



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 29, 2023

CITY OF TALLAHASSEE

Petitioner,

vs.

TOMPKINS SUZANNE C

638 STILES AVE

TALLAHASSEE FL 32303

Respondent

Case No.: TCE232723

Location of Violation: 638 STILES AVE

Tax ID #: 212360 F0020

AMENDED HEARING DATE

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 04/09/2024 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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

Table with 6 columns: CITY HALL, JOHN E. DAILEY (Mayor), DIANNE WILLIAMS-COX (Mayor Pro Tem), JACQUELINE "JACK" PORTER (Commissioner), CURTIS RICHARDSON (Commissioner), JEREMY MATLOW (Commissioner), REESE GOAD (City Manager), CASSANDRA K. JACKSON (City Attorney), JAMES O. COOKE, IV (City Treasurer-Clerk), DENNIS R. SUTTON (Inspector General)



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,

Angela Land

Code Enforcement Division

Attachment

Table with 6 columns: CITY HALL, JOHN E. DAILEY (Mayor), DIANNE WILLIAMS-COX (Mayor Pro Tem), JACQUELINE "JACK" PORTER (Commissioner), CURTIS RICHARDSON (Commissioner), JEREMY MATLOW (Commissioner), REESE GOAD (City Manager), CASSANDRA K. JACKSON (City Attorney), JAMES O. COOKE, IV (City Treasurer-Clerk), DENNIS R. SUTTON (Inspector General)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Angela Land** Permit No.: **NA**
Initial Inspection Date: **11/06/2023** Case No.: **TCE232723**
Tax Identification Number: **212360 F0020** Repeat Offender: **No**
Violation Address: **638 STILES AVE**

Owner(s):

TOMPKINS SUZANNE C
638 STILES AVE
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

1 IPMC Chapter 3, Section 304 ~ Exterior Structure

Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth

Land Development Code

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

4 TLDC Chapter 3, Section 3-2 - Permanent Building Numbers

Corrective Actions Required:

- 1** Roof and wood ramp going to front door need to be free from all defects , wood rot and need to be weather tight.
- 2** Mow lawn removing all high grass, weeds and overgrowth entire parcel including backyard and continue to maintain.
- 3** Remove all trash, litter and debris from property including carport area and continue to maintain. Outdoor storage prohibited.
- 4** Place Building Numbers On Your Home and/or mailbox - Must Be 3" High (Residential) / 6" High (All Other) And Visible From Street.

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

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

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

JOHN E. DAILEY
 Mayor

JEREMY MATLOW
 Mayor Pro Tem

JACQUELINE "JACK" PORTER
 Commissioner

CURTIS RICHARDSON
 Commissioner

DIANNE WILLIAMS-COX
 Commissioner

REESE GOAD
 City Manager

CASSANDRA K. JACKSON
 City Attorney

JAMES O. COOKE, IV
 City Treasurer-Clerk

DENNIS R. SUTTON
 City Auditor

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 1996 02

TCE232723 AMENDED NOH
TOMPKINS SUZANNE C
638 STILES AVE
TALLAHASSEE FL 32303-4767

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

Postage: \$7.1800



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ASHTON OAKS HOLDINGS LLC

3001 W HALLANDALE BEACH BLVD UNIT 306

PEMBROKE PARK FL 33009

Respondent

Case No.: **TCE240093**

Location of Violation: **1619 LAKE AVE APT D-3, Tallahassee, FL, 32310**

Tax ID #: **410230 P0088**

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 **04/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert** Permit No.: **NA**
Initial Inspection Date: **01/18/2024** Case No.: **TCE240093**
Tax Identification Number: **410230 P0088** Repeat Offender: **No**
Violation Address: **1619 LAKE AVE APT D-3, Tallahassee, FL, 32310**

Owner(s):

ASHTON OAKS HOLDINGS LLC
3001 W HALLANDALE BEACH BLVD UNIT 306
PEMBROKE PARK FL 33009

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 4** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 5** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 6** IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress
- 7** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** The exterior door on Apt. D is in disrepair/broken. Repair or replace the door as required. Ensure that the door, door hardware, door seals, and door frame are fully functional and that the door is weather tight when closed.

The window by the front door is broken. Replace the broken glass as required. Ensure that the window, window hardware, and window seals are fully functional and weather tight. A building permit and a licensed contractor may be required.

There is a missing window screen on the bedroom window. Replace the missing window screen. Ensure that the screen fits properly, and that the window is fully functional.

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

The window frame and coating material is coming undone on the bedroom window. Locate the cause of the failure and repair the frame and coating as required.

- 3 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

There are guardrails and handrails that are missing on the entrance from the parking lot by building 'D'. A building permit and a licensed contractor may be required. Contact the Building Department for more information.

- 4 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

Insects (roaches) were noted at the time of inspection. Provide this office with documentation of what was done to exterminate the insects and what will be done in the future to prevent re-infestation.

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

The refrigerator is making noise. Locate the cause and repair the refrigerator as required. Ensure that the refrigerator is fully functional.

The tenant complained about dust from the HVAC system. Ensure that the ducts are clean and that the filter has been changed.

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

Ensure that there is a clear and unobstructed path of travel from the building to the public way (street).

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

The following violation requires your immediate attention: There were no smoke alarms in the unit. Install a smoke alarm in the bedroom and install an additional smoke alarm by the hallway in the living room. Be prepared to demonstrate that the smoke alarms are fully functional.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8345 7822 05

TCE240093 NOV/NOH INITIAL
ASHTON OAKS HOLDINGS LLC
STE 306
3001 W HALLANDALE BEACH BLVD
HALLANDALE FL 33009-5158

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SOLARI MASON & SOLARI BRITAIN

4542 WIMBLETON CT

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE233008**

Location of Violation: **4542 WIMBLETON CT**

Tax ID #: **211718 E0430**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Angela Land**

Permit No.: **NA**

Initial Inspection Date: **12/28/2023**

Case No.: **TCE233008**

Tax Identification Number: **211718 E0430**

Repeat Offender: **No**

Violation Address: **4542 WIMBLETON CT**

Owner(s):

SOLARI MASON & SOLARIE BRITAIN
4542 WIMBLETON CT
TALLAHASSEE FL 32303

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

Code(s) in Violation:

Land Development Code

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

Corrective Actions Required:

- 1** Please repair or remove the fence/wall that is in disrepair.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 7523 51

TCE233008 NOV/NOH INITIAL
SOLARI MASON & SOLARI BRITAIN
4542 WIMBELTON CT
TALLAHASSEE FL 32303-2456

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 31, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HUMPHRIES BUD

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE232900**

Location of Violation: **3089 CONNIE DR**

Tax ID #: **3103500000130**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **12/01/2023** Case No.: **TCE232900**
Tax Identification Number: **3103500000130** Repeat Offender: **No**
Violation Address: **3089 CONNIE DR**

Owner(s):

HUMPHRIES BUD
400 CAPITAL CIR SE # 18-303
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 6, Section 605 ~Electrical Equipment

Land Development Code

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

Corrective Actions Required:

- 1** The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to threaten public health, safety, or welfare. Any structural members, sidings, roofing, doors, frames, windows, stairways, handrails, and foundations must be in good repair according to existing Code Standards. Permits may be required.

Repair the front exterior wall of the structure with good wood, and it shall be maintained weatherproof and properly surface coated where required to prevent deterioration.

Repair the back porch's stairway and handrail and they shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

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

Repair and/or replace all the receptacle plugs in the living room, and in the dining room. They shall all be properly installed, maintained in a safe and approved manner, and have the appropriate faceplate cover, for the location.

Replace the electrical equipment and/or lighting appliance in the living room's ceiling. It shall be properly installed and maintained in a safe and approved manner.

Replace the back porch's lighting. It shall be properly installed and maintained in a safe and approved manner.

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

Repair the carport, and it shall be maintained structurally sound and in good repair.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 9593 54

TCE232900 NOV/NOH INITIAL
HUMPHRIES BUD
400 CAPITAL CIR SE UNIT 18-303
TALLAHASSEE FL 32301-3802

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 31, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BABY CHICK LLC

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240016**

Location of Violation: **3137 CONNIE DR**

Tax ID #: **3103500000160**

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 **04/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **01/12/2024** Case No.: **TCE240016**
Tax Identification Number: **3103500000160** Repeat Offender: **No**
Violation Address: **3137 CONNIE DR**

Owner(s):

BABY CHICK LLC
400 CAPITAL CIR SE # 18-303
TALLAHASSEE FL 32301

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

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code

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

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth in the front, back, and side of yard.
- 2** Remove all trash, litter and debris and tree debris from property.

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

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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) 891-7001 option 2.

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 9587 84

TCE240016 NOV/NOH INITIAL
BABY CHICK LLC
400 CAPITAL CIR SE UNIT 18-303
TALLAHASSEE FL 32301-3802

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

EBER GROUP LLC

1563 CAPITAL CIR SE # 100

TALLAHASSEE FL 32301-5115

Respondent

Case No.: **TCE232621**

Location of Violation: **406 WALLIS ST**

Tax ID #: **411250 A0041**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **10/24/2023** Case No.: **TCE232621**
Tax Identification Number: **411250 A0041** Repeat Offender: **No**
Violation Address: **406 WALLIS ST**

Owner(s):

EBER GROUP LLC
1563 CAPITAL CIR SE # 100
TALLAHASSEE FL 32301-5115

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 4** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 5** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** Repair or replace front door and door jam that is in disrepair. Front porch supports must be through bolted to roof supports. Remove all boards on windows and doors, windows and doors must be sound and tight and work as intended.
- 2** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.

Repair or replace kitchen cabinet and sink cabinet that is in disrepair with water damage. Repair damaged walls in kitchen and around damaged electrical boxes.

- 3** Repair or replace the kitchen sink that is leaking water and the bathroom sink that is clogged up.

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

Repair or replace all damaged electrical boxes that are hanging out of the wall. Breaker panel is missing a blank off plate.

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

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

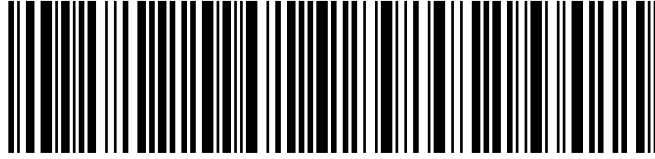
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8347 2895 80

TCE232621 NOV/NOH INITIAL
EBER GROUP LLC
UNIT 100
1563 CAPITAL CIR SE
TALLAHASSEE FL 32301-5115

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ROUSH JOHN & ROUSH ZACHARY

806 BEE POND RD

PALM HARBOR FL 34683

Respondent

Case No.: **TCE240218**

Location of Violation: **402 FAIRBANKS DR**

Tax ID #: **213436 A0080**

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

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **01/31/2024**

Case No.: **TCE240218**

Tax Identification Number: **213436 A0080**

Repeat Offender: **No**

Violation Address: **402 FAIRBANKS DR**

Owner(s):

ROUSH JOHN & ROUSH ZACHARY
806 BEE POND RD
PALM HARBOR FL 34683

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

Code(s) in Violation:

Land Development Code

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

Corrective Actions Required:

- 1** Remove all trash, litter and debris from property. Store tires, buckets, appliances, and the like inside. Store construction materials inside. Place the appliances inside, if placing out for bulk pickup the doors from the refrigerators, stoves, dishwashers, microwaves and the like, must be removed prior to placement by the curb.

There is no storage/parking of vehicles on the lawn section of the City right of way located north side of your property line (Jet skis on boat trailer) .

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

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

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9214 8901 9403 8347 2945 15

TCE240218 NOV/NOH INITIAL
ROUSH JOHN & ROUSH ZACHARY
806 BEE POND RD
PALM HARBOR FL 34683-1403

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 06, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HARDY CHARLENE Y

425 GAITHER DR

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE232689**

Location of Violation: **425 GAITHER DR**

Tax ID #: **411290 B0010**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **10/31/2023**

Case No.: **TCE232689**

Tax Identification Number: **411290 B0010**

Repeat Offender: **No**

Violation Address: **425 GAITHER DR**

Owner(s):

HARDY CHARLENE Y
425 GAITHER DR
TALLAHASSEE FL 32305

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8347 6631 13

TCE232689 NOV/NOH INITIAL
HARDY CHARLENE Y
425 GAITHER DR
TALLAHASSEE FL 32305-6821

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 06, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

RAMIREZ ERI ROBIN JIMENEZ

3576 SUNDOWN RD

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE232954**

Location of Violation: **3576 SUNDOWN RD**

Tax ID #: **411480 D0040**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **12/12/2023**

Case No.: **TCE232954**

Tax Identification Number: **411480 D0040**

Repeat Offender: **No**

Violation Address: **3576 SUNDOWN RD**

Owner(s):

RAMIREZ ERI ROBIN JIMENEZ
3576 SUNDOWN RD
TALLAHASSEE FL 32305

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

Code(s) in Violation:

Land Development Code

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

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the property. Outdoor storage is not allowed.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8347 6646 84

TCE232954 NOV/NOH INITIAL
RAMIREZ ERI ROBIN JIMENEZ
3576 SUNDOWN RD
TALLAHASSEE FL 32305-7078

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 09, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BEST MERIDAN INSURANCE COMPANY

8950 SW 74TH CT FL 24TH

MIAMI FL 33156-3171

Respondent

Case No.: **TCE240015**

Location of Violation: **2349 N MONROE ST**

Tax ID #: **2124200960000**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **01/04/2024** Case No.: **TCE240015**
Tax Identification Number: **2124200960000** Repeat Offender: **No**
Violation Address: **2349 N MONROE ST**

Owner(s):

BEST MERIDAN INSURANCE COMPANY
8950 SW 74TH CT FL 24TH
MIAMI FL 33156-3171

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure

Corrective Actions Required:

- 1** Repair roof to ensure it is in good repair and no longer leaks.
- 2** Leaks are evident in the pharmacy area. Make repairs to the ceiling where there is water damage.

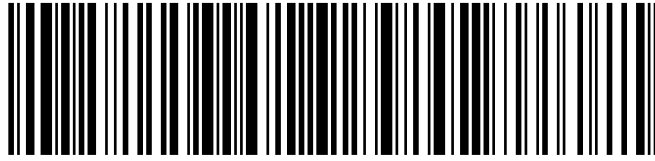
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8348 3534 64

TCE240015 NOV/ NOH INITIAL
BEST MERIDAN INSURANCE COMPANY
8950 SW 74TH CT FL 24
MIAMI FL 33156-3171

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 09, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FARMER CLAUDETTE L

7857 TALLEY ANN DR

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE240156**

Location of Violation: **212657 C0020 r of 907 Dover**

Tax ID #: **212657 C0020**

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,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer:	Angela Land	Permit No.:	NA
Initial Inspection Date:	01/23/2024	Case No.:	TCE240156
Tax Identification Number:	212657 C0020	Repeat Offender:	No
Violation Address:	212657 C0020 r of 907 Dover		

Owner(s):

FARMER CLAUDETTE L
7857 TALLEY ANN DR
TALLAHASSEE FL 32311

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

Code(s) in Violation:

Code of General Ordinances

- 1** Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code
- 2** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 3** TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain.
- 2** Remove all trash, litter and debris from property including all tree debris and continue to maintain.
- 3** Repair or remove the fence/wall that is in disrepair.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 3547 37

TCE240156 NOV/NOH INITIAL
FARMER CLAUDETTE L
7857 TALLEY ANN DR
TALLAHASSEE FL 32311-9482

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 13, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WANG XIAOQIANG

715 MIDDLEBROOKS CIR

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE232945**

Location of Violation: **3013 PROSPECT ST**

Tax ID #: **310789 A0100**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **12/12/2023**

Case No.: **TCE232945**

Tax Identification Number: **310789 A0100**

Repeat Offender: **No**

Violation Address: **3013 PROSPECT ST**

Owner(s):

WANG XIAOOIANG
715 MIDDLEBROOKS CIR
TALLAHASSEE FL 32312

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

Code(s) in Violation:

Code of General Ordinances

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

Land Development Code

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

Corrective Actions Required:

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

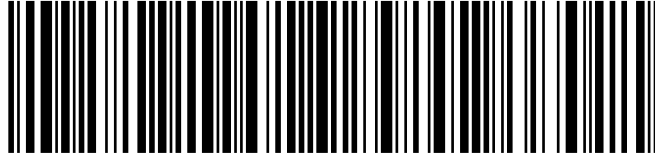
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8348 6569 85

TCE232945 NOV/NOH INITIAL
WANG XIAOQIANG
715 MIDDLEBROOKS CIR
TALLAHASSEE FL 32312-2418

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 13, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

2626 PARK TALLAHASSEE LLC

C/O KE ANDREWS &

COMPANY 2424 RIDGE RD

ROCKWALL TX 75087

Respondent

Case No.: **TCE240124**

Location of Violation: **2626 PARK AVE E APT 14101**

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.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer:	Shameka Bush	Permit No.:	NA
Initial Inspection Date:	01/23/2024	Case No.:	TCE240124
Tax Identification Number:	1133200220000	Repeat Offender:	No
Violation Address:	2626 PARK AVE E APT 14101		
Owner(s):	2626 PARK TALLAHASSEE LLC C/O KE ANDREWS & COMPANY 2424 RIDGE RD ROCKWALL TX 75087		

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

Code(s) in Violation:

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

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

Corrective Actions Required:

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

Repair and replace the flooring inside the guest room's bedroom, that has water damages. Assure that the bad wood is replace with good wood and protective treatment to prevent dampness and deteriorating.

Place new flooring (tile) and trimming to the guest's bathroom and assure that the materials is properly replaced to prevent dampness or pest infestation.

Reference to Unit 14101.

- 2** Water is coming from the outside, into the guest's bedroom, causing the floor to be wet. A licensed plumber needs to find out where the leak is coming from and provide this office with verification that the water leak is repaired.

Reference to unit 14101.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 6610 57

TCE240124 NOV/NOH INITIAL
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: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 13, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LAFAYETTE PLACE OMV LLC

3607 S WEST SHORE BLVD

TAMPA FL 33629

Respondent

Case No.: **TCE240160**

Location of Violation: **112715 0001 (V/L behind Big Lots)**

Tax ID #: **112715 0001**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **04/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **01/29/2024** Case No.: **TCE240160**
Tax Identification Number: **112715 0001** Repeat Offender: **No**
Violation Address: **112715 0001 (V/L behind Big Lots)**

Owner(s):

LAFAYETTE PLACE OMV LLC
3607 S WEST SHORE BLVD
TAMPA FL 33629

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

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code

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

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth on the vacant lot, behind Big Lots.
- 2** Remove all trash, litter and debris from property (vacant lot behind Big Lots).

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 6585 21

TCE240160 NOV/NOH INITIAL
LAFAYETTE PLACE OMV LLC
3607 S WEST SHORE BLVD
TAMPA FL 33629-8235

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 20, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

MOORE LAND CO LLC

271 POTTER WOODBERRY RD

HAVANA FL 32333

Respondent

Case No.: **TCE240098**

Location of Violation: **225 WESTRIDGE DR**

Tax ID #: **213560 B0090**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **04/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **01/17/2024**

Case No.: **TCE240098**

Tax Identification Number: **213560 B0090**

Repeat Offender: **No**

Violation Address: **225 WESTRIDGE DR**

Owner(s):

MOORE LAND CO LLC
271 POTTER WOODBERRY RD
HAVANA FL 32333

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

Code(s) in Violation:

Land Development Code

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

Corrective Actions Required:

- 1** Remove all trash, litter and debris from property. Remove all trash and debris from around the Jon boat and yard. Store the tire inside, or properly dispose of the tire.

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 6451 86

TCE240098 NOV/NOH INITIAL
MOORE LAND CO LLC
271 POTTER WOODBERRY RD
HAVANA FL 32333-6273

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 20, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ZENZ GARY J

3108 ORTEGA DR

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE240206**

Location of Violation: **2430 ATLAS RD**

Tax ID #: **211530 H0070**

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 **04/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer:	Angela Land	Permit No.:	NA
Initial Inspection Date:	01/31/2024	Case No.:	TCE240206
Tax Identification Number:	211530 H0070	Repeat Offender:	No
Violation Address:	2430 ATLAS RD		

Owner(s):

ZENZ GARY J
3108 ORTEGA DR
TALLAHASSEE FL 32312

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 2** IPMC Chapter 5, Section 501 Responsibility
- 3** IPMC Chapter 6, Section 601 - Responsibility

Corrective Actions Required:

- 1** Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation. Structure must be free from roaches.
- 2** The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter. Bathroom sink must be free from all defects including clogs and backups from unit next door.
- 3** The owner of the structure shall provide and maintain mechanical & electrical facilities and equipment in compliance with these requirements. Central heat and air unit must be free from all defects and work properly. Stove hood must be free from defects and properly secured.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 6542 32

TCE240206 NOV/NOH INITIAL
ZENZ GARY J
3108 ORTEGA DR
TALLAHASSEE FL 32312-1835

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 20, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WOOD RIDGE UNITED LLC

4100 HOLLYWOOD BLVD

HOLLYWOOD FL 33021-6778

Respondent

Case No.: **TCE240213**

Location of Violation: **1581 STONE RD**

Tax ID #: **212217 A0010**

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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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,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Angela Land**

Permit No.: **NA**

Initial Inspection Date: **01/31/2024**

Case No.: **TCE240213**

Tax Identification Number: **212217 A0010**

Repeat Offender: **No**

Violation Address: **1581 STONE RD**

Owner(s):

WOOD RIDGE UNITED LLC
4100 HOLLYWOOD BLVD
HOLLYWOOD FL 33021-6778

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

Code(s) in Violation:

Land Development Code

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

Corrective Actions Required:

- 1** Repair or remove the fence/wall that is in disrepair through out the complex and continue to maintain.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 6560 52

TCE240213 NOV/NOH INITIAL
WOOD RIDGE UNITED LLC
4100 HOLLYWOOD BLVD
HOLLYWOOD FL 33021-6778

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 20, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

OPM LAND TRUST KATY LEANN CASTER TRUSTEE

502 W JEFFERSON ST

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE240244**

Location of Violation: **803 TEAGUE DR**

Tax ID #: **212632 B0120**

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 **04/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Angela Land**

Permit No.: **NA**

Initial Inspection Date: **02/08/2024**

Case No.: **TCE240244**

Tax Identification Number: **212632 B0120**

Repeat Offender: **No**

Violation Address: **803 TEAGUE DR**

Owner(s):

OPM LAND TRUST KATY LEANN CASTER TRUSTEE
502 W JEFFERSON ST
TALLAHASSEE FL 32301

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

Code(s) in Violation:

Land Development Code

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

Corrective Actions Required:

- 1** Repair or remove the fence (gate) that is in disrepair. Outdoor storage prohibited.

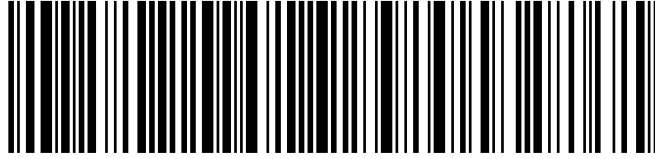
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 6621 38

TCE240244 NOV/NOH INITIAL
OPM LAND TRUST KATY LEANN CASTER TRUSTEE
502 W JEFFERSON ST
TALLAHASSEE FL 32301-1677

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 27, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TCB TALLAHASSEE AUGUSTINE LLC

100 HIGH ST STE 1102

BOSTON MA 02110

Respondent

Case No.: **TCE240048**

Location of Violation: **2001 OLD ST AUGUSTINE RD APT F103**

Tax ID #: **3105204110000**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **01/22/2024**

Case No.: **TCE240048**

Tax Identification Number: **3105204110000**

Repeat Offender: **No**

Violation Address: **2001 OLD ST AUGUSTINE RD APT F103**

Owner(s):

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

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure
- 2** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 3** IPMC Chapter 6, Section 603 ~ Mechanical Equipment

Corrective Actions Required:

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

Repair the bathroom's cabinets in the master's and in the common area bathroom. Replace the bad wood with good wood, with protective treatment on the surface to prevent any deteriorations or dampness. There shall be no holes, cracks or separation in the walls or the walls inside the bathroom's cabinets.

Repair the kitchen's cabinets and drawers. Replace the bad wood with good wood, with protective treatment on the surface to prevent any deteriorations or dampness.

Reference to Apt F103.

- 2** Eliminate the rats. After pest elimination, proper precautions shall be taken to prevent reinfestation.

Reference to Apt F103.

- 3 Repair or replace the stove and assure that it is properly functioning, including all aisles and the oven, according to the manufacture's label.

Reference to Apt F103.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8350 5103 43

TCE240048 NOV/NOH INITIAL
TCB TALLAHASSEE AUGUSTINE LLC
STE 1102
100 HIGH ST
BOSTON MA 02110-1757

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 27, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SUPREME HOMES LLC

1334 TIMBERLANE RD

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE240246**

Location of Violation: **1652 SAN DAMIAN RD**

Tax ID #: **211527 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.

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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,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Angela Land**

Permit No.: **NA**

Initial Inspection Date: **02/13/2024**

Case No.: **TCE240246**

Tax Identification Number: **211527 A0090**

Repeat Offender: **No**

Violation Address: **1652 SAN DAMIAN RD**

Owner(s):

SUPREME HOMES LLC
1334 TIMBERLANE RD
TALLAHASSEE FL 32312

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

Code(s) in Violation:

Land Development Code

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

Corrective Actions Required:

- 1** Remove all trash, litter and debris from property including brick and concrete piles and continue to maintain.

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

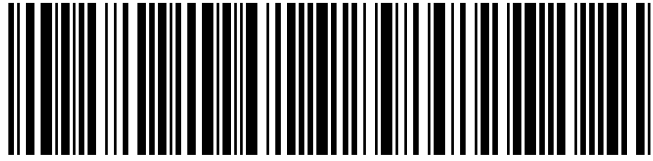
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8350 5091 56

TCE240246 NOV/NOH INITIAL
SUPREME HOMES LLC
1334 TIMBERLANE RD
TALLAHASSEE FL 32312

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 26, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

2626 PARK TALLAHASSEE LLC

2424 RIDGE RD

ROCKWALL TX 75087

Respondent

Case No.: **TCE240065**

Location of Violation: **2626 PARK AVE E APT 14104**

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.

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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 **04/09/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **01/19/2024**

Case No.: **TCE240065**

Tax Identification Number: **1133200220000**

Repeat Offender: **No**

Violation Address: **2626 PARK AVE E APT 14104**

Owner(s):

2626 PARK TALLAHASSEE LLC
2424 RIDGE RD
ROCKWALL TX 75087

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure
- 2** IPMC Chapter 6, Section 605 ~Electrical Equipment

Corrective Actions Required:

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

Repair the master's bathroom cabinets, with good wood, and protective paint to prevent deterioration.

Repair the flooring and walls inside the apartment to prevent wetness and assure that the home is weather and watertight.

Reference to unit 14104.

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

Repair the receptacle outlet in the master's bathroom. Keep it maintained, with the appropriate face covering plate.

Reference to unit 14104.

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

USPS CERTIFIED MAIL



9214 8901 9403 8350 3600 09

TCE240065 NOV/NOH INITIAL
2626 PARK TALLAHASSEE LLC
2424 RIDGE RD
ROCKWALL TX 75087-5116

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 28, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BARRETT LYNNE MCDOWELL

2223 ELLICOTT DR

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE240291**

Location of Violation: **2223 ELLICOTT DR**

Tax ID #: **111730 DD0060**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **02/16/2024** Case No.: **TCE240291**
Tax Identification Number: **111730 DD0060** Repeat Offender: **No**
Violation Address: **2223 ELLICOTT DR**

Owner(s):

BARRETT LYNNE MCDOWELL
2223 ELLICOTT DR
TALLAHASSEE FL 32308

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8350 6668 35

TCE240291 NOV/NOH INITIAL
BARRETT LYNNE MCDOWELL
2223 ELLICOTT DR
TALLAHASSEE FL 32308-0915

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

Postage: \$7.3600