



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

DIXON SADIE

1404 N RANDOLPH CIR

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE240226**

Location of Violation: **1404 N RANDOLPH CIR**

Tax ID #: **111730 V0360**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/04/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

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

Case No.: **TCE240226**

Tax Identification Number: **111730 V0360**

Repeat Offender: **No**

Violation Address: **1404 N RANDOLPH CIR**

Owner(s):

DIXON SADIE
1404 N RANDOLPH CIR
TALLAHASSEE FL 32308

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Remove all damaged building materials from the roof and garage area that were damaged by the fallen tree. Repair the roof, siding, walls, and windows with good material.

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

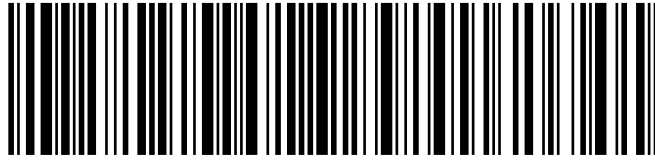
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8355 6456 68

TCE240226 NOV/NOH INITIAL
DIXON SADIE
1404 N RANDOLPH CIR
TALLAHASSEE FL 32308-0722

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BARKER ROGER E

3072 HUNTINGTON WOODS

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240500**

Location of Violation: **3072 HUNTINGTON WOODS BLVD**

Tax ID #: **2116080000020**

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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**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **03/27/2024**

Case No.: **TCE240500**

Tax Identification Number: **2116080000020**

Repeat Offender: **No**

Violation Address: **3072 HUNTINGTON WOODS BLVD**

Owner(s):

BARKER ROGER E
3072 HUNTINGTON WOODS
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 - Exterior Structure
304.6 Exterior walls.
304.13 Window, skylight and door frames.
304.15 Doors.
- 2** IPMC Chapter 3, Section 305 - Interior Structure
305.3 Interior surfaces.
- 3** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 4** IPMC Chapter 7, Section 704 - Fire Protection Systems
- 5** IPMC Section 607 Duct systems
607.1 General.
607.2 Clothes dryer exhaust duct system maintenance.
- 6** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 7** IPMC Chapter 6, Section 602 - Heating Facilities
602.2 Residential occupancies.
602.3 Heat supply.

Corrective Actions Required:

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

Ensure every window, skylight, door and frame are maintained in a sound condition, good repair and weathertight.

Ensure that all exterior doors, door assemblies, operator systems if provided, and hardware are maintained in good condition.

There has been a partial deconstruction of the exterior walls in anticipation of replacing the exterior siding. Complete the repair of the exterior walls as required to the applicable building code. Ensure that the current building permit for replacing the siding includes all of the work that you are doing or intend to complete. Additional permitting may be required.

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

Ensure all interior surfaces, including windows and doors, are maintained in a good, clean and sanitary condition. Repair, or remove all peeling, chipping, flaking or abraded paint as required. Repair cracked or loose plaster, decayed wood and other defective surface conditions as required to the applicable building codes. Repair all water damage in/on the walls of the garage, hall bathroom, living room, by the sliding glass doors, in the kitchen (floors, walls and ceiling), and by the front door. Locate the cause of the water incursion into the unit and repair the or replace the damaged drywall or other wall coverings, and cabinetry as required to the applicable building codes. A building permit and a licensed contractor may be required. Repair or replace all damaged flooring and trim as required. Repair all other water damage. Provide a protective coating on all unprotected surfaces, including repairs.

- 3 Ensure all electrical equipment, wiring, and appliances are properly installed and maintained in a safe and approved manner. The dropline for electrical service to the house cable support has been disconnected to allow room to install the new siding and is too low to the ground. Ensure that the dropline is correctly re-attached to the house per the applicable building codes.

- 4 The following violation requires your immediate attention: There were no smoke alarms in the bedrooms. Install a smoke alarm in each room used for sleeping purposes. Leave the existing smoke alarms in place at their current locations. Be prepared to demonstrate that all of the smoke alarms are fully functional.

- 5 Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

Ensure that the lint trap, mechanical and heating components, and the exhaust duct system of a clothes dryer undergoes periodic removal of accumulations of lint in accordance with the manufacturer's operating instructions to prevent obstruction of exhaust air and products of combustion.

Ensure that the dryer exhaust system terminates on the outside of the building and is fully functional. A building permit and a licensed contractor may be required to re-locate the dryer exhaust.

- 6 Ensure that all appliances are fully functional.

The clothes dryer is not functioning. Repair or replace the clothes dryer as required and ensure that it is fully functional.

The HVAC unit is not functioning. Locate the cause and repair as required. Ensure that the air conditioner and the heater are fully functional.

- 7 Ensure dwellings have heating facilities capable of maintaining a room temperature of 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms based on the winter outdoor design temperature for the locality indicated in Appendix D of the International Plumbing Code. Cooking appliances shall not be used, nor shall portable unvented fuel-burning space heaters be used, as a means to provide required heating. The installation of one or more portable space heaters shall not be used to achieve compliance with this section.

Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat.

Ensure that the HVAC unit is capable of supplying the required amount of heat to maintain the required temperature in all habitable spaces as required.

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

USPS CERTIFIED MAIL



9214 8901 9403 8355 6557 35

TCE240500 NOV/NOH INITIAL
BARKER ROGER E
3072 HUNTINGTON WOODS BLVD
TALLAHASSEE FL 32303-2527

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 05, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BUSH SHELBY LEAH & BUSH JOHN L

103 BARBARA ST

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240352**

Location of Violation: **103 BARBARA ST**

Tax ID #: **213565 C0020**

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

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Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

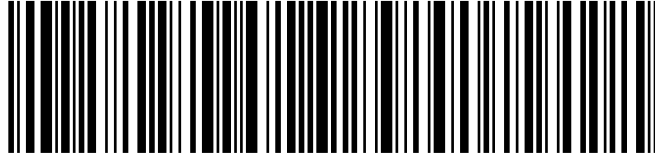
Jency Probert

Code Enforcement Division

Attachment

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

USPS CERTIFIED MAIL



9214 8901 9403 8356 0857 46

TCE240352 NOV/NOH INITIAL
BUSH SHELBY LEAH & BUSH JOHN L
103 BARBARA ST
TALLAHASSEE FL 32304-3631

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

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

Case No.: **TCE240352**

Tax Identification Number: **213565 C0020**

Repeat Offender: **No**

Violation Address: **103 BARBARA ST**

Owner(s):

BUSH SHELBY LEAH & BUSH JOHN L
103 BARBARA ST
TALLAHASSEE FL 32304

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas
302.1 Sanitation.

Corrective Actions Required:

- 1** Ensure that the exterior property and premises are maintained in a clean, safe and sanitary condition. Remove all trash and debris from the property. Empty standing water from containers and other items that are holding rain water. Repair or remove items that are in disrepair from your yard.

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs. BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;
BPX PARKWAY TIC 3 LLC
45 BAYVIEW AVE
INWOOD NY 11096

Respondent

Case No.: **TCE232874**

Location of Violation: **2855 APALACHEE PKWY APT 126B**

Tax ID #: **3104204290000**

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TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **11/30/2023** Case No.: **TCE232874**
Tax Identification Number: **3104204290000** Repeat Offender: **No**
Violation Address: **2855 APALACHEE PKWY APT 126B**

Owner(s):
BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;
BPX PARKWAY TIC 3 LLC
45 BAYVIEW AVE
INWOOD NY 11096

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or the occupied spaces of the building. All sidings material shall be kept in repair.

Repair the exterior wall, roof, and any other conditions which is causing rain or dampness to the interior portions of the walls and ceiling in the master's bedroom and bathroom, and the common bathroom.

Reference to APT 126B.

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

All peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered and all cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected on the living room's ceiling, the master's bedroom and bathroom ceiling, and the common bathroom's ceiling.

Reference to APT 126B.

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

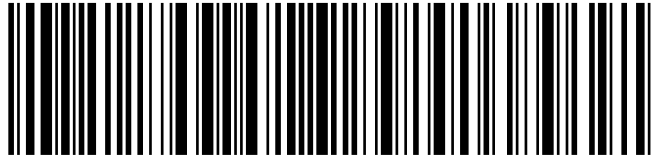
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8356 7394 65

TCE232874 NOV/NOH INITIAL
BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC;
BPX PARKWAY TIC 2 LLC; BPX PARKWAY TIC 3 LLC
45 BAYVIEW AVE
INWOOD NY 11096-2210

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

SP SUNRISE LP

31899 DEL OBISPO ST STE 150

SAN JUAN CAPISTRANO CA 92675

Respondent

Case No.: **TCE240060**

Location of Violation: **2525 TEXAS ST APT C109**

Tax ID #: **3107202950000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **06/04/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

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

Case No.: **TCE240060**

Tax Identification Number: **3107202950000**

Repeat Offender: **No**

Violation Address: **2525 TEXAS ST APT C109**

Owner(s):

SP SUNRISE LP
31899 DEL OBISPO ST STE 150
SAN JUAN CAPISTRANO CA 92675

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 Exterior Structure.
304.13 Window, skylight and door frames.
- 2** IPMC Chapter 3, Section 305 Interior Structure.
- 3** IPMC Chapter 5, Section 505 Water System.
505.4 Water heating facilities.

Corrective Actions Required:

- 1** Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight. There is light visible around the living room door. Ensure that all of the door seals are in place for all exterior doors and that the doors, door hardware, and door seals are fully functional and that the doors are weather tight. Ensure that all of the windows, window hardware, and window seals are fully functional and that the windows are weather tight.
- 2** The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There is loose flooring throughout the unit. Re-attach the flooring as required throughout the unit. Ensure that the flooring is properly secured to the sub-floor.

The tenant complained about there being mold in the bathroom. Locate the cause and repair the wall or ceiling as required to the applicable building code. Ensure that the exhaust fan is capable of removing the proper quantity of air/moisture from the bathroom.

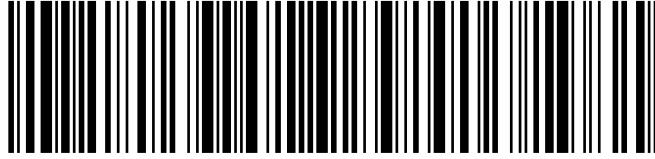
- 3 At the time of re-inspection the water temperature at the kitchen sink was between 104 and 106 degrees Fahrenheit after 10 minutes the water temperature remained between 104 and 106 degrees Fahrenheit. Water heating facilities shall be properly installed, maintained and capable of providing an adequate amount of water to be drawn at every required sink, lavatory, bathtub, shower and laundry facility at a temperature not less than 110°F (43°C). Locate the cause of the water heater not producing enough hot water. Adjust the temperature and/or repair the water heater as required to the applicable building code. Ensure that the water heater is capable of providing and producing enough hot water as required.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8356 7514 98

TCE240060 NOV/NOH INITIAL
SP SUNRISE LP
STE 150
31899 DEL OBISPO ST
SAN JUAN CAPO CA 92675-3244

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ROBINSON ERIKA C & ROBINSON JAMES G JR

2400 FRED SMITH RD #204

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240449**

Location of Violation: **2400 FRED SMITH RD APT 204**

Tax ID #: **2123220002040**

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **03/28/2024**

Case No.: **TCE240449**

Tax Identification Number: **2123220002040**

Repeat Offender: **No**

Violation Address: **2400 FRED SMITH RD APT 204**

Owner(s):

ROBINSON ERIKA C & ROBINSON JAMES G JR
2400 FRED SMITH RD #204
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 Exterior Property Areas.
302.1 Sanitation.
- 2** IPMC Chapter 3, Section 304 Exterior Structure.
304.13 Window, skylight and door frames.
- 3** IPMC Chapter 3, Section 305 Interior Structure.
305.4 Stairs and walking surfaces.
305.6 Interior doors.
305.3 Interior surfaces.
- 4** IPMC Chapter 3, Section 309 Pest Elimination.
309.1 Infestation.
- 5** IPMC Chapter 7, Section 704 Fire Protection Systems.
704.6 Single- and multiple-station smoke alarms.
- 6** IPMC Chapter 6, Section 605 Electrical Equipment.
605.1 Installation.
- 7** IPMC Chapter 6, Section 607 Duct Systems.
607.1 General.

Corrective Actions Required:

- 1 Exterior property and premises shall be maintained in a clean, safe and sanitary condition. Remove all trash and debris from behind the buildings.
- 2 The back door frame is in disrepair and vegetative material is growing out of it. Repair the back door frame as required to the applicable building code. Ensure that the back door, door hardware, and the door seal is fully functional. The front door bottom corner has rotted away. Repair or replace the front door as required. Ensure that the front door, door hardware, and door seal is fully functional. Ensure all of the exterior doors are weather tight.

Ensure that all of the windows, window hardware, and window seals are fully functional and that the windows are weather tight. Ensure all openable windows are equipped with a properly fitting window screen.
- 3 The carpeting in the first floor bedroom has separated from the carpet tact strip. Reinstall the carpeting and install a transition strip between the two flooring materials.

There are sections of the carpeting upstairs that are in disrepair. Repair or replace the damaged carpeting as required. Install transition strips where required.

There are damaged and missing closet doors upstairs. Repair or replace the damaged closet doors as required. Ensure that the closet doors are fully functional.

There is water damage under the kitchen sink cabinet. Locate the cause of the leak and repair the leak and all of the water damage as required.
- 4 Insects were noted at the time of inspection. Ensure that the unit is free from insect and rodent infestation. Exterminate all insects or rodents that are found in the unit. Provide this office with documentation as to what was done and what will be done to prevent re-infestation.
- 5 The smoke alarm on the first floor is 'chirping' and the alarm needs to be serviced. Ensure that all of the smoke alarms are fully functional and less than 10 years old. Be prepared to demonstrate that all of the smoke alarms are fully functional.
- 6 In the north bedroom on the east wall the receptacle is loose. Repair or replace the receptacle as required. Ensure that all of the receptacles in the unit are fully functional.
- 7 There are HVAC duct covers that are dirty. Locate the cause and clean and service the duct covers as required. Clean the ductwork if required. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8356 7649 79

TCE240449 NOV/NOH INITIAL
ROBINSON ERIKA C & ROBINSON JAMES G JR
APT 204
2400 FRED SMITH RD
TALLAHASSEE FL 32303-1641

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BASSIN ROY BRADLEY

1314 DURA CIR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE240262**

Location of Violation: **1310 DURA CIR**

Tax ID #: **212870000810**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **02/09/2024**

Case No.: **TCE240262**

Tax Identification Number: **2128700000810**

Repeat Offender: **No**

Violation Address: **1310 DURA CIR**

Owner(s):

BASSIN ROY BRADLEY
1314 DURA CIR
TALLAHASSEE FL 32304

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 - Exterior Property Areas.
302.1 Sanitation.
302.4 Weeds.
- 2** IPMC Chapter 7, Fire Safety Requirements, Section 702 - Means of Egress

Corrective Actions Required:

- 1** Ensure the exterior property and premises is maintained in a clean, safe, and sanitary condition. Remove all of the trash and debris from the property. Store items designed for interior use inside (buckets, appliances, interior furniture, or the like).

Cut all high weeds and grass over twelve inches in height.
- 2** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Ensure there is a 36 inch wide pathway from the exterior door on the front porch to the public way. Ensure that there is a clear pathway from any point in the building to the public way. Clear the appropriate 36 inch wide unobstructed pathways as required.

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

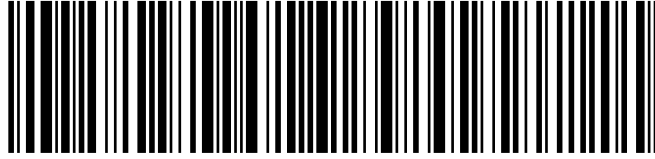
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Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

USPS CERTIFIED MAIL



9214 8901 9403 8357 1637 02

TCE240262 NOV/NOH INITIAL
BASSIN ROY BRADLEY
1314 DURA CIR
TALLAHASSEE FL 32304

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HATIM ABDUL & HATIM KHALEDA

2097 CRESTDALE DR

TALLAHASSEE FL 32308-5845

Respondent

Case No.: **TCE240351**

Location of Violation: **2327 PARROT LN**

Tax ID #: **2121860000510**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Jency Probert

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **03/06/2024**

Case No.: **TCE240351**

Tax Identification Number: **2121860000510**

Repeat Offender: **No**

Violation Address: **2327 PARROT LN**

Owner(s):

HATIM ABDUL & HATIM KHALEDA
2097 CRESTDALE DR
TALLAHASSEE FL 32308-5845

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

Code(s) in Violation:

Land Development Code

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

Corrective Actions Required:

- 1** Remove the dead tree from your property and all associated tree debris.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8357 1908 45

TCE240351 NOV/ NOH INITIAL
HATIM ABDUL & HATIM KHALEDA
2097 CRESTDALE DR
TALLAHASSEE FL 32308-5845

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

Postage: \$7.3600