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

DANGEROUS BUILDING NOTICE

Address: 101 GLENVIEW DR APARTMENT 27

CE Case No.: <u>TCE242897</u>

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

Africa Company of the	12/30/2024
Enforcing Official, Code Enforcement	Date



December 30, 2024
CITY OF TALLAHASSEE
Petitioner.

VS.

101INVESTMENTS LLC PO BOX 6801 TALLAHASSEE FL 32314

Respondent

Case No.: TCE242897

Location of Violation: 101 GLENVIEW DR APARTMENT 27

Tax ID #: 2124204610000

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Notice of Violation

Code Officer: Lesa Vause Case #: TCE242897

Initial Inspection Date: 12/17/2024 Repeat Offender: No

Location Address: 101 GLENVIEW DR APARTMENT 27 Tax ID #: 2124204610000

Owner(s): 101INVESTMENTS LLC

PO BOX 6801

TALLAHASSEE FL 32314

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

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

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

Code(s) in Violation:

	Structure.	

- 2 IPMC, Pest Elimination, 309.1 Infestation
- 3 IPMC, Light, Ventilation and Occupancy Limitations, 402.3 Other Spaces
- 4 IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 5 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 6 IPMC, Plumbing Facilities and Fixture Requirements, 503.1 Privacy
- 7 IPMC, Plumbing Systems and Fixtures, 504.2 Fixture Clearances
- 8 IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies
- 9 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required
- 10 IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 11 IPMC, Fire Safety Requirements, 702.1 General
- 12 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 13 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required
- 14 IPMC, Plumbing Facilities and Fixture Requirements, 502.1 Dwelling Units
- 15 IPMC, Exterior Property Areas, 302.5 Rodent Harborage
- 16 IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards.

- 17 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames 18
- 19 IPMC, Efficiency Unit, 404.6
- IPMC, Electric system hazard, 604.3 20

Corrective Actions Required:

APARTMENT 27 1

Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Repair all holes, damage and deterioration in the walls and floor. Finish walls that are unfinished.

APARTMENT 27.

Ensure the structure is kept free from insect and rodent infestation. Ensure all buildings are free from rats.

APARTMENT 27

Ensure all spaces are provided with light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.

Ensure the apartment has functional lights in all rooms.

APARTMENT 27

Ensure every bathroom has natural or properly discharged mechanical ventilation.

The bathroom must have a functional fan or an openable window.

APARTMENT 27

Ensure plumbing fixtures and facilities are maintained.

The shower fixtures are broken or missing.

Ensure the shower is functional, sealed and drains as intended.

Ensure the toilet flushes properly.

APARTMENT 27

Ensure bathrooms have doors and locking device for privacy.

Ensure you install a door to the bathroom.

7 **APARTMENT 27**

Ensure plumbing fixtures have adequate clearance for usage and cleaning.

APARTMENT 27

Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms.

A portable heater is not adequate heat. Ensure you install a heat source that is up to City Code.

APARTMENT 27

Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements.

10 **APARTMENT 27**

Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.

Ensure all exposed wires, junction boxes are enclosed and not exposed.

The outlet in the living area has an open ground and is not wired to code.

The porch light has exposed wires. Ensure it is repaired with a functional light. Provide verification from a licensed electrician that all electrical is ample and safe.

11 APARTMENT 27

Ensure a safe, continuous and unobstructed path of travel is provided from any point in a building or structure to the public way.

12 APARTMENT 27

Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

13 APARTMENT 27

Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements.

14 APARTMENT 27

Ensure every dwelling unit contains its own bathtub or shower, lavatory, water closet and kitchen sink and that it is maintained in a sanitary, safe working condition.

15 APARTMENT 27

Ensure structures and exterior property are kept free from rodent harborage and infestation.

Ensure the property is free from rat infestation.

16 APARTMENT 27

Ensure the plumbing system in a structure does not constitute a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or similar reasons.

The living area has an open pipe from the bathroom that may be leaking methane. Provide verification that a licensed plumber corrects all plumbing installations.

17 APARTMENT 27

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

Repair all broken windows and remove boards.

The front door frame is broken.

The front door does not lock and can not be held in a locked position. Repair the frame and hardware.

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

Repair broken glazing and remove boards from broken windows.

19 APARTMENT 27

Ensure this apartment for one has a minimum clear floor area of 120 square feet.

20 APARTMENT 27

Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.

Ensure all exposed wires, junction boxes are enclosed and not exposed.

The receptacle in the living/sleeping area has an open ground and is not wired to code standards. Ensure it is repaired to code standards.

The porch light is missing with exposed wires. Repair and replace with a functional light.

Provide verification that a licensed electrician verifies the electrical is ample and safe.

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

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

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435

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



9214 8901 9403 8393 9454 23

TCE242897 DB PLACARD/NOV/NOH 101 INVESTMETNS LLC PO BOX 6801 TALLAHASSEE FL 32314-6801

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600

TCE242897 DB PLCARD

Final Audit Report 2024-12-30

Created:

2024-12-30

By:

Denise Garrett (denise.garrett@talgov.com)

Status:

Signed

Transaction ID:

CBJCHBCAABAABToRbjzyeTzU1aYJ93C_zdtHFeS47bBj

"TCE242897 DB PLCARD" History

- Document created by Denise Garrett (denise.garrett@talgov.com) 2024-12-30 - 2:18:01 PM GMT
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- Document e-signed by Adam Jacobs (adam.jacobs@talgov.com) Signature Date: 2024-12-30 - 3:50:55 PM GMT - Time Source: server
- Agreement completed. 2024-12-30 - 3:50:55 PM GMT

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

DANGEROUS BUILDING NOTICE

Address: 101 GLENVIEW DR APT 5

CE Case No.: TCE242402

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

As a second	12/30/2024
Enforcing Official, Code Enforcement	Date



December 30, 2024

CITY OF TALLAHASSEE

Petitioner,

VS.

101INVESTMENTS LLC PO BOX 6801 TALLAHASSEE FL 32314

Respondent

Case No.: TCE242402

Location of Violation: 101 GLENVIEW DR APT 5

Tax ID #: 2124204610000

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



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,

Lesa Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Lesa Vause Permit No.: NA

Initial Inspection Date: 10/11/2024 Case No.: TCE242402

Tax Identification Number: 2124204610000 Repeat Offender: No
Violation Address: 101 GLENVIEW DR APT 5

Owner(s):

101INVESTMENTS LLC

PO BOX 6801 TALLAHASSEE FL 32314

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

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

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

Code(s) in Violation:

- 1 IPMC, Interior Structure, 305.6 Interior Doors
- 2 IPMC, Interior Structure, 305.1 General
- 3 IPMC, Pest Elimination, 309.1 Infestation
- 4 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 5 IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies
- 6 IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 7 IPMC, Exterior Structure, 304.14 Insect Screens
- 8 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required
- 9 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 10 IPMC, Exterior Property Areas, 302.5 Rodent Harborage

Corrective Actions Required:

1 APARTMENT 5

Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks.

The front door does not fit within the frame. It will not close or lock. Ensure repairs are made and the door clo easily within the frame, will lock and is weathertight.

2 APARTMENT 5

Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Repair any holes or damaged walls or doors inside the apartment.

3 APARTMENT 5

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

Ensure all roaches and rats are eliminated from the structure.

4 APARTMENT 5

Ensure plumbing fixtures and facilities are maintained.

Ensure the toilet is properly anchored and sealed to be water tight.

The tub/shower area must be caulked with a watertight area.

The tub has become delaminated. Ensure the tub is resurfaced and sealed.

5 APARTMENT 5

Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of in all habitable rooms, bathrooms, and toilet rooms.

6 APARTMENT 5

Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approve manner.

Receptacles are not all functional or show an open ground. All electric must be sufficient for the building and current to code standards.

Ensure all light fixtures are covered with a globe.

7 APARTMENT 5

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

8 APARTMENT 5

Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements.

The electric panel servicing apartment 5 and other apartments has not cover and is not clearly labeled. Ensure panel has a cover and is clearly labled.

9 APARTMENT 5

Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

10 APARTMENT 5

Ensure structures and exterior property are kept free from rodent harborage and infestation.

The entire structure has a rat infestation. Ensure rats are removed from the structure.

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

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

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



9214 8901 9403 8393 9461 92

TCE242402 DB PLACARD/NOV/NOH INITIAL 101 INVESTMENTS LLC PO BOX 6801 TALLAHASSEE FL 32314-6801

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600

TCE242402 DB PLACARD

Final Audit Report 2024-12-30

Created: 2024-12-30

By: Denise Garrett (denise.garrett@talgov.com)

Status: Signed

Transaction ID: CBJCHBCAABAAg2wgUej3x39FVkluDfYc-3g6vBmLsybN

"TCE242402 DB PLACARD" History

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

DANGEROUS BUILDING NOTICE

Address: 101 GLENVIEW DR APT 18

CE Case No.: **TCE242889**

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

Africa de la companya dela companya dela companya dela companya dela companya de la companya dela	12/30/2024	
Enforcing Official, Code Enforcement	Date	



December 30, 2024

CITY OF TALLAHASSEE

Petitioner.

VS.

101INVESTMENTS LLC PO BOX 6801 TALLAHASSEE FL 32314

Respondent

Case No.: TCE242889

Location of Violation: 101 GLENVIEW DR APT 18

Tax ID #: 2124204610000

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Notice of Violation

Code Officer: Lesa Vause Case #: TCE242889

Initial Inspection Date: 12/17/2024 Repeat Offender: No

Location Address: 101 GLENVIEW DR APT 18 Tax ID #: 2124204610000

Owner(s): 101INVESTMENTS LLC

PO BOX 6801

TALLAHASSEE FL 32314

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Code(s) in Violation:

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- 2 IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 3 IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 4 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 5 IPMC, Exterior Structure, 304.14 Insect Screens
- 6 IPMC, Interior Structure, 305.6 Interior Doors
- 7 IPMC, Pest Elimination, 309.1 Infestation
- 8 IPMC, Exterior Property Areas, 302.5 Rodent Harborage
- 9 IPMC, ELECTRICAL SYSTEM HAZARDS, 604.3

Corrective Actions Required:

1 APARTMENT 18

Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Ensure the front door is weather sealed.

Ensure all holes in the walls are repaired.

Baseboards should be properly installed with no holes to allow entry of rodents.

There is deterioration under the kitchen sink.

The windows have not been finished and framed on the inside.

The ceiling in the kitchen over the cabinets indicate a roof leak. Repair the ceiling and the leak.

The bathtub is delaminated and needs to be resealed.

Ensure the tub and shower area is sealed and water tight.

2 APARTMENT 18

Ensure every bathroom has natural or properly discharged mechanical ventilation.

The bathroom must have a functional fan or a window that opens.

3 APARTMENT 18

Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.

All receptacles showed an open ground.

All receptacles require a faceplate.

Ensure all electric is sufficient and approved by a licensed electrician.

4 APARTMENT 18

Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

5 APARTMENT 18

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

6 APARTMENT 18

Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks.

The bathroom door is damaged and should be replaced. Ensure the hardware is in good repair and well fitting.

7 APARTMENT 18

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

8 Ensure structures and exterior property are kept free from rodent harborage and infestation.

There is a rat infestation in the entire structure.

9 APARTMENT 18

The electric panel in unit 18 services two apartments and is remote from the tenants who share the panel with unit 18.

There are exposed wires visible within unit 18.

Ensure both apartments have access to their own electric panels.

Address exposed wires in a manner consistent with all required building and electrical codes.

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

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

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

City of Tallahassee 300 S Adams St. B-15 Tallahassee FL 32301 **USPS CERTIFIED MAIL**



9214 8901 9403 8393 9491 93

TCE242889 DB PLACARD/NOV/NOH INITIAL 101 INVESTMENTS LLC PO BOX 6801 TALLAHASSEE FL 32314-6801

Return Reference Number: Username: Denise Garrett

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600

TCE242889 DB PLACARD (2)

Final Audit Report 2024-12-30

Created: 2024-12-30

By: Denise Garrett (denise.garrett@talgov.com)

Status: Signed

Transaction ID: CBJCHBCAABAAqWnLdHnmGfg9Zs6QTy8Um0hwRL_W7ajv

"TCE242889 DB PLACARD (2)" History

- Document created by Denise Garrett (denise.garrett@talgov.com) 2024-12-30 4:22:54 PM GMT
- Document emailed to Adam Jacobs (adam.jacobs@talgov.com) for signature 2024-12-30 4:23:06 PM GMT
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- Document e-signed by Adam Jacobs (adam.jacobs@talgov.com)
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- Agreement completed. 2024-12-30 - 4:30:35 PM GMT

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

DANGEROUS BUILDING NOTICE

Address: 101 GLENVIEW DR APT 9

CE Case No.: <u>TCE242931</u>

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

Syl	12/30/2024
Enforcing Official, Code Enforcement	Date



December 30, 2024 CITY OF TALLAHASSEE

Petitioner,

VS.

101INVESTMENTS LLC PO BOX 6801 TALLAHASSEE FL 32314

Respondent

Case No.: TCE242931

Location of Violation: 101 GLENVIEW DR APT 9

Tax ID #: 2124204610000

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

Attachment



Housing and Community Resilience Notice of Violation

Code Officer: Lesa Vause Case #: TCE242931

Initial Inspection Date: 12/19/2024 Repeat Offender: No

Tax ID #:

2124204610000

Owner(s): 101INVESTMENTS LLC

Location Address:

PO BOX 6801

TALLAHASSEE FL 32314

101 GLENVIEW DR APT 9

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

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.14 Insect Screens
- 2 IPMC, Interior Structure, 305.1 General
- 3 IPMC, Interior Structure, 305.6 Interior Doors
- 4 IPMC, Pest Elimination, 309.1 Infestation
- 5 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 6 IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies
- 7 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required
- 8 IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 9 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 10 IPMC, Exterior Structure, 304.12 Handrails and Guards
- 11 IPMC, Exterior Property Areas, 302.5 Rodent Harborage

Corrective Actions Required:

1 APARTMENT 9

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

2 APARTMENT 9

Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Ensure all holes in walls, ceilings, doors and surfaces in the apartment are repaired.

The back bathroom door frame is broken and damaged. Ensure it is repaired.

The walls inside the back bathroom are not fitted and smooth. Ensure walls are fitted within joints with a smooth finish.

Ensure the shower area is finished and water tight.

3 APARTMENT 9

Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks.

4 APARTMENT 9

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

Ensure all roaches and rats are eliminated from the structure.

5 APARTMENT 9

Ensure plumbing fixtures and facilities are maintained.

Ensure the shower head has a fitting and is caulked leaving not large opening. Ensure it is water tight at the base.

6 APARTMENT 9

Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms.

Portable heaters are not an approved heating source. Ensure you have an approved heating source as approved by code standards.

7 APARTMENT 9

Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements.

8 APARTMENT 9

Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.

Ensure all receptacles are operable and wired to code.

Ensure the electric panel which is on the exterior of the building is safe and ample. Provide verification from a licensed electrician that the electric provided is sufficient and safe.

9 APARTMENT 9

Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

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

Ensure front door hand rail is securely fitted to the wall.

11 APARTMENT 9

Ensure structures and exterior property are kept free from rodent harborage and infestation.

Ensure entire structure is free from rat infestation.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8393 9447 16

TCE242931 DB PLCARD/NOV/NOH INITIAL 101 INVESTMENTS LLC PO BOX 6801 TALLAHASSEE FL 32314-6801

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600

TCE242931 DB PLACARD

Final Audit Report 2024-12-30

Created:

2024-12-30

By:

Denise Garrett (denise.garrett@talgov.com)

Status:

Signed

Transaction ID:

CBJCHBCAABAAtbsPk7aO5QQCVraHq9m8w5jS1QsWhXbM

"TCE242931 DB PLACARD" History

Document created by Denise Garrett (denise.garrett@talgov.com)
2024-12-30 - 2:08:53 PM GMT

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Signature Date: 2024-12-30 - 4:34:06 PM GMT - Time Source: server

Agreement completed. 2024-12-30 - 4:34:06 PM GMT



January 03, 2025 CITY OF TALLAHASSEE

Petitioner,

VS.

KIRBY ARTHUR R 133 DAWN LAUREN LN TALLAHASSEE FL 32301

Respondent

Case No.: **TCE242610**

Location of Violation: 133 DAWN LAUREN LN

Tax ID #: 113316 A0140

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



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



Code Officer: Shameka Bush Case #: TCE242610

Initial Inspection Date: 11/04/2024 Repeat Offender: No

Location Address: 133 DAWN LAUREN LN Tax ID #: 113316 A0140

Owner(s): KIRBY ARTHUR R

133 DAWN LAUREN LN TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 2 IPMC, Exterior Structure, 304.7 Roof and Drains
- 3 IPMC, Exterior Structure, 304.1 General

Corrective Actions Required:

- 1 Ensure all vehicles are operable and display a valid license plate.
- Repair, remove, and/or replace the roof drains, gutters, and downspouts.
 Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance.
- 3 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Ensure the soffit are in good repair, structurally sound, and in a sanitary condition.

Case No.: **TCE242610**

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8394 6787 40

TCE242610 NOV/NOH INITIAL KIRBY ARTHUR R 133 DAWN LAUREN LN TALLAHASSEE FL 32301-3434

Return Reference Number:

Username: Denise Garrett Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

January 08, 2025
ASH BARBARA C
3011 BROOKMONT DR TALLAHASSEE FL 32312

Re: CASE NUMBER TCE242011

LOCATION: 3011 BROOKMONT DR

Tax ID #: 111850 G0180

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. The hearing will be held on 03/04/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no			
later than 5:00pm on	02/21/2025	to allow time to provide it to the Magistrate/Code	
Board. All information submitted will be recorded as case file information and entered into public			
record.			

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

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



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Lesa Vause Permit No.: NA

Initial Inspection Date: 08/23/2024 Case No.: TCE242011

Tax Identification Number: 111850 G0180 Repeat Offender: No

Violation Address: 3011 BROOKMONT DR

Owner(s):

ASH BARBARA C 3011 BROOKMONT DR TALLAHASSEE FL 32312

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

Code(s) in Violation:

Other

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

Corrective Actions Required:

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

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.

USPS CERTIFIED MAIL



9214 8901 9403 8395 5379 16

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 08, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

MORGAN JO ANN 838 PALM BEACH ST TALLAHASSEE FL 32310

Respondent

Case No.: **TCE242271**

Location of Violation: 1624 KEITH ST
Tax ID #: 410125 Q0060

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

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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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



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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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



Code Officer: Martin Atorresagasti Case #: TCE242271

Initial Inspection Date: 09/24/2024 Repeat Offender: No

Location Address: 1624 KEITH ST Tax ID #: 410125 Q0060

Owner(s): MORGAN JO ANN

838 PALM BEACH ST TALLAHASSEE FL 32310

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 4 TLDC, Chapter 9, Article III, Section 9-70 & 9-71, Storage of Tires

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property. Remove pallets from property.
- 3 Remove and dispose of all tree debris from the property.
- 4 Move tires that are displayed outdoors to an indoor location during non-business hours. Ensure tires are stored inside only. No outdoor storage allowed.

Case No.: **TCE242271**

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 5399 27

TCE242271 NOV/NOH INITIAL MORGAN JO ANN 838 PALM BEACH ST TALLAHASSEE FL 32310-5896

Return Reference Number:

Username: Denise Garrett Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 08, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

YU JIANKUI GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242900**

Location of Violation: 2145 HOLTON ST
Tax ID #: 410127 AA0060

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



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).

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Code Officer: Martin Atorresagasti Case #: TCE242900

Initial Inspection Date: 01/07/2025 Repeat Offender: No

Location Address: 2145 HOLTON ST Tax ID #: 410127 AA0060

Owner(s): YU JIANKUI

GAO DONGMEI

5539 EASTON GLEN DR TALLAHASSEE FL 32317

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.18.1 Building Security Doors
- 2 IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
- 3 IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances

Corrective Actions Required:

- Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working condition. Repair or replace front door hardware that is loose. Replace missing and damaged weather stripping on front door must be weather tight.
- Ensure all stair and walking surfaces are maintained in good condition.
 Replace all damaged and missing floor tiles throughout, uneven surfaces are a trip hazard.
- 3 Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Repair or replace ioperanle refrigerator.

Case No.: **TCE242900**

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USPS CERTIFIED MAIL



9214 8901 9403 8395 5570 44

TCE242900 NOV/NOH INITIAL YU JIANKUI & GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317-1470

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

USPS CERTIFIED MAIL



9214 8901 9403 8395 7388 56

TCE242811 NOV NOH ANDERSON JENNIFER Y PO BOX 14184 TALLAHASSEE FL 32317-4184

Return Reference Number:

Username: Bonita Paige

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



January 09, 2025

CITY OF TALLAHASSEE

Petitioner,

VS.

ANDERSON JENNIFER Y PO BOX 14184 TALLAHASSEE FL 32317

Respondent

Case No.:

TCE242811

Location of Violation:

1918 DOOMAR DR

Tax ID #:

112150 D0070

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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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,

Lesa Vause

Code Enforcement Division Attachment



Code Officer:

Lesa Vause

Case #: TCE242811

Initial Inspection Date:

12/05/2024

Repeat Offender:

No

Location Address:

1918 DOOMAR DR

Tax ID #:

112150 D0070

Owner(s):

ANDERSON JENNIFER Y

PO BOX 14184

TALLAHASSEE FL 32317

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Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8395 7383 44

TCE242813 NOV NOH SINWELSKI SHARI A 6376 56TH AVE N ST PETERSBURG FL 33709-1712

Return Reference Number:

Username: Bonita Paige

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 09, 2025

CITY OF TALLAHASSEE

Petitioner,

VS.

SINWELSKI SHARI A 6376 56TH AVE N SAINT PETERSBURG FL 33709

Respondent

Case No.:

TCE242813

Location of Violation:

1808 DOOMAR DR

Tax ID #:

112150 B0040

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

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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,

Lesa Vause

Code Enforcement Division Attachment



Code Officer:

Lesa Vause

Case #: TCE242813

Initial Inspection Date:

12/05/2024

Repeat Offender:

No

Location Address:

1808 DOOMAR DR

Tax ID #:

112150 B0040

Owner(s):

SINWELSKI SHARI A

6376 56TH AVE N

SAINT PETERSBURG FL 33709

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Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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USPS CERTIFIED MAIL



9214 8901 9403 8395 7390 06

TCE242815 NOV NOH MCCORKLE RAYMOND D MCCORKLE MARY KAY 2027 DOOMAR DR TALLAHASSEE FL 32308-4807

Return Reference Number:

Username: Bonita Paige

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 09, 2025

CITY OF TALLAHASSEE

Petitioner,

VS.

MCCORKLE RAYMOND D MCCORKLE MARY KAY 2027 DOOMAR DR TALLAHASSEE FL 32308

Respondent

Case No.:

TCE242815

Location of Violation:

2027 DOOMAR DR

Tax ID #:

112150 E0150

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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Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Lesa Vause

Code Enforcement Division
Attachment



Code Officer: Lesa Vause

Case #: TCE242815

Initial Inspection Date:

12/05/2024

Repeat Offender:

Location Address: 2027 DOOMAR DR

Tax ID #: 112150 E0150

No

Owner(s): MCCORKLE RAYMOND D

MCCORKLE MARY KAY 2027 DOOMAR DR **TALLAHASSEE FL 32308**

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Code(s) in Violation:

IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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January 09, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

DAVIS FAMILY TRUST DATED 9/22/2017 MARITAL TRUST OF THE DAVIS FAMILY TRUST 601 WOOD TRL PANAMA CITY FL 32405

Respondent

Case No.: **TCE242812**

Location of Violation: 1817 DOOMAR DR

Tax ID #: 112150 A0130

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Notice of Violation and Notice of Hearing

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Sincerely,

Lesa Vause

Code Enforcement Division

Attachment



Code Officer: Lesa Vause Case #: TCE242812

Initial Inspection Date: 12/05/2024 Repeat Offender: No

Location Address: 1817 DOOMAR DR Tax ID #: 112150 A0130

Owner(s): DAVIS FAMILY TRUST DATED 9/22/2017

MARITAL TRUST OF THE DAVIS FAMILY TRUST

601 WOOD TRL

PANAMA CITY FL 32405

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Corrective Actions Required:

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 7133 27

TCE242812 NOV/NOH INITIAL
DAVIS FAMILY TRUST MARITAL TRUST OF THE DAVIS
FAMILY TRUST
601 WOOD TRL
PANAMA CITY FL 32405-4490

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 09, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

DAVIS TOMMY DAVIS CORINE 270 BERMUDA RD TALLAHASSEE FL 32312

Respondent

Case No.: **TCE242830**

Location of Violation: 270 BERMUDA RD
Tax ID #: 2113200330000

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

Attachment



Code Officer: Lesa Vause Case #: TCE242830

Initial Inspection Date: 12/06/2024 Repeat Offender: No

Location Address: 270 BERMUDA RD Tax ID #: 2113200330000

Owner(s): DAVIS TOMMY

DAVIS CORINE 270 BERMUDA RD TALLAHASSEE FL 32312

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
 Ensure all debris, tires and trash is removed from the property. Covering items with a tarp does not comply the violation.
- Ensure all vehicles are operable and display a valid license plate. All vehicles on the property must have current tags and be operable. Covering a vehicle with a tarp does not comply the violation.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 7221 90

TCE242830 NOV/NOH INITIAL DAVIS TOMMY & DAVIS CORINE 270 BERMUDA RD TALLAHASSEE FL 32312-2302

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



January 09, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

YU JIANKUI GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242832**

Location of Violation: 400 E MAGNOLIA DR

Tax ID #: 410152 C0060

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 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.



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division



Housing and Community Resilience Notice of Violation

Code Officer: Martin Atorresagasti Case #: TCE242832

Initial Inspection Date: 12/04/2024 Repeat Offender: No

Location Address: 400 E MAGNOLIA DR Tax ID #: 410152 C0060

Owner(s): YU JIANKUI

GAO DONGMEI

5539 EASTON GLEN DR TALLAHASSEE FL 32317

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 4 TLDC, Chapter 3, Article VII, Section 3-401 Fences and Walls
- 5 IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property.
- **3** Remove and dispose of all dead trees from the property.
- 4 Repair or remove the fence/wall that is in disrepair and considered unsafe.
- Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.
 Cover unprotected wood siding.

Case No.: **TCE242832**

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 7070 29

TCE242832 NOV/NOH INITIAL YU JIANKUI & GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317-1470

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 10, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

WP FLORIDA LLC 710 AVE # L BROOKLYN NY 11230

Respondent

Case No.: TCE242887

Location of Violation: 2731 S BLAIR STONE RD

Tax ID #: 3105420001000

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



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



Housing and Community Resilience Notice of Violation

Code Officer: Shameka Bush Case #: TCE242887

Initial Inspection Date: 01/09/2025 Repeat Offender: No

Location Address: 2731 S BLAIR STONE RD Tax ID #: 3105420001000

Owner(s): WP FLORIDA LLC

710 AVE # L

BROOKLYN NY 11230

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

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

Code(s) in Violation:

- 1 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 2 IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies
- 3 IPMC, Exterior Structure, 304.1 General

Corrective Actions Required:

1 Ensure plumbing fixtures and facilities are maintained.

Apt. P-100

2 Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms.

Apt. P-100

3 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Replace the weather stripping around the front door and ensure that it is maintained in good repair, structurally sound and in a sanitary condition.

Case No.: TCE242887

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 8296 84

TCE242887 NOV/NOH INITIAL WP FLORIDA LLC 710 AVENUE UNIT # L BROOKLYN NY 11230-5112

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 15, 2025
CITY OF TALLAHASSEE
Petitioner.

VS.

EVANS ELIAS A 1320 HERNANDO DR TALLAHASSEE FL 32304

Respondent

Case No.: TCE242848

Location of Violation: 1404 HERNANDO DR

Tax ID #: 410255 A0180

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division



Housing and Community Resilience Notice of Violation

Code Officer: Martin Atorresagasti Case #: TCE242848

Initial Inspection Date: 12/10/2024 Repeat Offender: No

Location Address: 1404 HERNANDO DR Tax ID #: 410255 A0180

Owner(s): EVANS ELIAS A

1320 HERNANDO DR TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- 2 Remove household items, building material, building rubbish, or similar items from the exterior of the property.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8396 6926 83

TCE242848 NOV/NOH INITIAL EVANS ELIAS A 1320 HERNANDO DR TALLAHASSEE FL 32304-4643

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



January 15, 2025
CITY OF TALLAHASSEE
Petitioner.

VS.

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

Respondent

Case No.: TCE242917

Location of Violation: 821 E MAGNOLIA DR APT 3214

Tax ID #: 3107202090000

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

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Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division



Housing and Community Resilience Notice of Violation

Code Officer: Martin Atorresagasti Case #: TCE242917

Initial Inspection Date: 01/07/2025 Repeat Offender: No

Location Address: 821 E MAGNOLIA DR APT 3214 Tax ID #: 3107202090000

Owner(s): MHP MAGNOLIA OAKS LLC

821 E MAGNOLIA DR

TALLAHASSEE FL 32301-6608

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

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

Code(s) in Violation:

- 1 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 2 IPMC, Plumbing Facilities and Fixture Requirements, 502.1 Dwelling Units

Corrective Actions Required:

- Ensure plumbing fixtures and facilities are maintained.
 Ensure water heating facility can produce a minimum of 110 degrees.
- Ensure every dwelling unit contains its own bathtub or shower, lavatory, water closet and kitchen sink and that it is maintained in a sanitary, safe working condition.

Repair or replace non-operating water heater.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8396 7166 86

TCE242917 NOV/NOH INITIAL MHP MAGNOLIA OAKS LLC 821 E MAGNOLIA DR TALLAHASSEE FL 32301-6608

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 15, 2025
CITY OF TALLAHASSEE
Petitioner.

VS.

ADAMS EVELYN LYONS 427 MERCURY DR TALLAHASSEE FL 32305

Respondent

Case No.: **TCE242939**

Location of Violation: 2412 BALSAM TER

Tax ID #: 212370 U0210

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division



Housing and Community Resilience Notice of Violation

Code Officer: Lesa Vause Case #: TCE242939

Initial Inspection Date: 01/03/2025 Repeat Offender: No

Location Address: 2412 BALSAM TER Tax ID #: 212370 U0210

Owner(s): ADAMS EVELYN LYONS

427 MERCURY DR TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

Ensure all vehicles are operable and display a valid license plate.
Red car partially covered with car cover, has flat tires. Must have inflated tires and current tag.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8396 7138 69

TCE242939 NOV/NOH INITIAL ADAMS EVELYN LYONS 427 MERCURY DR TALLAHASSEE FL 32305-6828

Return Reference Number: Username: Denise Garrett

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 16, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

NEWTON WILLIAM CLAY 804 E CALL ST TALLAHASSEE FL 32301

Respondent

Case No.: TCE241023

Location of Violation: 3123 CONNIE DR

Tax ID #: 3103500000150

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



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



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Shameka Bush Permit No.: NA

Initial Inspection Date: 05/30/2024 Case No.: TCE241023

Tax Identification Number: 3103500000150 Repeat Offender: No

Violation Address: 3123 CONNIE DR

Owner(s):

NEWTON WILLIAM CLAY 804 E CALL ST TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

1 IPMC 302.4 Weeds.

Corrective Actions Required:

Mow the property, removing all high grass and weeds. Remove all trash, tree debris, and dead tree branches.

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.

USPS CERTIFIED MAIL



9214 8901 9403 8396 8738 91

TCE241023 NOV/NOH INITIAL NEWTON WILLIAM CLAY 804 E CALL ST TALLAHASSEE FL 32301-2623

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 16, 2025

CITY OF TALLAHASSEE

Petitioner,

VS.

HARRISON KERMIT L II 1321 GIBBS DR TALLAHASSEE FL 32303

Respondent

Case No.: TCE241797

Location of Violation: 1321 GIBBS DR

Tax ID #: 2125202270000

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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Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Lesa Vause Permit No.: NA

Initial Inspection Date: 08/02/2024 Case No.: TCE241797

Tax Identification Number: 2125202270000 Repeat Offender: No

Violation Address: 1321 GIBBS DR

Owner(s):

HARRISON KERMIT L II 1321 GIBBS DR TALLAHASSEE FL 32303

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

Code(s) in Violation:

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.

USPS CERTIFIED MAIL



9214 8901 9403 8396 8842 00

TCE241797 NOV/NOH INITIAL HARRISON KERMIN L II 1321 GIBBS DR TALLAHASSEE FL 32303-5932

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



January 16, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

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

Respondent

Case No.: TCE242000

Location of Violation: 3122 CONNIE DR

Tax ID #: 3103500000060

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



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

Case No.: **TCE242000**



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Shameka Bush Permit No.: NA

Initial Inspection Date: 08/22/2024 Case No.: TCE242000

Tax Identification Number: 3103500000060 Repeat Offender: Yes

Violation Address: 3122 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 5 days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- **1** IPMC 302.4 Weeds
- 2 IPMC 308.1 Accumulation of rubbish or garbage.

Corrective Actions Required:

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

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

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.

USPS CERTIFIED MAIL



9214 8901 9403 8396 9478 44

TCE242000 NOV/NOH INITIAL HUMPHRIES BUD 400 CAPITAL CIR SE APT 18-303 TALLAHASSEE FL 32301-3802

Return Reference Number:

Username: Denise Garrett Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 16, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

CLARKE LONDON 719 SUNDOWN LN TALLAHASSEE FL 32305

Respondent

Case No.: TCE242635

Location of Violation: 819 SUNDOWN LN

Tax ID #: 411480 D0090

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.

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Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division



Code Officer: Martin Atorresagasti Case #: TCE242635

Initial Inspection Date: 11/07/2024 Repeat Offender: No

Location Address: 819 SUNDOWN LN Tax ID #: 411480 D0090

Owner(s): CLARKE LONDON

719 SUNDOWN LN TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8396 9122 00

TCE242635 NOV/NOH INITIAL CLARKE LONDON 719 SUNDOWN LN TALLAHASSEE FL 32305

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 16, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

BOOKER KATHERLENA 820 SUNDOWN LN TALLAHASSEE FL 32305

Respondent

Case No.: **TCE242636**

Location of Violation: 820 SUNDOWN LN

Tax ID #: 411480 B0530

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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Notice of Violation and Notice of Hearing

Page 2

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

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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



Code Officer: Martin Atorresagasti Case #: TCE242636

Initial Inspection Date: 11/07/2024 Repeat Offender: No

Location Address: 820 SUNDOWN LN Tax ID #: 411480 B0530

Owner(s): BOOKER KATHERLENA

820 SUNDOWN LN TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

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

Corrective Actions Required:

1 Remove all trash, litter, and debris from the entire property. Outdoor storage is not allowed remove all items and store inside.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8396 8999 90

TCE242636 NOV/NOH INITIAL BOOKER KATHERLENA 820 SUNDOWN LN TALLAHASSEE FL 32305-7080

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 16, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

DIXIE SAMUEL L II DIXIE THELMA D 1105 TANNER DR TALLAHASSEE FL 32305

Respondent

Case No.: TCE242744

Location of Violation: 1509 ALABAMA ST

Tax ID #: 212685 C0240

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



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



Code Officer: Shameka Bush Case #: TCE242744

Initial Inspection Date: 11/26/2024 Repeat Offender: No

Location Address: 1509 ALABAMA ST Tax ID #: 212685 C0240

Owner(s): DIXIE SAMUEL L II

DIXIE THELMA D 1105 TANNER DR TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8396 9300 82

TCE242744 NOV/NOH INITIAL DIXIE SAMUEL L II & DIXIE THELMA D 1105 TANNER DR TALLAHASSEE FL 32305-6752

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 16, 2025
CITY OF TALLAHASSEE
Petitioner.

rennon

VS.

DAISERNIA GUIHONG CHEN 5655 JACKSONS GAP RD TALLAHASSEE FL 32317

Respondent

Case No.: TCE250010

Location of Violation: 1424 TERRACE HOLLOW CT

Tax ID #: 1130321420020

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE250010

Initial Inspection Date: 01/09/2025 Repeat Offender: No

Location Address: 1424 TERRACE HOLLOW CT Tax ID #: 1130321420020

Owner(s): DAISERNIA GUIHONG CHEN

5655 JACKSONS GAP RD TALLAHASSEE FL 32317

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

Code(s) in Violation:

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

Corrective Actions Required:

1 Remove all trash, litter, and debris from the entire property. Dispose of air hockey table in yard or store inside.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8396 9245 93

TCE250010 NOV/NOH INITIAL DAISERNIA GUIHONG CHEN 5655 JACKSONS GAP RD TALLAHASSEE FL 32317-9201

Return Reference Number: Username: Denise Garrett

Custom 1:

Custom 2: Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



January 16, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

OSCAR L DAVIS DAVIS TOMMY LEE 266 BERMUDA RD TALLAHASSEE FL 32312

Respondent

Case No.: TCE250049

Location of Violation: 266 BERMUDA RD

Tax ID #: 2113200320000

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE250049

Initial Inspection Date: 01/09/2025 Repeat Offender: No

Location Address: 266 BERMUDA RD Tax ID #: 2113200320000

Owner(s): OSCAR L DAVIS

DAVIS TOMMY LEE 266 BERMUDA RD TALLAHASSEE FL 32312

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8396 8864 88

TCE250049 NOV/NOH INITIAL OSCAR L DAVIS & DAVIS TOMMY LEE 266 BERMUDA RD TALLAHASSEE FL 32312-2302

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



January 17, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

B.R.E.S. PROPERTY MANAGEMENT LLC 1310 CROSS CREEK CIR STE C2 TALLAHASSEE FL 32301

Respondent

Case No.: **TCE242249**

Location of Violation: 2012 HILLSBOROUGH ST

Tax ID #: 410270 C0030

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



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

Case No.: **TCE242249**



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**

Initial Inspection Date: 10/10/2024 Case No.: TCE242249

Tax Identification Number: 410270 C0030 Repeat Offender: Yes

Violation Address: 2012 HILLSBOROUGH ST

Owner(s):

B.R.E.S. PROPERTY MANAGEMENT LLC 1310 CROSS CREEK CIR STE C2 TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

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

Corrective Actions Required:

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8397 1606 86

TCE242249 NOV/NOH INITIAL B.R.E.S. PROPERTY MANAGEMENT LLC STE C2 1310 CROSS CREEK CIR TALLAHASSEE FL 32301-8063

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

City of Tallahassee Housing and Community Resilience Code Enforcement Division

Case No. TCE250164

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

Tallahassee Land Development Code

Property: 2726 N MONROE ST, TALLAHASSEE, FLORIDA

Owner: 2726 TALLAHASSEE LODGING LLC

2726 N MONROE ST

TALLAHASSEE FL 32303

EMERGENCY BOARD & SEAL ORDER

This matter is before the Enforcement Official based on a notice of violation being issued to the above-identified owner for the subject property being in violation of the Dangerous Building Code, Chapter 3, Article X, Section 3-541 and Chapter 1, Section 1-2(10) of The City of Tallahassee Land Development Code. Based on the Enforcing Official's review of the entire case for 2726 N MONROE ST, Tallahassee, Florida, 2114204230000 the following findings are hereby made:

2726 TALLAHASSEE LODGING LLC is the owner of the subject property and the notice of violation was sent to the last known mailing address of 2726 TALLAHASSEE LODGING LLC 2726 N MONROE ST TALLAHASSEE FL 32303, via certified mail and was also posted at the property address listed at 2726 N MONROE ST Tallahassee, Florida. The property, which is the subject of this proceeding, is identified as Leon County Tax Parcel 2114204230000.

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

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

DONE AND ORDERED in the City of Tallahassee, Leon County, Florida on 1-17-2025.

Adam Jacobs, as Chief Sustainability

& Resilience Officer

USPS CERTIFIED MAIL



9214 8901 9403 8397 1961 59

TCE250164 NOV NOH DB 2726 TALLAHASSEE LODGING LLC 2726 N MONROE ST TALLAHASSEE FL 32303-4030

Return Reference Number: Username: Bonita Paige

Custom 1:

Custom 2: Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



January 17, 2025

CITY OF TALLAHASSEE

Petitioner,

VS.

2726 TALLAHASSEE LODGING LLC 2726 N MONROE ST TALLAHASSEE FL 32303

Respondent

Case No.:

TCE250164

Location of Violation:

2726 N MONROE ST

Tax ID #:

2114204230000

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 03/04/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division Attachment



Code Officer: Lesa Vause

Case #: TCE250164

Initial Inspection Date:

01/17/2025

Repeat Offender:

Location Address: 2726 N MONROE ST

Tax ID #: 2114204230000

Owner(s): 2726 TALLAHASSEE LODGING LLC

2726 N MONROE ST **TALLAHASSEE FL 32303**

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

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within four (4) days of receipt of this notice.

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 TLDC, Chapter 3, Article VIII, Section 3-434(b), Swimming Pool Maintenance
- 4 IPMC, Swimming Pools, Spas and Hot Tubs, 303.2 Enclosures
- 5 IPMC, Exterior Structure, 304.15 Doors
- 6 IPMC, General, 301.3 Vacant Structures and Land
- 7 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- Remove all trash, litter, and debris from the entire property.
- Remove household items, building material, building rubbish, or similar items from the exterior of the property.
- Ensure swimming pools are maintained in a clean and sanitary condition and in good repair.
- Ensure swimming pools, hot tubs, and spas are surrounded by a fence or barrier, not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool, with self-closing and self-latching gate(s) or door(s).
- Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure.

Case No.: TCE250164

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

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

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

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

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

DANGEROUS BUILDING NOTICE

Address: 2726 N MONROE ST

CE Case No.: **TCE250164**

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

Enforcing Official, Code Enforcement

1/19/2025

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