SUNBURST LOOP**

Tax ID #: **411480 B0370**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250677**

Initial Inspection Date: **04/03/2025**

Repeat Offender:

Location Address: **3511 SUNBURST LOOP**

Tax ID #: **411480 B0370**

Owner(s): REED G

PO BOX 356

CHIPLEY FL 32428

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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.

**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

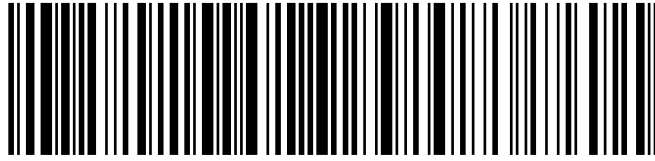
Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 7836 71

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TCE250677 NOV/NOH INITIAL  
REED G  
PO BOX 356  
CHIPLEY FL 32428-0356

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: 1327 FORD ST**

**CE Case No.: TCE250370**

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



Enforcing Official, Code Enforcement

04/28/2025

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 28, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HILL ROSCOE ESTATE

151 MCNAIR RD  
HAVANA FL 32333-3672

Respondent

Case No.: **TCE250370**

Location of Violation: **1327 FORD ST**

Tax ID #: **2125202170000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment





## Housing and Community Resilience Notice of Violation

Code Officer: **Shameka Bush**

Case #: **TCE250370**

Initial Inspection Date: **04/09/2025**

Repeat Offender: **No**

Tax ID #: **2125202170000**

Location Address: **1327 FORD ST**

Owner(s): **HILL ROSCOE ESTATE**

**151 MCNAIR RD  
HAVANA FL 32333-3672**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, General, 301.3 Vacant Structures and Land**

Corrective Actions Required:

- 1 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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8311 7985 99

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TCE250370 DB PLACARD/NOV/NOH  
HILL ROSCOE ESTATE  
151 MCNAIR RD  
HAVANA FL 32333-3672

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

Postage: \$8.1600

# TCE250370 DB PLACARD

Final Audit Report

2025-04-28

Created:	2025-04-28
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADttwfzTFpo2gkjxrME6aSU4UB2IKvA8

## "TCE250370 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)  
2025-04-28 - 2:50:49 PM GMT
-  Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature  
2025-04-28 - 2:50:54 PM GMT
-  Email viewed by Lesa Vause (lesa.vause@talgov.com)  
2025-04-28 - 2:51:08 PM GMT
-  Document e-signed by Lesa Vause (lesa.vause@talgov.com)  
Signature Date: 2025-04-28 - 2:51:58 PM GMT - Time Source: server
-  Agreement completed.  
2025-04-28 - 2:51:58 PM GMT



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 28, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BURKS DAVID  
BURKS OTHENIA  
2313 SAN PEDRO AVE  
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE250607**

Location of Violation: **212745 G0080 V/L behind 1310 Parga St**

Tax ID #: **212745 G0080**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

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

Respondent

Case No.: **TCE242652**

Location of Violation: **1314 PINELLAS ST**

Tax ID #: **4101750060030**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Enforcement Board** on **06/03/2025** at **6:30 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Enforcement Board**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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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: **11/14/2024** Case No.: **TCE242652**  
Tax Identification Number: **4101750060030** Repeat Offender: **No**  
Violation Address: **1314 PINELLAS ST**

Owner(s):

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

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

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

Code(s) in Violation:

**Tallahassee Land Development Code (TLDC), International Property Maintenance Code (IPMC)**

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 IPMC, Exterior Structure, 304.1 General
- 3 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 4 IPMC, Exterior Structure, 304.4 Structural Members
- 5 IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- 2 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.  
Repair or replace all wood rot on the structure.
- 3 Ensure every window, skylight, door, and frame is kept in sound condition, in good repair and is weathertight.  
Remove the boards from windows and doors and repair or replace all damaged and broken windows and doors. windows and doors must operate as intended and be lockable

- 4 Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.  
Repair or replace roof and structural members that are compromised and letting the roof cave in.
- 5 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.**

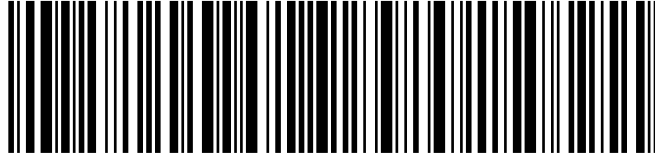
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8312 2088 44

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TCE242652 NOV/NOH INITIAL  
YOUNG FRANCES & YOUNG ARLETTA  
2345 W BUNCHE PARK DR  
OPA LOCKA FL 33054-6586

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 30, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

PARKWAY PLACE PTNRS LTD  
241 JOHN KNOX RD STE 200  
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE250805**

Location of Violation: **2320 APALACHEE PKWY**

Tax ID #: **310480 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.

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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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



**Notice of Violation**Code Officer: **Shameka Bush**Case #: **TCE250805**Initial Inspection Date: **04/23/2025**Repeat Offender: **No**Location Address: **2320 APALACHEE PKWY**Tax ID #: **310480 B0240**Owner(s): **PARKWAY PLACE PTNRS LTD****241 JOHN KNOX RD STE 200****TALLAHASSEE FL 32303**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 5 days of receipt of this notice.

Code(s) in Violation:

- 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.

**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8312 1874 22

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TCE250805 NOV/NOH INITIAL  
PARKWAY PLACE PTNRS LTD  
241 JOHN KNOX RD  
STE 200  
TALLAHASSEE FL 32303-6677

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**

April 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

PACIFICA SPRINGWOOD LLC

1775 HANCOCK ST  
SAN DIEGO CA 92110

Respondent

Case No.: **TCE250857**

Location of Violation: **2660 OLD BAINBRIDGE RD Building 15 Apt 1501**

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.

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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  
Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE250857**

Initial Inspection Date: **04/25/2025**

Repeat Offender:

Location Address: **2660 OLD BAINBRIDGE RD Building 15 Apt 1501**

Tax ID #: **2115206100000**

Owner(s): **PACIFICA SPRINGWOOD LLC**

**1775 HANCOCK ST**

**SAN DIEGO CA 92110**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 5 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Actions Required:

- 1** BUILDING 15

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 is a large water leak at building 15. Ensure a licensed plumber repairs the leak.

**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8312 2024 77

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TCE250857 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**

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

**April 29, 2025**

**DAVIS MAMIE RUTH / JACKSON SANDRA THERESA/ JACKSON HELEN DELTA ESTATE  
WHITE LEROY JR / JACKSON JAMES K (SR) / HILL CRISTAL  
637 DOVER ST  
TALLAHASSEE FL 32304**

**Re: CASE NUMBER TCE242771  
LOCATION: 1017 PRESTON ST  
Tax I.D. #(s): 2126204600000**

**AMENDED: NEW HEARING DATE**

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 04/08/2025. This final hearing will be held on **June 3, 2025 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/25/2025 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](http://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.*





**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer:	<b>Lesa Vause</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>11/22/2024</b>	Case No.:	<b>TCE242771</b>
Tax Identification Number:	<b>2126204600000</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>1017 PRESTON ST</b>		

**Owner(s):**

DAVIS MAMIE RUTH  
WHITE LEROY JR  
637 DOVER ST  
TALLAHASSEE FL 32304

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 5 days of receipt of this notice.

**Code(s) in Violation:**

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, General, 301.3 Vacant Structures and Land
- 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 inch
- 2** Remove all trash, litter, and debris from the entire property.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
- 4** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

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

Respondent

Case No.: **TCE242**

Location of Violation: **1314 PINELLAS ST**

Tax ID #: **4101750060030**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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 Division

COPY

November 14, 2024

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

Re: Address: **1314 PINELLAS ST**  
Case No.: **TCE242652**

Tax I.D. # **4101750060030**

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: <b>Martin Atorresagasti</b>	Permit No.:	<b>NA</b>
Initial Inspection Date: <b>11/14/2024</b>	Case No.:	<b>TCE242652</b>
Tax Identification Number: <b>4101750060030</b>	Repeat Offender:	<b>No</b>
Violation Address: <b>1314 PINELLAS ST</b>		

Owner(s):

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

You are required to correct the following code violations within **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 Structure, 304.1 General
- 3 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

**Land Development Code**

- 4 IPMC, Exterior Structure, 304.4 Structural Members
- 5 IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- 2 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.  
Repair or replace all wood rot on structure.
- 3 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.  
Remove the boards from windows and doors and repair or replace all damaged and broken windows and doors. windows and doors must operate as intended and be lockable .

- 4 Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.  
Repair or replace roof and structural members that are compromised and letting the roof cave in.
- 5 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**

April 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WATSON JAMESINA M

8350 HINSDALE WAY

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE250490 AMENDED HEARING DATE**

Location of Violation: **2022 GARDENBROOK LN**

Tax ID #: **1133140000181**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/05/2025 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida**. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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  
Notice of Violation**

Code Officer: **Shameka Bush**

Initial Inspection Date: **03/13/2025**

Case #: **TCE250490**

Repeat Offender:

Tax ID #: **1133140000181**

Location Address: **2022 GARDENBROOK LN**

Owner(s): **WATSON JAMESINA M**

**8350 HINSDALE WAY**

**TALLAHASSEE FL 32312**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 45 days of receipt of this notice.

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
- 2 IPMC, Exterior Structure, 304.1 General**

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property. Remove all tree debris from the entire property and from off the structure of the property.**
- 2 Ensure the exterior of a structure and equipment are 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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 01, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WILLIAMS EDWARD SEBASTIAN

1403 N MANGONIA DR

WEST PALM BEACH FL 33401

Respondent

Case No.: **TCE242531**

Location of Violation: **814 DUNN ST**

Tax ID #: **2126530050040**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Enforcement Board** on **06/03/2025** at **6:30 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Enforcement Board**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer:	<b>Lesa Vause</b>	Permit No.:NA
Initial Inspection Date: 10/23/2024	Case No.:	<b>TCE242531</b>
Tax Identification Number: 2126530050040	Repeat Offender:	<b>No</b>
Violation Address: 814 DUNN ST		<b>No</b>

Owner(s):

WILLIAMS EDWARD SEBASTIAN  
1403 N MANGONIA DR  
WEST PALM BEACH FL 33401

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 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 IPMC, Exterior Structure, 304.6 Exterior Walls
- 3 IPMC, Exterior Structure, 304.7 Roof and Drains
- 4 IPMC, Interior Structure, 305.1 General
- 5 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

#### **Land Development Code**

- 6 IPMC, Exterior Structure, 304.4 Structural Members

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- 2 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.
- 3 Repair and/or replace the roof to prevent water entry and damage to roof structure.

- 4 Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
- 5 Remove and dispose of all dead trees from the property.
- 6 Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.

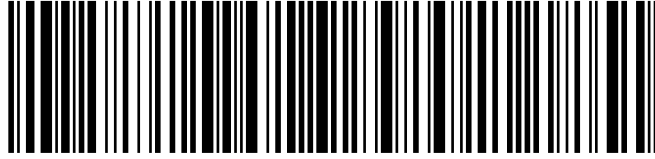
**If you have any questions concerning these violations, please call our office at (850) 891-7007.**

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8312 3231 03

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TCE242531 NOH/NOV INITIAL  
WILLIAMS EDWARD SEBASTIAN  
1403 N MANGONIA DR  
WEST PALM BCH FL 33401-2441

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**

May 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

AHPC SOCIAL TALLAHASSEE LLC

6001 ARGYLE FOREST BLVD STE 21 #108

JACKSONVILLE FL 32246

Respondent

Case No.: **TCE250702**

Location of Violation: **1327 HIGH RD APT P-4**

Tax ID #: **2127200180000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250702**

Initial Inspection Date: **04/10/2025**

Repeat Offender:

Location Address: **1327 HIGH RD APT P-4**

Tax ID #: **2127200180000**

Owner(s): **AHPC SOCIAL TALLAHASSEE LLC**

**6001 ARGYLE FOREST BLVD STE 21 #108**

**JACKSONVILLE FL 32246**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.1 General
- 2** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 3** IPMC, Exterior Structure, 304.13.2 Openable Windows
- 4** IPMC, Exterior Structure, 304.14 Insect Screens
- 5** IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 6** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 7** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms

Corrective Actions Required:

- 1** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.  
Front door must be weather tight not to admit rain or insects replace weather stripping.
- 2** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
- 3** Ensure all windows, other than a fixed windows, are easily openable and capable of being held in position and secured by window hardware.  
Remove all tape on windows and seal properly to operate as intended.
- 4** 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.

- 5 Ensure plumbing fixtures and facilities are maintained.  
Repair or replace hallway bathroom bathtub faucet that does not turn off water flow and leaking water valves.
- 6 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 or replace bathroom exhaust fan in disrepair.
- 7 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living spaces with multiple levels as required.

**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8312 5170 14

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TCE250702 NOV/NOH INITIAL  
AHPC SOCIAL TALLAHASSEE LLC  
6001 ARGYLE FOREST BLVD  
STE 21 PMB 108  
JACKSONVILLE FL 32244-6127

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**

May 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

EMC1 CONTINENTAL AVE LLC

529 COLUMBUS AVE # 18

BOSTON MA 02118

Respondent

Case No.: **TCE250417**

Location of Violation: **2393 CONTINENTAL AVE APT A4**

Tax ID #: **212731 B0270**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250417**

Initial Inspection Date: **04/14/2025**

Repeat Offender:

Location Address: **2393 CONTINENTAL AVE APT A4**

Tax ID #: **212731 B0270**

Owner(s): **EMC1 CONTINENTAL AVE LLC**  
**529 COLUMBUS AVE # 18**  
**BOSTON MA 02118**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 2** IPMC, Interior Structure, 305.3 Interior Surfaces
- 3** IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces

Corrective Actions Required:

- 1** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.  
  
Apt A4.
- 2** Ensure all interior surfaces are maintained in good, clean working condition. Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces.
- 3** Ensure all stair and walking surfaces are maintained in good 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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8312 8248 60

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TCE250417 NOV/NOH INITIAL  
EMC1 CONTINENTAL AVE LLC  
529 COLUMBUS AVE  
APT 18  
BOSTON MA 02118-3455

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**

May 08, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

STEVENS FAMILY IRREVOCABLE SPENDTHRIFT TRUS'

1701 VINE ST

CINCINNATI OH 45202

Respondent

Case No.: **TCE250810**

Location of Violation: **212655 D0060 V/L Next to 830 GOLDEN ST**

Tax ID #: **212655 D0060**

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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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  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250810**

Initial Inspection Date: **04/21/2025**

Repeat Offender:

Location Address: **212655 D0060 V/L Next to 830 GOLDEN ST**

Tax ID #: **212655 D0060**

Owner(s): **STEVENS FAMILY IRREVOCABLE SPENDTHRIFT TRUST DATED 07/27/2**

**1701 VINE ST**

**CINCINNATI OH 45202**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8313 4980 84

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TCE250810 NOV/NOH INITIAL  
STEVENS FAMILY IRREVOCABLE SPENDTHRIFT  
STEVES TERESA CANDICE TRUSTEE  
1701 VINE ST  
CINCINNATI OH 45202-6424

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**

May 05, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

TUCKER JOSEPH W  
1101 COLORADO ST  
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE250932**

Location of Violation: **1101 COLORADO ST**

Tax ID #: **212685 D0120**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

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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,

*Lesia Vause*

Code Enforcement Division

Attachment

**CITY OF  
TALLAHASSEE****Housing and Community Resilience  
Notice of Violation**Code Officer: **Lesla Vause**Initial Inspection Date: **05/02/2025**Case #: **TCE250932**

Repeat Offender:

Tax ID #: **212685 D0120**Location Address: **1101 COLORADO ST**Owner(s): **TUCKER JOSEPH W****1101 COLORADO ST****TALLAHASSEE FL 32304**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

**Code(s) in Violation:**

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 5** IPMC, Exterior Structure, 304.14 Insect Screens
- 6** IPMC, Interior Structure, 305.1 General
- 7** IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
- 8** IPMC, Pest Elimination, 309.1 Infestation
- 9** IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 10** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 11** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 12** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 13** IPMC, Fire Safety Requirements, 702.1 General

## 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.  
The back and side yard is excessively high.
- 2 Remove all trash, litter, and debris from the entire property.  
Remove all household trash and dead tree debris.
- 3 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 damaged risers/treads on exterior front steps.
- 4 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.  
Repair the broken glass in the bedroom window by the front steps.
- 5 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.  
Ensure all openable windows have screens that are in good repair and tight fitting.
- 6 Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.  
The floors in the home have areas that are exceptionally soft or deetiolated. Ensure all bad or damaged material is removed and replaced with good. The floor must have a solid walking surface.  
Areas of the walls and ceilings have significant cracks and damage. Consult with a foundation expert that the structure is safe and secure. Repair any and all wall and ceiling damage.  
A/C floor vents/registers have been covered over with a temporary cover. If the central unit is not to be used the vents/registers must be properly sealed.
- 7 Ensure all stair and walking surfaces are maintained in good condition.  
The floor throughout the home has soft and deteriorated areas. Remove all bad material and replace with good. The walking surface should be solid and free from decay.
- 8 Ensure the structure is kept free from insect and rodent infestation.  
Drain flies are prolific in the bathroom. Treat pipes and check for any leaks that may be breeding them.
- 9 Ensure every bathroom has natural or properly discharged mechanical ventilation.



- 10** 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.  
Ensure the shower/tub hardware is repaired to correct the leak.
- 11** 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.  
The central a/c unit does not work. Repair or remove.  
You are required to provide heat throughout the home.  
Not all burners are operable on the stove. Repair broken burners.  
The refrigerator door must be supported and closed by a block of wood. The door does not seal. Repair or replace the refrigerator.
- 12** 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.  
All bedrooms require smoke alarms and an alarm located in the hall outside the bedrooms.
- 13** Ensure a safe, continuous and unobstructed path of travel is provided from any point in a building or structure to the public way.  
The kitchen and back door are blocked. Ensure both are free from blockage in the event of emergency.

**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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.





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

**May 12, 2025**

**2726 TALLAHASSEE LODGING LLC  
2726 N MONROE ST  
TALLAHASSEE FL 32303**

**Re: CASE NUMBER TCE250557  
LOCATION: 2621 TUPELO TER  
Tax I.D. #(s): 212370 R0090**

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 05/06/2025. This final hearing will be held on **June 3, 2025 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Shameka Bush*

Code Enforcement Division

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

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

**CASE NO.: TCE250557**

**VIOLATION ADDRESS: 2621 TUPELO TER**

**VIOLATION TAX ID #: 212370 R0090**

On 05/06/2025, 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 **212370 R0090** and the physical address is identified **2621 TUPELO TER, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **2726 TALLAHASSEE LODGING LLC** (hereinafter "Property Owner(s)").
3. On 04/10/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
  - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - C. **IPMC, General, 301.3 Vacant Structures and Land**
  - D. **IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.

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

DID attend this hearing  
 DID NOT attend this hearing

7. The following violations remain:

- A. IPMC, Exterior Property Areas, 302.4 Weeds  
*Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.*
- B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance  
*Corrective Action Required: Remove all trash, litter, and debris from the entire property.*
- C. IPMC, 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, including the doors and windows that are open.*
- D. IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards  
*Corrective Action Required: 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. Ensure all plumbing systems are functional as long as the structure is occupied as required by the City of Tallahassee Code of Ordinances.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**





CITY OF  
TALLAHASSEE

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

**May 12, 2025**

**MOLTIMORE NICOLE A  
508 LYNNDALE ST  
TALLAHASSEE, FL 32301**

**Re: CASE NUMBER TCE250474  
LOCATION: 515 LYNNDALE ST  
Tax I.D. #(s): 310775 B0120**

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 05/06/2025. This final hearing will be held on **June 3, 2025 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/23/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Shameka Bush*

Code Enforcement Division

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

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

**CASE NO.: TCE250474**

**VIOLATION ADDRESS: 515 LYNNDALE ST**

**VIOLATION TAX ID #: 310775 B0120**

On 05/06/2025, 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 310775 B0120 and the physical address is identified 515 LYNNDALE ST, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MOLTIMORE NICOLE A (hereinafter "Property Owner(s)").
3. On 03/06/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Exterior Structure, 304.2 Protective Treatment
  - B. IPMC, Exterior Structure, 304.7 Roof and Drains IPMC, Mechanical and Electrical Requirements, 605.1 Installation
  - C. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/07/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.



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

DID attend this hearing  
 DID NOT attend this hearing

7. The following violations remain:

**A. IPMC Exterior Structure, 304.2 Protective Treatment**

*Corrective Action Required: 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.*

**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.*

**C. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

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**Mr. Jody Dodson, Code Magistrate**



**CITY OF  
TALLAHASSEE**

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

**May 12, 2025**

**YU JIANKUI  
GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317**

**Re: CASE NUMBER TCE250255**

**LOCATION: 1043 PRESTON ST**

**Tax I.D. #(s): 2126204670000**

**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 05/06/2025. This final hearing will be held on **06/03/2025 at 1:00pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Shameka Bush*

Code Enforcement Division

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

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

**CASE NO.: TCE250255**

**VIOLATION ADDRESS: 1043 PRESTON ST**

**VIOLATION TAX ID #: 2126204670000**

On 05/06/2025, 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 ~~2126204670000~~ and the physical address is identified ~~1043 PRESTON ST, Tallahassee, Florida.~~
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: YU JIANKUI / GAO DONGMEI (hereinafter "Property Owner(s)").
3. On 03/12/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - B. IPMC, Exterior Structure, 304.1 General
  - C. IPMC, Exterior Structure, 304.2 Protective Treatment
  - D. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.

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

DID attend this hearing  
 DID NOT attend this hearing

7. The following violations remain:

- A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance  
*Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.*
- B. 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.*
- C. IPMC, Exterior Structure, 304.2 Protective Treatment  
*Corrective Action Required: 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.*
- D. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames  
*Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

JODY DODSON

JODY DODSON (May 7, 2025 15:00 EDT)

**Mr. Jody Dodson, Code Magistrate**





**CITY OF  
TALLAHASSEE**

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

**May 12, 2025**

**VANDERBILT REAL ESTATE INVESTMENTS LLC  
164 LEDGE VIEW DR  
HUNTSVILLE AL 35802**

**Re: CASE NUMBER TCE250412  
LOCATION: 3208 HUNTINGTON WOODS BLVD  
Tax I.D. #(s): 2116080000340**

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 05/06/2025. This final hearing will be held on 06/03/2025 at 1:00pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division

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

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

**CASE NO.: TCE250412**

**VIOLATION ADDRESS: 3208 HUNTINGTON WOODS BLVD**

**VIOLATION TAX ID #: 2116080000340**

On 05/06/2025, 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 2116080000340 and the physical address is identified 3208 HUNTINGTON- WOODS BLVD Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: VANDERBILT REAL ESTATE INVESTMENTS LLC (hereinafter "Property Owner(s)").
3. On 02/25/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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 (neighbor)
  - DID NOT attend this hearing

7. The following violations remain:

- A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance  
*Corrective Action Required: Remove all trash, litter, and debris from the entire property. Remove wood from outdoor storage*
- B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles  
*Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**



CITY OF  
TALLAHASSEE

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

**May 12, 2025**

**WP FLORIDA LLC**

**710 AVE # L**

**BROOKLYN NY 11230**

Re: CASE NUMBER **TCE250630**

LOCATION: **2731 S BLAIR STONE RD**

Tax I.D. #(s): **3105420000150**

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 05/06/2025. This final hearing will be held on **06/03/2025 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division

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

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

**CASE NO.: TCE250630**

**VIOLATION ADDRESS: 2731 S BLAIRSTONE RD**

**VIOLATION TAX ID #: 3105420000150**

On 05/06/2025, 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 **3105420000150** and the physical address is identified **2731 S BLAIRSTONE RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **WP FLORIDA LLC** (hereinafter "Property Owner(s)").
3. On 03/24/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
  - B. **IPMC, Interior Structure, 305.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the **Initial Hearing** to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

\_\_\_\_\_ DID NOT attend this hearing



7. The following violations remain:

**A. IPMC, Exterior Structure, 304.9 Overhang Extensions**

***Corrective Action Required: Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair rotted out soffit and overhang by unit B 15.***

**B. IPMC, Interior Structure, 305.1 General**

***Corrective Action Required: Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair kitchen drawer in disrepair and sagging cabinet doors when opened.***

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**



CITY OF  
TALLAHASSEE

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

**May 12, 2025**

**LUNSFORD EDWARD C  
214 N DELLVIEW DR  
TALLAHASSEE FL 32303**

Re: CASE NUMBER **TCE250421**  
LOCATION: **214 N DELLVIEW DR**  
Tax I.D. #(s): **212430 A0110**

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 notified for a hearing which was held on 05/06/2025. This final hearing will be held on **06/03/2025 at 1:00pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division

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

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

**CASE NO.: TCE250421**

**VIOLATION ADDRESS: 214 N DELLVIEW DR**

**VIOLATION TAX ID #: 212430 A0110**

On 05/06/2025, 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 **212430 A0110** and the physical address is identified **214 N DELLVIEW DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LUNSFORD EDWARD C (hereinafter "Property Owner(s)").
3. On 02/26/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 3/11/25 the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance  
*Corrective Action Required: Remove all trash, litter, and debris from the entire property. Outdoor storage is not allowed remove and store inside an approved structure.*

B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance  
*Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

**Mr. Jody Dodson, Code Magistrate**



CITY OF  
TALLAHASSEE

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

**May 12, 2025**

CP DANNER CONSTRUCTION INC  
ISOM KEON D / *Session Xander*  
2713 N 33 ST  
TAMPA FL 33605

Re: CASE NUMBER **TCE242978**  
LOCATION: **2328 OLIVER ST APT A**  
Tax I.D. #(s): **411165 G0050**

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 05/06/2025. This final hearing will be held on **06/03/2025 at 1:00pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Atoresagasti*

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.: TCE242978**

**VIOLATION ADDRESS: 2328 OLIVER ST APT A**

**VIOLATION TAX ID #: 411165 G0050**

On 05/06/2025, 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 411165 G0050 and the physical address is identified 2328 OLIVER ST APT A Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CP DANNER CONSTRUCTION INC / hereinafter "Property Owner(s)".  
ISON KEON D / SESSION XANDER
3. On 12/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Exterior Structure, 304.7 Roof and Drains
  - B. IPMC, Exterior Structure, 304.18.1 Building Security Doors
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 3/4/25, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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, 304.7 Roof and Drains**

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

**IPMC, Exterior Structure, 304.18.1 Building Security Doors**

*Corrective Action Required: Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working condition.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**



CITY OF  
TALLAHASSEE

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

**May 12, 2025**

**LCP TALLAHASSEE LLC**

**25 MAPLE ST FL 3**

**SUMMIT NJ 07901**

**Re: CASE NUMBER TCE242899**

**LOCATION: 2915 SHARER RD APT 1336**

**Tax I.D. #(s): 2113206220000**

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 05/06/2025. This final hearing will be held on **June 3, 2025 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Aterresagasti*

Code Enforcement Division

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

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

**CASE NO.: TCE242899**

**VIOLATION ADDRESS: 2915 SHARER RD APT 1336**

**VIOLATION TAX ID #: 2113206220000**

On 05/06/2025, 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 2113206220000 and the physical address is identified 2915 SHARER RD APT 1336 Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LCP TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 12/16/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.7 Roof and Drains**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/11/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):  
  X   DID attend this hearing (tenant)

\_\_\_\_\_ DID NOT attend this hearing

7. The following violations remain:

A. **IPMC, Exterior Structure, 304.7 Roof and Drains**

*Corrective Action Required Repair and/or replace the roof flashing 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 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**



**CITY OF  
TALLAHASSEE**

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

**May 13, 2025**

**DORVELUS JOSIEUR  
MOSLEY QUENISHIA L  
2313 CUMBERLAND DR  
TALLAHASSEE FL 32303**

**Re: CASE NUMBER TCE242616  
LOCATION: 2313 CUMBERLAND DR  
Tax I.D. #(s): 212105 C0120**

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 05/06/2025. This final hearing will be held on **June 3, 2025 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

For further information regarding the hearing process, please visit [Talgov.com/Code](http://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.: TCE242616**

**VIOLATION ADDRESS: 2313 CUMBERLAND DR**

**VIOLATION TAX ID #: 212105 C0120**

On 05/06/2025, 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 212105 C0120 and the physical address is identified 2313 CUMBERLAND DR Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: Dorvelus Josieur/ ereinafter "Property Owner(s)"/  
Mosley Quenishia L
3. On 11/04/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/17/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance  
*Corrective Action Required: Remove and dispose of all dead trees from the property, in the front yard.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

Mr. Jody Dodson, Code Magistrate





CITY OF  
TALLAHASSEE

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

May 13, 2025

GLEN HOLLOW HOLDINGS LLC

3001 W HALLANDALE BEACH BLVD STE 306  
HALLANDALE FL 33009

Re: CASE NUMBER TCE250369

LOCATION: 1554 LAKE AVE #302

Tax I.D. #(s): 410230 00084

*New Hearing Date*

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 05/06/2025. This final hearing will be held on **June 3, 2025 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Aterresagasti*

Code Enforcement Division

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



**CITY OF  
TALLAHASSEE**  
**Housing and Community Resilience**  
**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250369**

Initial Inspection Date: **02/25/2025**

Repeat Offender: **No**

Location Address: **1554 LAKE AVE #302**

Tax ID #: **410230 00084**

Owner(s): **GLEN HOLLOW HOLDINGS LLC**

**3001 W HALLANDALE BEACH BLVD STE 306  
HALLANDALE FL 33009**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

**This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the Tallahassee Land Development Code Chapter 1, Sec 1-2 and Chapter 3, Article X.**

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Pest Elimination, 309.1 Infestation
- 2 IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
- 3 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 4 IPMC, Exterior Structure, 304.14 Insect Screens
- 5 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1 Ensure the structure is kept free from insect and rodent infestation.
- 2 Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light.  
Replace missing protective globe on porch light.
- 3 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.
- 4 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.  
Replace broken glazing on front window.
- 5 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

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

**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

AREA 13 LLC

404 W VIRGINIA ST

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE250741**

Location of Violation: **PID#2125280000121 VL Left of 604 W. Brevard**

Tax ID #: **2125280000121**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250741**

Initial Inspection Date: **04/22/2025**

Repeat Offender:

Location Address: **PID#2125280000121 VL Left of 604 W. Brevard**

Tax ID #: **2125280000121**

Owner(s): **AREA 13 LLC**

**404 W VIRGINIA ST**

**TALLAHASSEE FL 32301**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 5 days of receipt of this notice.

Code(s) in Violation:

- 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 a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8314 5319 88

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TCE250741 NOV/NOH INITIAL  
AREA 13 LLC  
404 W VIRGINIA ST  
TALLAHASSEE FL 32301-1030

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

2626 PARK TALLAHASSEE LLC

2424 RIDGE RD

ROCKWALL TX 75087

Respondent

Case No.: **TCE250872**

Location of Violation: **2626 PARK AVE E BLDG 11 APT 1106**

Tax ID #: **1133200220000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250872**

Initial Inspection Date: **04/28/2025**

Repeat Offender:

Location Address: **2626 PARK AVE E BLDG 11 APT 1106**

Tax ID #: **1133200220000**

Owner(s): **2626 PARK TALLAHASSEE LLC**

**2424 RIDGE RD**

**ROCKWALL TX 75087**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 5 days of receipt of this notice.

Code(s) in Violation:

- 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 correctly installed, in safe working condition, and perform as originally designed. Ensure that the HVAC is properly installed, in safe working condition, and performs as originally designed.

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

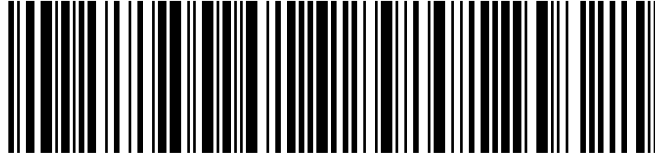
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8314 5379 66

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TCE250872 NOV/NOH  
2626 PARK TALLAHASSEE LLC  
C/O: KE ANDREWS & COMPANY  
2424 RIDGE RD  
ROCKWALL TX 75087-5116

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

Postage: \$8.1600



CITY OF  
TALLAHASSEE

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

**May 12, 2025**

**LUNSFORD EDWARD C**

**214 N DELLVIEW DR  
TALLAHASSEE FL 32303**

**Re: CASE NUMBER TCE250421**

**LOCATION: 214 N DELLVIEW DR**

**Tax I.D. #(s): 212430 A0110**

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 notified for a hearing which was held on 05/06/2025. This final hearing will be held on **06/03/2025 at 1:00pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Aterresagasti*

Code Enforcement Division

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

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

**CASE NO.: TCE250421**

**VIOLATION ADDRESS: 214 N DELLVIEW DR**

**VIOLATION TAX ID #: 212430 A0110**

On 05/06/2025, 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 **212430 A0110** and the physical address is identified **214 N DELLVIEW DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LUNSFORD EDWARD C (hereinafter "Property Owner(s)").
3. On 02/26/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 3/11/25 the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance  
*Corrective Action Required: Remove all trash, litter, and debris from the entire property. Outdoor storage is not allowed remove and store inside an approved structure.*

B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance  
*Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

**Mr. Jody Dodson, Code Magistrate**





CITY OF  
TALLAHASSEE

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

**May 12, 2025**

CP DANNER CONSTRUCTION INC  
ISOM KEON D / *session Xander*  
2713 N 33 ST  
TAMPA FL 33605

Re: CASE NUMBER **TCE242978**  
LOCATION: **2328 OLIVER ST APT A**  
Tax I.D. #(s): **411165 G0050**

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 05/06/2025. This final hearing will be held on **06/03/2025 at 1:00pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Aterresagasti*

Code Enforcement Division

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



~~X~~ DID NOT attend this hearing

7. The following violations remain:

**A. 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.*

**IPMC, Exterior Structure, 304.18.1 Building Security Doors**

*Corrective Action Required: Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working condition.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**



**CITY OF  
TALLAHASSEE**

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

**May 12, 2025**

**GLEN HOLLOW HOLDINGS LLC**

**3001 W HALLANDALE BEACH BLVD STE 306  
HALLANDALE FL 33009**

**Re: CASE NUMBER TCE250404**

**LOCATION: 1554 LAKE AVE**

**Tax I.D. #(s): 410230 00084**

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 05/06/2025. This final hearing will be held on 06/03/2025 at 1:00pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Aterresagasti*

Code Enforcement Division

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

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

**CASE NO.: TCE250404**

**VIOLATION ADDRESS: 1554 LAKE AVE**

**VIOLATION TAX ID #: 410230 00084**

On 05/06/2025, 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 **410230 00084** and the physical address is identified **1554 LAKE AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **GLEN HOLLOW HOLDINGS LLC** (hereinafter "Property Owner(s)").
3. On 02/25/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. **TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
  - C. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 3/3/25 the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**

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

**B. TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**

***Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe. Remove Galvanized fence post left from a previous chain link fence.***

**C. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**

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

***Remove all boards and ensure all windows and doors are sound and in working Order.***

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**



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

**May 12, 2025**

**WP FLORIDA LLC  
710 AVE # L  
BROOKLYN NY 11230**

**Re: CASE NUMBER TCE250630  
LOCATION: 2731 S BLAIR STONE RD  
Tax I.D. #(s): 3105420000150**

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 05/06/2025. This final hearing will be held on **06/03/2025 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Aterresagasti*

Code Enforcement Division

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

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

**CASE NO.: TCE250630**

**VIOLATION ADDRESS: 2731 S BLAIRSTONE RD**

**VIOLATION TAX ID #: 3105420000150**

On 05/06/2025, 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 **3105420000150** and the physical address is identified **2731 S BLAIRSTONE RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 03/24/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
  - B. **IPMC, Interior Structure, 305.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the **Initial Hearing** to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

~~\_\_\_\_\_~~ DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Exterior Structure, 304.9 Overhang Extensions**

*Corrective Action Required: Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair rotted out soffit and overhang by unit B 15.*

**B. IPMC, Interior Structure, 305.1 General**

*Corrective Action Required: Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair kitchen drawer in disrepair and sagging cabinet doors when opened.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**



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

**May 12, 2025**

**VANDERBILT REAL ESTATE INVESTMENTS LLC  
164 LEDGE VIEW DR  
HUNTSVILLE AL 35802**

**Re: CASE NUMBER TCE250412  
LOCATION: 3208 HUNTINGTON WOODS BLVD  
Tax I.D. #(s): 2116080000340**

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 05/06/2025. This final hearing will be held on 06/03/2025 at 1:00pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Martin Atoresagasti*

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.: TCE250412**

**VIOLATION ADDRESS: 3208 HUNTINGTON WOODS BLVD**

**VIOLATION TAX ID #: 2116080000340**

On 05/06/2025, 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 2116080000340 and the physical address is identified 3208 HUNTINGTON WOODS BLVD Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: VANDERBILT REAL ESTATE INVESTMENTS LLC (hereinafter "Property Owner(s)").
3. On 02/25/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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 (neighbor)

DID NOT attend this hearing



7. The following violations remain:

- A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance  
*Corrective Action Required: Remove all trash, litter, and debris from the entire property. Remove wood from outdoor storage*
- B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles  
*Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.*

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

**Mr. Jody Dodson, Code Magistrate**



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

**May 12, 2025**

**YU JIANKUI  
GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317**

**Re: CASE NUMBER TCE250255  
LOCATION: 1043 PRESTON ST  
Tax I.D. #(s): 2126204670000**

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 05/06/2025. This final hearing will be held on 06/03/2025 at 1:00pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> 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](mailto: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 05/19/2025 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](http://Talgov.com/Code) or call (850) 891-7110.

Sincerely,

*Shameka Bush*

Code Enforcement Division

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

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

**CASE NO.: TCE250255**

**VIOLATION ADDRESS: 1043 PRESTON ST**

**VIOLATION TAX ID #: 2126204670000**

On 05/06/2025, 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 **2126204670000** and the physical address is identified **1043 PRESTON ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **YU JIANKUI / GAO DONGMEI** (hereinafter "Property Owner(s)").
3. On 03/12/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. IPMC, Exterior Structure, 304.1 General**
  - C. IPMC, Exterior Structure, 304.2 Protective Treatment**
  - D. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.

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

DID attend this hearing  
 DID NOT attend this hearing

7. The following violations remain:

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

*Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.*

**B. 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.*

**C. IPMC, Exterior Structure, 304.2 Protective Treatment**

*Corrective Action Required: 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.*

**D. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

JODY DODSON

JODY DODSON (May 7, 2025 15:00 EDT)

**Mr. Jody Dodson, Code Magistrate**