

**CODE ENFORCEMENT  
NOTICE OF HEARING POSTINGS  
FOR THE  
AUGUST 1, 2023  
CODE MAGISTRATE HEARING**

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division  
AFFIDAVIT OF POSTING**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

Case No. **TCE230733**

Owner(s): **HAKIM BASEM S**

Violation Address: **2403 COUNTRY CLUB DR**

I, Benita Paiz, City of Tallahassee, Code Enforcement Division, hereby state that on 5/18/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="checkbox"/> Notice of Hearing / Initial CM	<input type="checkbox"/> Code Magistrate Order Initial	<input type="checkbox"/> Board / Seal Order
<input type="checkbox"/> Notice of Hearing / Final CM	<input type="checkbox"/> Code Board Order Initial	<input type="checkbox"/> Order to Vacate
<input type="checkbox"/> Notice of Hearing / Initial CB	<input type="checkbox"/> Code Magistrate Order Final	<input type="checkbox"/> Dangerous Building Placard
<input type="checkbox"/> Notice of Hearing / Final CB	<input type="checkbox"/> Code Board Order Final	

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5/18/2023
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Benita Paiz  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of May, 2023 (year), by Denise Garrett (name of person acknowledging) by Benita Paiz, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 18, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

HAKIM BASEM S  
2838 WHITTINGTON DR  
TALLAHASSEE FL 32309  
Respondent

Case No.: **TCE230733**

Location of Violation: **2403 COUNTRY CLUB DR**

Tax ID #: **3107200020000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/01/2023** 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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850.891.3800  
TDD: TDD • talgov.com

JOHN L. DAILLY  
Mayor  
  
RUFUS GOARD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-1751  
850/891-0000  
100 711 • Talgov.com

JOHN L. DAVIS  
Mayor  
  
RUSTY GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Elect  
  
CASSANDRA JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

TERLMY MATLOW  
Commissioner



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**  
Initial Inspection Date: **04/17/2023** Case No.: **TCE230733**  
Tax Identification Number: **3107200020000** Repeat Offender: **No**  
Violation Address: **2403 COUNTRY CLUB DR**

Owner(s):

HAKIM BASEM S  
2838 WHITTINGTON DR  
TALLAHASSEE FL 32309

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

Code(s) in Violation:

**Code of General Ordinances**

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

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**
- 2 Remove all trash, litter and debris from 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.

Housing and Community Resilience

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Code Enforcement Division

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE230506

Owner(s): HOME HARMONY REAL ESTATE LLC

Violation Address: 1420 MELVIN ST APT # 2

Parcel: 410136 A0180

I, SIR'TERIA HENDERSON, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on 6-27-23, I personally received a copy of the following documents for the above-referenced property

- Notice of Violation/ Notice of Hearing
Notice of Violation
Lot Mowing
Demolition
Dangerous Building Placard
Notice of Hearing
Initial Hearing
Final Hearing
Reconsideration Hearing
Other:
Code Board/Magistrate Order
Initial Order
Final Order
Boarding & Sealing Order
Emergency Board & Seal Order
Order to Vacate

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6-27-23

Posted at the violation address listed above on

Hand served to at the violation address listed above on

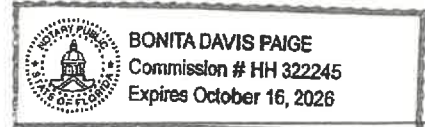
[Signature]

AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 6/27/2023, by SIR'TERIA HENDERSON, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

[Signature]
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



CITY OF  
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE  
FINAL NOTICE OF HEARING

June 27, 2023

HOME HARMONY REAL ESTATE LLC  
2010 EL CAMINO UNIT #358  
SANTA CLARA CA 95050

Re: CASE NUMBER TCE230506  
LOCATION: 1420 MELVIN ST APT # 2  
Tax I.D. #(s): 410136 A0180

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 06/06/2023. This final hearing will be held on August 1, 2023 at 1:00 pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 07/25/2023 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.

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

JOHN F. DAILEY  
Mayor  
  
RENEE GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner

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

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

Sincerely,

*Martin Aterresagasti*

Code Enforcement Division

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

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

JOHN E. DAILEY  
Mayor  
  
REESE GOAD  
City Manager

DIANNI WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner





## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **03/06/2023**

Case No.: **TCE230506**

Tax Identification Number: **410136 A0180**

Repeat Offender: **No**

Violation Address: **1420 MELVIN ST APT #2**

Owner(s):

HOME HARMONY REAL ESTATE LLC  
2010 EL CAMINO UNIT #358  
SANTA CLARA CA 95050

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

Code(s) in Violation:

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

- 1 IPMC Chapter 3, Section 305 ~ Interior Structure
- 2 IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 3 IPMC Chapter 7, Section 704 ~ Fire Protection Systems
- 4 IPMC Chapter 3, Section 309 ~ Pest Elimination

Corrective Actions Required:

- 1 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.  
Replace all damaged interior doors , repair all holes and flaking paint on walls and ceilings .
- 2 Repair or Replace hot water heater within 5 days.
- 3 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

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

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

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

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

JOHN L. DAILY  
Mayor

DIANNE WILLIAMS-COX  
Mayor Pro Tem

JACQUELINE "JACK" PORTER  
Commissioner

CURTIS RICHARDSON  
Commissioner

JEREMY MALLOW  
Commissioner

RENE GOAD  
City Manager

CASSANDRA K JACKSON  
City Attorney

JAMES O. COOK, IV  
City Treasurer-Clerk

DENNIS R. SUTTON  
Inspector General

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230681**

Owner(s): **KESAJO INC**

Violation Address: **618 palm beach**

Parcel: **4101700000R0**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on 6/27/23, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Violation/ Notice of Hearing	<input type="radio"/> Notice of Hearing	<input type="radio"/> Code Board/Magistrate Order
<input type="radio"/> Notice of Violation	<input type="radio"/> Initial Hearing	<input type="radio"/> Initial Order
<input type="radio"/> Lot Mowing	<input type="radio"/> Final Hearing	<input type="radio"/> Final Order
<input type="radio"/> Demolition	<input type="radio"/> Reconsideration Hearing	<input type="radio"/> Boarding & Sealing Order
<input type="radio"/> Dangerous Building Placard	<input type="radio"/> Other: _____	<input type="radio"/> Emergency Board & Seal Order
		<input type="radio"/> Order to Vacate

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6-27-2023

Posted at the violation address listed above on \_\_\_\_\_

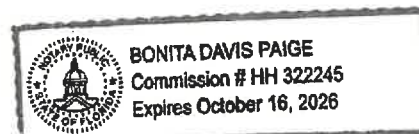
Hand served to \_\_\_\_\_ at the violation address listed above on

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 6/27/23, by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification and who did take an oath.

Bonita Davis Paige  
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

June 27, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

KESAJO INC  
433 CANOPY LN  
QUINCY FL 32351

Respondent

Case No.: **TCE230681**

Location of Violation: **618 palm beach**  
Tax ID #: **4101700000R0**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/01/2023** 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 HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN F. DAILEY Mayor	DIANNI WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division

CITY HALL 300 South Adams Street Tallahassee, FL 32301-4731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	BLANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	WILLIAM GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. LOUKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**  
Initial Inspection Date: **04/04/2023** Case No.: **TCE230681**  
Tax Identification Number: **4101700000R0** Repeat Offender: **No**  
Violation Address: **618 palm beach**  
Owner(s):  
**KESAJO INC**  
**433 CANOPY LN**  
**QUINCY FL 32351**

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

Code(s) in Violation:

#### **Land Development Code**

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

Corrective Actions Required:

- 1 Remove Dead Tree and all tree debris from property.**

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

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

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

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32309-1731  
850-891-0000  
TDD: 711 • [talgov.com](http://talgov.com)

JOHN J. DAILEY  
Mayor  
RENEE GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
JAMES O. COOKE, IV  
City Treasurer/Clerk

CURTIS RICHARDSON  
Commissioner  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231166**

Owner(s): **SAIB YASEMIN CHILDRENS REVOCABLE TRUST  
YASEMIN SAIB TRUSTEE**

Violation Address: **540 W BREVARD ST**

I, Bonita Paige, City of Tallahassee, Code Enforcement Division, hereby state that on 6/1/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="checkbox"/> Notice of Hearing / Initial CM	<input type="checkbox"/> Code Magistrate Order Initial	<input type="checkbox"/> Board / Seal Order
<input type="checkbox"/> Notice of Hearing / Final CM	<input type="checkbox"/> Code Board Order Initial	<input type="checkbox"/> Order to Vacate
<input type="checkbox"/> Notice of Hearing / Initial CB	<input type="checkbox"/> Code Magistrate Order Final	<input type="checkbox"/> Dangerous Building Placard
<input type="checkbox"/> Notice of Hearing / Final CB	<input type="checkbox"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6/1/2023

Posted at the violation address listed above on \_\_\_\_\_

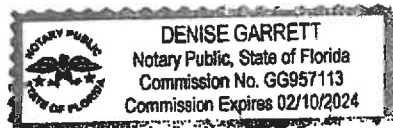
Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Bonita Paige  
\_\_\_\_\_  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of June, 2023 (year), by Denise Garrett (name of person acknowledging) by Bonita Paige, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
\_\_\_\_\_  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

June 01, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs. SAIB YASEMIN CHILDRENS REVOCABLE TRUST  
YASEMIN SAIB TRUSTEE

3420 WASHINGTON LN  
COOPER CITY FL 33026

Respondent

Case No.: **TCE231166**

Location of Violation: **540 W BREVARD ST**

Tax ID #: **212528000070**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/01/2023** 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 HALL 300 South Adams Street Tallahassee, FL 32301-1711 850-891-0000 (800) 711 • Talgov.com	JOHN C. DAILEY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	KEESE GOAD City Manager	CASSANDRA R. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	





CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division Attachment

Table with 6 columns: City Hall, Mayor, Mayor Pro Tem, Commissioner, Commissioner, City Manager, City Attorney, City Treasurer-Clerk, Inspector General.



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Angela Land** Permit No.: **NA**  
Initial Inspection Date: **05/30/2023** Case No.: **TCE231166**  
Tax Identification Number: **2125280000070** Repeat Offender: **No**  
Violation Address: **540 W BREVARD ST**

Owner(s):

SAIB YASEMIN CHILDRENS REVOCABLE TRUST YASEMIN SAIB TRUSTEE  
3420 WASHINGTON LN  
COOPER CITY FL 33026

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

Code(s) in Violation:

**Land Development Code**

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

Corrective Actions Required:

- 1 Remove all trash, litter and debris from entire property and continue to maintain daily.

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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-1734  
850-891-0000  
TDD: 711 • Talgov.com

JOHN F. DAILEY  
Mayor  
RUFUS L. MANN  
City Manager

JOSEPH WILLIAMS-COX  
Municipal Judge  
CHRISTOPHER JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231019**

Owner(s): **SEMINOLE 769 INVESTMENTS LLC**

Violation Address: **769 CALIFORNIA ST**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 5-10-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5-10-2023

Posted at the violation address listed above on \_\_\_\_\_

Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10<sup>th</sup> day of May, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC





CITY OF TALLAHASSEE

POSTED CITY HALL

MAY 10, 2023

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 10, 2023

CITY OF TALLAHASSEE
Petitioner,

vs.

SEMINOLE 769 INVESTMENTS LLC
PO BOX 941
INDIAN ROCKS BEACH FL 33785
Respondent

Case No.: TCE231019

Location of Violation: 769 CALIFORNIA ST

Tax ID #: 212680 C0050

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,  
Angela Land  
Code Enforcement Division

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 1005 711 • Tallahassee.com	JOHN E. DAILY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Angela Land** Permit No.: **NA**  
Initial Inspection Date: **05/09/2023** Case No.: **TCE231019**  
Tax Identification Number: **212680 C0050** Repeat Offender: **No**  
Violation Address: **769 CALIFORNIA ST**

**Owner(s):**

SEMINOLE 769 INVESTMENTS LLC  
PO BOX 941  
INDIAN ROCKS BEACH FL 33785

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**

- Chapter 9, Article III- Offensive Accumulations & Growth

**Corrective Actions Required:**

- Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain.

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

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

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

JOHN E. DALEY  
Mayor  
KEITH G. GARD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE JACKSON  
Commissioner  
JAMES O. COOKE, IV  
City Treasurer-Clerk

DEBBIE RICHARDSON  
Commissioner  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230979**

Owner(s): **COLSON MAURICE**

Violation Address: **1809 AARON RD**

I, Denise Garnett, City of Tallahassee, Code Enforcement Division, hereby state that on 5-23-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="checkbox"/> Notice of Hearing / Initial CM	<input type="checkbox"/> Code Magistrate Order Initial	<input type="checkbox"/> Board / Seal Order
<input type="checkbox"/> Notice of Hearing / Final CM	<input type="checkbox"/> Code Board Order Initial	<input type="checkbox"/> Order to Vacate
<input type="checkbox"/> Notice of Hearing / Initial CB	<input type="checkbox"/> Code Magistrate Order Final	<input type="checkbox"/> Dangerous Building Placard
<input type="checkbox"/> Notice of Hearing / Final CB	<input type="checkbox"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5-23-2023

Posted at the violation address listed above on \_\_\_\_\_

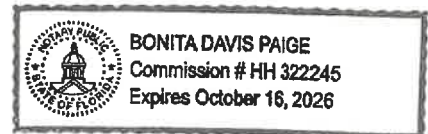
Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garnett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23<sup>rd</sup> day of May, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garnett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 23, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

COLSON MAURICE  
1809 AARON RD  
TALLAHASSEE FL 32303  
Respondent

Case No.: **TCE230979**

Location of Violation: **1809 AARON RD**

Tax ID #: **212270 C0080**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 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 HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Angela Land*

Code Enforcement Division

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN DAILY Mayor	DIANNI WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	REESE GOAD City Manager	CASSANDRA R. JACKSON City Attorney	JAMES O. COOKE IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



CITY OF  
TALLAHASSEE

Housing and Community Resilience  
Code Enforcement

Notice of Violation

Code Officer: <b>Angela Land</b>	Permit No.: <b>NA</b>
Initial Inspection Date: <b>05/03/2023</b>	Case No.: <b>TCE230979</b>
Tax Identification Number: <b>212270 C0080</b>	Repeat Offender: <b>No</b>
Violation Address: <b>1809 AARON RD</b>	
Owner(s):	
COLSON MAURICE	
1809 AARON RD	
TALLAHASSEE FL 32303	

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

Code(s) in Violation:

**Land Development Code**

- 1 TLDC Chapter 3, Section 3-401 - Fences & Walls,
- 2 TLDC Chapter 3, Section 3-432, 3-433 & 3-434 - Swimming Pools

Corrective Actions Required:

- 1 Repair the fence/wall that is in disrepair and continue to have free from defects to secure
- 2 Maintain Swimming Pool, Equipment and Perimeter Fence. Pool must be free from all defects and work properly keeping water clean and clear at all times.

**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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-1730  
850-891-0000  
TDD: 711 • Talgov.com

JOHN J. DAILEY  
Mayor  
  
KEITH GUNDT  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230923**

Owner(s): **WILLIAMS COMM INC**

Violation Address: **1213 W THARPE ST**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 4-27-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-27-2023

Posted at the violation address listed above on \_\_\_\_\_

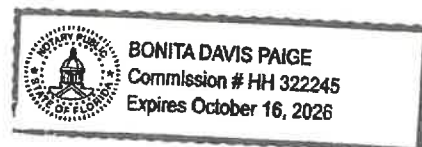
Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27<sup>th</sup> day of April, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC





CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 27, 2023

CITY OF TALLAHASSEE

Petitioner,

vs.

WILLIAMS COMM INC
5046 TENNESSEE CAPITAL BLVD
TALLAHASSEE FL 32303

Respondent

Case No.: TCE230923

Location of Violation: 1213 W THARPE ST

Tax ID #: 2126200780000

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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

Table with 6 columns: City Hall, Mayor, Mayor Pro Tem, Commissioner, City Manager, City Attorney, City Treasurer-Clerk, Inspector General, Commissioner.



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land
Code Enforcement Division

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Angela Land**

Permit No.: **NA**

Initial Inspection Date: **04/26/2023**

Case No.: **TCE230923**

Tax Identification Number: **2126200780000**

Repeat Offender: **No**

Violation Address: **1213 W THARPE ST**

Owner(s):

**WILLIAMS COMM INC  
5046 TENNESSEE CAPITAL BLVD  
TALLAHASSEE FL 32303**

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

Code(s) in Violation:

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

**1 Chapter 9, Section 9-153 – Graffiti Prohibited**

**Code of General Ordinances**

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

Corrective Actions Required:

- 1** It shall be a violation for any owner to permit or allow graffiti to remain on the property (permanent or non-permanent structure). Graffiti shall mean the defacement or the unauthorized inscription, marking, tagging, scratching, etching or painting. Remove graffiti from structure and continue to maintain.
- 2** Mow lawn removing all high grass, weeds and overgrowth around structure and continue to maintain.

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

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

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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-3131  
(850) 891-0900  
1000 • Tallahassee

JAMES L. DAILEY  
Mayor  
  
ROBERT WATSON  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
  
ALEXANDRA K. JACKSON  
City Attorney

QUENLIN "JACK" PORTER  
Commissioner  
  
JAMES J. COOPER, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231055**

Owner(s): **DUVAL FIRST CORPORATION**

Violation Address: **VL #2116206010000 R of 3052 Huntington**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 5-31-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM <b>AMENDED HEARING DATE</b>	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5-31-2023

Posted at the violation address listed above on \_\_\_\_\_

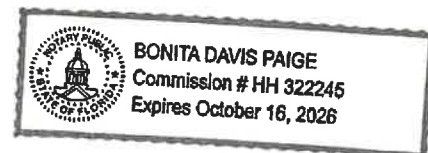
Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31<sup>st</sup> day of May, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC







**CITY OF  
TALLAHASSEE**

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

**May 31, 2023**

**DUVAL FIRST CORPORATION  
2255 CRESCENT DR  
MOUNT DORA FL 32757**

Re: CASE NUMBER    **TCE231055**  
LOCATION:              **VL #2116206010000 R of 3052 Huntington**  
Tax ID #:                **2116206010000**

**AMENDED HEARING DATE**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 08/01/2023 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.** Please be advised that social distancing measures and masks will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

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

**All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 07/19/20223 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.**

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

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

Sincerely,

*Angela Land*

Code Enforcement Division

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

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

JOHN E. DAILEY  
Mayor  
  
REESE GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: <b>Angela Land</b>	Permit No.: <b>NA</b>
Initial Inspection Date: <b>05/10/2023</b>	Case No.: <b>TCE231055</b>
Tax Identification Number: <b>2116206010000</b>	Repeat Offender: <b>No</b>
Violation Address: <b>VL #2116206010000 R of 3052 Huntington</b>	

Owner(s):  
 DUVAL FIRST CORPORATION  
 2255 CRESCENT DR  
 MOUNT DORA FL 32757

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

Code(s) in Violation:

**Land Development Code**

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

Corrective Actions Required:

- 1 Remove all trash, litter and debris from entire property. Including easement area that is between 3052 and 3068 Huntington Woods and continue to maintain.

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

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

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 HALL  
 300 South Adams Street  
 Tallahassee, FL 32301-1431  
 850-891-0000  
 TDD: 711 • T: 850-891-7000

JOHN E. DAILEY  
 Mayor  
 REESE GOAD  
 City Manager

DYNNI WILLIAMS-COX  
 Mayor Pro Tem  
 CASSANDRA K. JACKSON  
 City Attorney

JACQUELINE "JACK" PORTER  
 Commissioner  
 JAMES CLAYTON  
 City Treasurer-Clerk

CURTIS RICHARDSON  
 Commissioner  
 DENNIS R. SUTTON  
 Inspector General

JEREMY MATLOW  
 Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230922**

Owner(s): **WILLIAMS KENNETH L & WILLIAMS BETTY J**

Violation Address: **1215 W THARPE ST**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 4-27-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-27-2023

Posted at the violation address listed above on \_\_\_\_\_

Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27<sup>th</sup> day of April, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC





CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 27, 2023

CITY OF TALLAHASSEE
Petitioner,

vs.

WILLIAMS KENNETH L & WILLIAMS BETTY J
5046 TENNESSEE CAPITAL BLVD
TALLAHASSEE FL 32303
Respondent

Case No.: TCE230922

Location of Violation: 1215 W THARPE ST

Tax ID #: 2126200770000

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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

Table with 6 columns: City of Tallahassee contact info, Donal Dahly (Mayor), Dianni Williams-Lox (Mayor Pro Tem), Jacqueline "Jack" Porter (Commissioner), Curtis Richardson (Commissioner), Jeremy Matlow (Commissioner), Reese Goad (City Manager), Cassandra K Jackson (City Attorney), James Cook IV (City Treasurer-Clerk), Denise Sutton (Inspector General).



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land  
Code Enforcement Division

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. HARTY Mayor	DIANNI WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	REESE CLOUD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES D. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Angela Land
Initial Inspection Date: 04/26/2023
Tax Identification Number: 2126200770000
Violation Address: 1215 W THARPE ST
Owner(s): WILLIAMS KENNETH L & WILLIAMS BETTY J
5046 TENNESSEE CAPITAL BLVD
TALLAHASSEE FL 32303
Permit No.: NA
Case No.: TCE230922
Repeat Offender: No

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 around structure and continue to maintain.

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

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

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 HALL
300 South Adams Street
Tallahassee, FL 32303-1731
850-891-0000
TDD: 711 • tal.gov.com

JOHN F. DAILEY
Mayor
REFSE GOAD
City Manager

JEANNE WILLIAMS-COX
Mayor Elect
CASSANDRA K. JACKSON
City Attorney

VAUGHN "JACK" PORTER
Commissioner
JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDS
Commissioner
DENNIS R. SUTTON
Inspector

JEREMY M. GIBSON
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230912**

Owner(s): **PARZYCH JEFFERY G & MTENGA PRIMUS V**

Violation Address: **1221 W THARPE ST**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 4-27-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-27-2023

Posted at the violation address listed above on \_\_\_\_\_

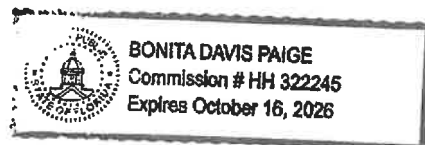
Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27<sup>th</sup> day of April, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC







**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 27, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

PARZYCH JEFFERY G & MTENGA PRIMUS V  
1221 W THARPE ST  
TALLAHASSEE FL 32303  
Respondent

Case No.: **TCE230912**

Location of Violation: **1221 W THARPE ST**

Tax ID #: **2126202010000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/01/2023** 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 HALL 300 South Adams Street Tallahassee, FL 32304-1734 850-891-0000 TDD: 711 • tal.gov.com	JOHN E. DAHLEY Mayor	DEANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	RENE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land  
Code Enforcement Division

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN J. DAHLY Mayor	DIANNI WILLIAMS-COX Mayor Pro-tem	JAQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Angela Land** Permit No.: **NA**  
Initial Inspection Date: **04/26/2023** Case No.: **TCE230912**  
Tax Identification Number: **2126202010000** Repeat Offender: **No**  
Violation Address: **1221 W THARPE ST**

**Owner(s):**

**PARZYCH JEFFERY G & MTENGA PRIMUS V  
1221 W THARPE ST  
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 Chapter 9, Section 9-153 – Graffiti Prohibited**

**Code of General Ordinances**

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

**Land Development Code**

- 3 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**
- 4 TLDC Chapter 3, Section 3-401 - Fences & Walls,**

**Corrective Actions Required:**

- 1 It shall be a violation for any owner to permit or allow graffiti to remain on the property (permanent or non-permanent structure). Graffiti shall mean the defacement or the unauthorized inscription, marking, tagging, scratching, etching or painting. Remove graffiti from structure.**
- 2 Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain.**
- 3 Remove all trash, litter and debris from property including tree debris and continue to**

- 4 Repair or remove the fence/wall that is in disrepair.

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

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

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  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850-891-0000  
TDD: 711 + talgov.com

JOHN E. DAILEY  
Mayor

REESE GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem

CASSANDRA K. JACKSON  
City Attorney

JACQUELINE JACKSON  
Commissioner

JAMES C. CLARK, JR.  
City Treasurer-Clerk

CURTIS RICHARDS  
Commissioner

DENNIS R. SULLIVAN  
Inspector General

JEREMY MATLOW  
Director of Code Enforcement

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231116**

Owner(s): **SIMMONS ROBERT K**

Violation Address: **3158 HUTTERSFIELD CIR**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 6-9-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6-9-2023

Posted at the violation address listed above on \_\_\_\_\_

Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of June, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

June 09, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

SIMMONS ROBERT K  
3158 HUTTERSFIELD CIR  
TALLAHASSEE FL 32303-1203  
Respondent

Case No.: **TCE231116**

Location of Violation: **3158 HUTTERSFIELD CIR**

Tax ID #: **211640 BB0300**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/01/2023 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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-1700  
850-891-0000  
TDD: 711 • Tspg@csip.org

JOHN E. DAWLEY  
Mayor  
RILEY GOARD  
City Manager

BLANNE WILLIAMS-COX  
Mayor Pro Tem  
CASSANDRA K. JACKSON  
City Attorney

AQUILINI JACK PORTER  
Commissioner  
JAMES O. COOKE IV  
City Treasurer/Clerk

CURTIS W. TARSON  
Commissioner  
DENNIS R. SUTTON  
Inspector General

TEREY MAULOV  
Commissioner



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Angela Land*

Code Enforcement Division

CITY HALL 700 South Adams Street Tallahassee, FL 32301-1733 850-891-0000 (10-71) • Talgov.com	JOHN E. DAHLIA Mayor	DEANNE WILKINSON Mayor Pro Tem	ARQUETTE "JACK" PORTER Commissioner	CHRIS RICHARDSON Commissioner	JEREMY MATTOW Commissioner
	LENE GARD City Manager	CASSANDRA S. JACKSON City Attorney	JAMES O. COOK, IV City Treasurer/Clk.	DENNIS R. SUTTON Inspector General	



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Angela Land Permit No.: NA
Initial Inspection Date: 05/23/2023 Case No.: TCE231116
Tax Identification Number: 211640 BB0300 Repeat Offender: No
Violation Address: 3158 HUTTERSFIELD CIR

Owner(s):
SIMMONS ROBERT K
3158 HUTTERSFIELD CIR
TALLAHASSEE FL 32303-1203

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

Corrective Actions Required:

- 1 Garage door on structure must be free from all defects.
2 Remove all trash, litter and debris from entire property including damaged garage door, carpets sleeping bags, tree debris, wood, trash bags, leaf pile, card board boxes and all other miscellaneous debris. Outdoor storage prohibited.

If you have any questions concerning these violations, please call our office at (850) 891-7007. Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. 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 HALL
107 South Adams Street
allahassee, FL 32301-1731
(850)891-0000
TDD: 711 • Talgov.com

JOHN F. DAVIS
Mayor
EFENE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Elect
CASSANDRA S. JACKSON
City Auditor

JACQUELINE JACK BARBER
Commissioner
JAMES O. COOKE IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner
DENNIS R. SUTTON
Inspector General

JEREMY MATLAW
Commissioner



Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230812**

Owner(s): **OWENS TORAINO**

Violation Address: **919 DEWEY ST**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 5-4-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5-4-2023

Posted at the violation address listed above on \_\_\_\_\_

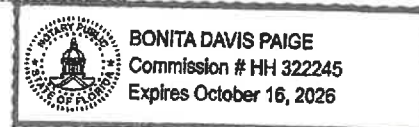
Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4<sup>th</sup> day of May, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 04, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

OWENS TORAINO  
PO BOX 20603  
TALLAHASSEE FL 32316  
Respondent

Case No.: **TCE230812**

Location of Violation: **919 DEWEY ST**

Tax ID #: **212528 A0340**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate on 08/01/2023 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 HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILEY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RIC HARDSON Commissioner	JEREMY MALLORY Commissioner
	JEFFREY GOAD City Manager	CASSANDRA R. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely, Angela Land Code Enforcement Division

Table with 6 columns: City Contact, Mayor, Mayor Pro Tem, Commissioner, City Attorney, City Treasurer-Clerk, and Inspector General.



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: <b>Angela Land</b>	Permit No.: <b>NA</b>
Initial Inspection Date: <b>04/18/2023</b>	Case No.: <b>TCE230812</b>
Tax Identification Number: <b>212528 A0340</b>	Repeat Offender: <b>No</b>
Violation Address: <b>919 DEWEY ST</b>	

Owner(s):  
 OWENS TORAINO  
 PO BOX 20603  
 TALLAHASSEE FL 32316

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

**Code(s) in Violation:**

**Code of General Ordinances**

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

**Corrective Actions Required:**

- 1 Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain.**
- 2 Remove all trash, litter and debris from property including tree debris/fallen dead trees and continue to maintain.**

**If you have any questions concerning these violations, please call our office at (850) 891-7007.**  
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.  
 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 HALL 300 South Adams Street Tallahassee, FL 32301-3731 850-891-0000 TDD: 711 • Tallgov.com	JOHN E. DAILEY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE JACKSON Commissioner	CURTIS RICHMONDS Commissioner	JEREMY MADONW Commissioner
	REESE GOAD City Manager	CASSANDRA W. JACKSON City Attorney	JAMES O. COOKE IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**  
**AFFIDAVIT OF POSTING**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

Case No. **TCE230988**

Owner(s): **WILSON R L JR**

Violation Address: **3097 CERCY TRCE**

I, Bonita Paige, City of Tallahassee, Code Enforcement Division, hereby state that on 5/26/2023 I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

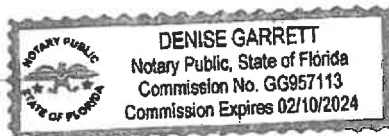
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5/26/2023
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Bonita Paige  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2023 (year), by Denise Garrett (name of person acknowledging) by Bonita Paige, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

May 26, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

WILSON R L JR  
PO BOX 629  
TALLAHASSEE FL 32302  
Respondent

Case No.: **TCE230988**

Location of Violation: **3097 CERCY TRCE**

Tax ID #: **1433060000210**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850-891-0000  
tallahassee.gov

JOHN L. DAIL  
Mayor  
REESE GOAD  
City Manager

DIANNI WILLIAMS-COX  
Mayor Pro Tem  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" BURIER  
Commissioner  
JAMES O. COOKE IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division Attachment

Table with 6 columns: City Hall, Mayor, Mayor Pro Tem, Commissioner, Commissioner, Commissioner. Includes names like John E. DeMey, DeAnn Williams-Cox, Jacquiline "Jack" Porter, Curtis Richardson, Jeremy Mathew, Kristi Good, Cassandra K. Jackson, James O. Cook, Dennis R. Sutton.



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer:	<b>Lesla Vause</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>05/09/2023</b>	Case No.:	<b>TCE230988</b>
Tax Identification Number:	<b>1433060000210</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>3097 CERCY TRCE</b>		
Owner(s):			
	<b>WILSON R L JR</b>		
	<b>PO BOX 629</b>		
	<b>TALLAHASSEE FL 32302</b>		

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  
**Land Development Code**
- 2** TLDC Chapter 10 Section 10-411 Accessory Structures (a) General requirements

Corrective Actions Required:

- 1** The front door window is broken.  
Wood rot is evident on the siding, decking, stairs, and handrails.  
Remove all bad wood and replace it.  
Coat all untreated wood with a protective coating such as paint.
- 2** The utility shed has been badly damaged. Please repair or remove.

**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.



Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231271**

Owner(s): **TCB TALLAHASSEE PLANTATIONS LLC**

Violation Address: **2305 KILLEARN CENTER BLVD APT H176**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 6-12-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="checkbox"/> Notice of Hearing / Initial CM	<input type="checkbox"/> Code Magistrate Order Initial	<input type="checkbox"/> Board / Seal Order
<input type="checkbox"/> Notice of Hearing / Final CM	<input type="checkbox"/> Code Board Order Initial	<input type="checkbox"/> Order to Vacate
<input type="checkbox"/> Notice of Hearing / Initial CB	<input type="checkbox"/> Code Magistrate Order Final	<input checked="" type="checkbox"/> Dangerous Building Placard
<input type="checkbox"/> Notice of Hearing / Final CB	<input type="checkbox"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6-12-2023

Posted at the violation address listed above on \_\_\_\_\_

Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12<sup>th</sup> day of June, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC





City Hall Posting  
6-12-2023

**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

June 12, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

TCB TALLAHASSEE PLANTATIONS LLC  
100 HIGH ST STE 1102  
BOSTON MA 02110  
Respondent

Case No.: **TCE231271**

Location of Violation: **2305 KILLEARN CENTER BLVD APT H176**

Tax ID #: **1109202240000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate on 08/01/2023 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 HALL 400 South Adams Street Tallahassee, FL 32301-1101 850-891-0000 100 711 • Tallahassee.com	JOHN E. DAILY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MAULOW Commissioner
	REESE GOAD City Manager	CASSANDRA S. JOCKSON City Attorney	JAMES O. COOKE, IV City Treasurer/Clk	DENNIS R. SUTTON Inspector General	



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Lesa Vause*

Code Enforcement Division

CITY HALL  
700 N. W. Adams Street  
Tallahassee, FL 32301-0701  
850-891-3900  
(DD-71) • Tallahassee

JOHN J. DUFFY  
Mayor  
  
KEENE GOULD  
City Magistrate

BIANNE WILLIAMS COX  
Mayor Pro Tem  
  
CASSANDRA K. EICKSON  
City Attorney

JACQUELINE JACK FORTER  
Commissioner  
  
JAMES O. COOKLE IV  
City Treasurer/Deputy

CECILIA RICHMONDS  
Commissioner  
  
DENNIS SUTTON  
Inspector General

JEREMY MATTHEW  
Commissioner



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer:	<b>Lesa Vause</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>06/08/2023</b>	Case No.:	<b>TCE231271</b>
Tax Identification Number:	<b>1109202240000</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>2305 KILLEARN CENTER BLVD APT H176</b>		

**Owner(s):**

**TCB TALLAHASSEE PLANTATIONS LLC  
100 HIGH ST STE 1102  
BOSTON MA 02110**

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

**Code(s) in Violation:**

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 305 ~ Interior Structure
- 3** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 4** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 5** IPMC Chapter 6, Section 605 ~ Electrical Equipment
- 6** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

**Land Development Code**

- 7** TLDC Chapter 3, Section 3-432, 3-433 & 3-434 - Swimming Pools
- 8** TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

**Corrective Actions Required:**

- 1** **REGARDING BUILDING H:**  
The lower level has exterior damage to the siding. Remove all damaged siding and cover new siding with a protective coating.  
Handrails and guards in stairwells and apartment balconies are damaged and must be repaired.

- 2 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.  
REGARDING APARTMENT H176:  
The floor area outside the air handler unit is uneven and needs to be free from all defects.  
The front door hardware is defective and must be repaired or replaced.  
REGARDING ALL LOWER LEVEL APARTMENTS 167 - 168 IN BUILDING H:  
Walls, floors, ceilings and cabinetry show damage and deterioration from water and elements.  
Remove all damaged material, replace and make free from all defects.  
All windows are damaged along the window frames. Replace and make free from all defects.  
Repair damaged or missing doors and door hardware.
- 3 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.  
REGARDING APARTMENT H176:  
Due to the condition of building it is not possible for the tenants to control the insect problem.  
The building should be treated for roaches.  
REGARDING LOWER LEVEL APARTMENTS 167-168 IN BUILDING H.  
Due to the apartments being open and available to rodents and vermin the building should be treated to eliminate pests.
- 4 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances, and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.  
REGARDING APARTMENT H176:  
The a/c handler unit has a leak which may be coming from the apartment overhead. The leak must be resolved.
- 5 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.  
REGARDING APARTMENT H176:  
The electric outlet in the kitchen cabinet by the sink should be disconnected and covered.
- 6 Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.  
REGARDING APARTMENT H176:  
Smoke alarms are required in every bedroom and one in the hallway outside the bedrooms.  
Existing smoke alarms should be functional.
- 7 Maintain Swimming Pool, Equipment And Perimeter Fence.  
The water in the pool must be maintained clean and clear at all times.
- 8 All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to the structure.  
REGARDING ALL LOWER-LEVEL APARTMENTS BETWEEN 167 AND 168 IN BUILDING H:  
The structure is open and available to trespassers through open windows and open doors. This is a life safety issue for the general public. All apartments should have windows and doors repaired and secured immediately.

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

JEFF HALL  
380 South Adams Street  
Tallahassee, FL 32301-1731  
850-891-0000  
DH 711 • Tallahassee

BRIAN L. DUFFY  
Mayor  
BRIAN L. DUFFY  
City Manager

DENNIS WILKINS COX  
Mayor Pro Tem  
CASSANDRA K. JACKSON  
City Attorney

JACQUES L. JAMES, JR.  
Commissioner  
JAMES O. COOKE, IV  
City Treasurer/Clerk

CURTIS K. BARBER  
Commissioner  
DENNIS R. SUTTON  
City Engineer

DEBRA MATLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231134**

Owner(s): **DANIELLE I ANDREWS LLC**

Violation Address: **402 GLENVIEW DR**

I, Bonita Pais, City of Tallahassee, Code Enforcement Division, hereby state that on 6/13/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6/13/2023
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Bonita Pais  
\_\_\_\_\_  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of June, 2023 (year), by Denise Garrett (name of person acknowledging) by Bonita Pais, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
\_\_\_\_\_  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

June 09, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

DANIELLE I ANDREWS LLC  
2111 HARRIET DR  
TALLAHASSEE FL 32303  
Respondent

Case No.: **TCE231134**

Location of Violation: **402 GLENVIEW DR**

Tax ID #: **1119206590000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/01/2023** 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 300 South Adams Street Tallahassee, FL 32301-1741 850-891-0000 (D) 711 • Tallahassee	JOHN L. DARTY Mayor	DIANNE WILLIAMS-GON Mayor Pro Tem	JACQUELINE "JACK" WORTER Commissioner	CURTIS H. HARRISON Commissioner	JEREMY MATHIAS Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES L. COOPER IV City Treasurer/Clerk	DENNIS R. SUTTON Inspector General	





CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division Attachment

CITY CLERK 300 South Adams Street Tallahassee, FL 32301-1733 850-891-0000 DDD: 711 • 4350200	JOHN J. DALRY Mayor	HEIDI WILLIAMS-COY Mayor Pro Tem	ACQUILONE JACK PORTER Commissioner	CURTIS RICHARDSON Commissioner	THOMAS MAFFLOW Commissioner
	KEITH GARDY City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COYNE, IV City Treasurer-Clerk	DEANIS B. SUTTON Inspector General	



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer:	<b>Lesa Vause</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>05/26/2023</b>	Case No.:	<b>TCE231134</b>
Tax Identification Number:	<b>1119206590000</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>402 GLENVIEW DR</b>		

**Owner(s):**

**DANIELLE I ANDREWS LLC  
2111 HARRIET 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  
Land Development Code**
- 2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**

**Corrective Actions Required:**

- 1 Mow lawn removing all high grass, weeds and overgrowth.**
- 2 Remove all trash, litter and debris from 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.

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230676**

Owner(s): **VALENS LLC**

Violation Address: **2014 BRADFORD CT**

I, Bonita Pais, City of Tallahassee, Code Enforcement Division, hereby state that on 6/13/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="checkbox"/> Notice of Hearing / Initial CM	<input type="checkbox"/> Code Magistrate Order Initial	<input type="checkbox"/> Board / Seal Order
<input type="checkbox"/> Notice of Hearing / Final CM	<input type="checkbox"/> Code Board Order Initial	<input type="checkbox"/> Order to Vacate
<input type="checkbox"/> Notice of Hearing / Initial CB	<input type="checkbox"/> Code Magistrate Order Final	<input type="checkbox"/> Dangerous Building Placard
<input type="checkbox"/> Notice of Hearing / Final CB	<input type="checkbox"/> Code Board Order Final	

and said documents were

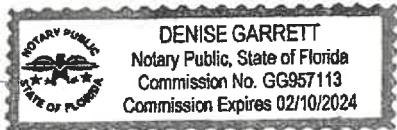
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6/13/2023
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Bonita Pais  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of June, 2023 (year), by Denise Garrett (name of person acknowledging) by Bonita Pais, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
NOTARY PUBLIC





CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 09, 2023

CITY OF TALLAHASSEE
Petitioner,

vs.

VALENS LLC
PO BOX 14193
TALLAHASSEE FL 32317
Respondent

Case No.: TCE230676

Location of Violation: 2014 BRADFORD CT

Tax ID #: 1119820000070

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 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 HALL | JOHN L. DAILY | CLAYTON WILLIAMS COX | JACQUELINE "JACK" FORTNER | CURTIS RICHARDSON | JEREMY MATHIAS
700 North Adams Street | Mayor | Mayor Pro Tem | Commissioner | Commissioner | Commissioner
Tallahassee, FL 32301-1731
850.891.7000 | REESE G. FORD | CASSANDRA K JACKSON | JAMES G. COOKE IV | DENNIS R. SUTTON
TDD: 711 • Talgov.com | City Manager | City Attorney | City Treasurer-Clerk | Inspector General



CITY OF  
TALLAHASSEE

Housing and Community Resilience  
Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Lesa Vause*

Code Enforcement Division  
Attachment

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-7311  
850-891-0000  
TDD: 711 • Tallgov.com

WILSON F. DAHLEY  
Mayor  
RENE G. OAD  
City Manager

DIANNI WILLIAMS-COX  
Mayor Pro Tem  
ALEXANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
JAMES O. COOKE, IV  
City Treasurer/Clerk

CURTIS RICHARDSON  
Commissioner  
DENNIS R. SUTTON  
Inspector General

JEREMY MATHIAS  
Commissioner



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer:	<b>Lesa Vause</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>04/05/2023</b>	Case No.:	<b>TCE230676</b>
Tax Identification Number:	<b>1119820000070</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>2014 BRADFORD CT</b>		
Owner(s):			
	VALENS LLC		
	PO BOX 14193		
	TALLAHASSEE FL 32317		

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

**Code(s) in Violation:**

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails

**Code of General Ordinances**

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

**Land Development Code**

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

**Corrective Actions Required:**

- 1** Remove all rotted wood from siding, door and window frames, eaves and fascia. Replace with good product.  
Cover new product with a protective coating such as paint or the like.  
Remove rotted wood from stairs and guard rails. Replace with good product. Ensure walking surfaces are level, anchored and to Code.  
Ensure all openable windows have insect screens.

- 2 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.
- 3 Mow lawn removing all high grass, weeds and overgrowth.
- 4 Remove all trash, litter and debris from 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.

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
495 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230541**

Owner(s): **643 KISSIMMEE LLC**

Violation Address: **643 KISSIMMEE ST**

I, Denise Paige, City of Tallahassee, Code Enforcement Division, hereby state that on 5/25/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="checkbox"/> Notice of Hearing / Initial CM	<input type="checkbox"/> Code Magistrate Order Initial	<input type="checkbox"/> Board / Seal Order
<input type="checkbox"/> Notice of Hearing / Final CM	<input type="checkbox"/> Code Board Order Initial	<input type="checkbox"/> Order to Vacate
<input type="checkbox"/> Notice of Hearing / Initial CB	<input type="checkbox"/> Code Magistrate Order Final	<input checked="" type="checkbox"/> Dangerous Building Placard
<input type="checkbox"/> Notice of Hearing / Final CB	<input type="checkbox"/> Code Board Order Final	

and said documents were

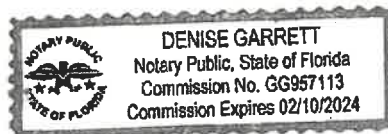
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5/25/2023
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Paige  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of May, 2023 (year), by Denise Garrett (name of person acknowledging) by Denise Paige, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
NOTARY PUBLIC







CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 25, 2023

CITY OF TALLAHASSEE
Petitioner,

vs.

643 KISSIMMEE LLC
3051 SUNRISE LAKES DR E # 103
SUNRISE FL 33322

Respondent

Case No.: TCE230541

Location of Violation: 643 KISSIMMEE ST

Tax ID #: 410156 C0100

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 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 HALL 300 South Adams Street Tallahassee, FL 32303-3734 850-891-0000 TDD: 711 • Talgov.com
JOHN E. DUNN Mayor
DIANNE WILLIAMS-COVAY Mayor Pro Tem
ACQUILINE "JACK" PORTER Commissioner
CURTIS RICHARDSON Commissioner
JEREMY MATTHEW Commissioner
RENE GARDNER City Manager
CHRISTINA K. JACKSON City Attorney
JAMES O. COOKE, IV City Treasurer-Clerk
DEANNE SEEDON Inspector General



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Jency Probert*

Code Enforcement Division  
Attachment

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

JOHN DAILY  
Mayor

RENE GUMD  
City Manager

DEANN WILLIAMS-COX  
Mayor Pro Tem

CASSANDRA JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner

JAMES COOK, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner

DENNIS R. SUTTON  
Inspector General

JEREMY MCELLOW  
Commissioner



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer:	<b>Jency Probert</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>04/11/2023</b>	Case No.:	<b>TCE230541</b>
Tax Identification Number:	<b>410156 C0100</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>643 KISSIMMEE ST</b>		

Owner(s):

643 KISSIMMEE LLC  
3051 SUNRISE LAKES DR E # 103  
SUNRISE FL 33322

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

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

- 1 IPMC Chapter 3, Section 304 ~ Exterior Structure
- 2 IPMC Chapter 3, Section 305 ~ Interior Structure
- 3 IPMC Chapter 7, Section 704 ~ Fire Protection Systems

**Land Development Code**

- 4 TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.
- 5 TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

**Other**

- 6 ARTICLE VI - TEMPORARY BOARDING AND SEALING OF BUILDINGS Sec. 3-371- The enforcement official is hereby authorized to recommend or a property owner may make a request for the temporary boarding and sealing of unoccupied buildings.

Corrective Actions Required:

- 1 Repair all of the exterior fire damage, ceiling, doors, windows, stair case, as required to the applicable building codes. A building permit and a licensed contractor will be required.

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

Repair all of the interior fire damage as required to the applicable building codes. A building permit and a licensed contractor will be required.

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

Replace all applicable fire protection systems as required by the applicable building and fire codes. A building permit and a licensed contractor may be required.

- 4 The building is dangerous due to the parts that were damaged in the fire that may fall from damaged ceilings over the porch/walkways.

Secure or remove all damaged materials that are not properly secured or are hanging from the damaged ceiling areas as required. Ensure that any remaining fire damaged materials in the ceilings of both floors are secured and not going to fall.

- 5 This building was open and available. It has been secured, but not to the City of Tallahassee boarding standards, and has been opened on occasion. Ensure that all access points remain secured until such time as the required repairs can be made.

All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

- 6 The building has been boarded/secured after a fire, not to the City of Tallahassee Boarding Specifications as stated below:

Boarding and sealing approvals granted pursuant to section 3-371 shall be governed by the following standards:

(1) Exterior grade plywood of 1½ inch (15/32") thickness or greater shall be used to fully cover all windows, doors, and other openings which may allow access to the interior of the building.  
(2) Plywood covers shall be nailed, screwed, or bolted firmly over each opening. No splices or joints of any kind shall occur over openings. Plywood shall not project beyond the outside edges of casings around openings, or in the absence of casings, extend no further than six inches beyond the openings and be flush with the exterior wall.  
(3) Nails shall be a minimum of 8D common nails or similar size concrete nails when appropriate. Screws shall be a minimum of no. 10 wood screws. Bolts shall be approved by the enforcement official prior to use.  
(4) Nails or screws shall not be spaced more than 12 inches on center along edges nor more than one inch from each corner.  
(5) The exterior surfaces of the plywood must be painted to reasonably match the color of the exterior of the building and be maintained for the period permitted for boarding and sealing, or until the code violations are resolved, if sooner.

All repairs to exterior windows and doors are to be completed prior to the removal of the boards. Repairs to the windows and doors are to be made to the applicable building codes and building permits and a licensed contractor will be required. All windows and doors are to be fully functional and weather tight. Building must be boarded to the approved standards to obtain a boarding order.

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

BOB HALL 1145 North Adams Street Tallahassee, FL 32301-3731 (850) 891-7000 FAX: (850) 891-7000	JOHN J. BERRY Mayor	DIANNI WILLIAMS-CUNNINGHAM Mayor Pro Tem	DR. JEFFREY J. BOBROW City Auditor	CHRISTOPHER RICHARDSON City Clerk	WILLIAM STEVENSON City Treasurer
	REESE GOAD City Manager	ALEXANDER K. JACKSON City Attorney	JAMES O. COOK City Treasurer	DEBRA S. LAMM Inspector General	

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231114**

Owner(s): **RIDLEY ALFRED DENNIS REVOCABLE TRUST DATED (**

Violation Address: **1234 HIDDEN PL**

I, Bonita Paige, City of Tallahassee, Code Enforcement Division, hereby state that on 5/26/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

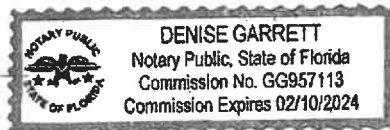
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5/26/2023
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Bonita Paige  
AFFIRANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of May, 2023 (year), by Denise Garrett (name of person acknowledging) by Bonita Paige, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
NOTARY PUBLIC





CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 26, 2023

CITY OF TALLAHASSEE
Petitioner,

vs.

RIDLEY ALFRED DENNIS REVOCABLE TRUST DATED 05/31/2001 RIDLEY ALFRED DENNIS TRUSTEE, RIDLEY PAMELA H TRUSTEE, RIDLEY PAMELA H REVOCABLE TRUST RIDLEY PAMELA H TRUSTEE, RIDLEY ALFRED DENNIS TRUSTEE

PO BOX 12518
TALLAHASSEE FL 32317
Respondent

Case No.: TCE231114
Location of Violation: 1234 HIDDEN PL
Tax ID #: 212702000020

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 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 HALL JOHN L. BAMELY BLANNE WILLIAMS-COX JACQUILINI "JACK" TORIER CHRISTOPHER BARDON JEREMY MADDEN
780 South Adams Street Mayor Mayor Pro Tem Commissioner Commissioner
Tallahassee, FL 32301-1711
850-891-0000 RUFUS GOAD CASSANDRA K. JACKSON JAMES O. COCKE, IV DENNIS R. SUTTON
(850) 711 • Tal.gov.com City Manager City At-Large City Treasurer-Clerk Inspector General



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Jency Probert

Code Enforcement Division

Attachment

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
(10) 711 • Talgov.com

JOHN E. DUFFY
Mayor
JOHN GOAD
City Manager

DEANNE WILKINS COX
Mayor Elect
CASSANDRA B. JOHNSON
City Attorney

JACQUILINE "JACK" PORTER
Commissioner
JAMES O. COOKE, III
City Treasurer

CURTIS RICHARDSON
Commissioner
DENNIS H. SULLIVAN
Inspector General

TERESA MATHIAS
Commissioner





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer:	<b>Jency Probert</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>05/25/2023</b>	Case No.:	<b>TCE231114</b>
Tax Identification Number:	<b>2127020000020</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>1234 HIDDEN PL</b>		

RIDLEY ALFRED DENNIS REVOCABLE  
TRUST DATED 05/31/2001  
RIDLEY ALFRED DENNIS TRUSTEE,  
RIDLEY PAMELA H TRUSTEE,  
RIDLEY PAMELA H REVOCABLE TRUST  
RIDLEY PAMELA H TRUSTEE,  
RIDLEY ALFRED DENNIS TRUSTEE

ATED 05/31/2001

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 302 ~ Exterior Property Areas
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 3** IPMC Chapter 3, Section 305 ~ Interior Structure
- 4** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 5** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 6** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 7** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 8** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 9** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

**Land Development Code**

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

Corrective Actions Required:

**0**

- 1 There are boards that are broken on the back exterior deck, Replace all broken boards and inspect the remaining boards as required. Ensure that the deck is fully functional.

There is missing flooring in the exterior storage area. Replace the missing flooring as required. There is damaged and missing door trim on the storage area. Repair or replace the damaged or missing trim as required.

The gutter in the front of the house is in disrepair. Repair the gutter as required. Ensure the gutter is fully functional. There is a section of roof trim that is broken on the north side of the unit. Repair or replace the damaged roof trim as required. Ensure that the roof is free from leaks and is 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 are several areas where there is evidence on the walls/ceiling of interior water leaks on the first and second floors. Locate the causes and repair as required.

There is water damage on the floor from a leak in the air handler closet. Repair the flooring, walls, and framework as required. Seal around all pipes and wires.

The toilet paper holder in the downstairs power room is missing. Install a toilet paper holder.

The primary bathroom floor is soft and the flooring has broken open in front o the toilet resulting in the toilet becoming loose and sitting at an angle. Repair the flooring under and around the toilet as required to the applicable building code. Repair the sub-flooring as required to the applicable building code. If damage is structural, a building permit may be required.

The flooring along the edge of the bathtub is soft. Locate the cause and repair the flooring as required to the applicable building code. Repair the sub-flooring if required, to the applicable building code. If the damage is structural, a building permit may be required.

There is a hole in the wall of the closet where the water heater is located. Repair all holes in all walls as required. Seal around all pipes and wires as required.

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

The handrail for the staircase is in disrepair at the top of the stairs. Repair the handrail as required. Ensure that the handrail is fully functional.

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

Evidence of insects and rodents were found at the time of inspection. Exterminate all insects and rodents as required on the inside of the townhouse and outside of the townhouse on the property.

- 5 The kitchen sinks were not draining. Locate the cause and repair as required.

The upstairs toilet next to the primary bedroom is not secured to the flooring and is not level. There are issues with the flooring that will have to be resolved prior to repairing the toilet. Ensure that the toilet is properly secured and fully functional when completed.

The downstairs toilet is having issues as well. Locate the cause and repair as required. Ensure that all of the plumbing fixtures are fully functional.

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

The right front and right rear burners on the stove are not functioning properly. Locate the cause and repair the burners as required. Ensure that all of the burners and the oven is fully functional.

The dishwasher is not working properly. Locate the cause and repair the dishwasher as required. Ensure that the dishwasher is fully functional.

The HVAC air handler unit is not functioning properly and water is draining from the unit on to the floor. Locate the cause and repair the unit as required to the applicable building code. Repair all of the water damage as required. The air filter can not be installed due to the water leak. Clean the grill where the air filter goes and install a new air filter.

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

The cover for the electrical shut of box for the water heater is missing a cover. Install a cover for the box as required.

The back porch electrical receptacle is missing the cover. Install the cover as required. Ensure that all of the receptacles in the unit are fully functional.

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

There are no functioning smoke alarms in the townhouse. Install a smoke alarm in each bedroom. Install an additional smoke alarm on the ceiling or the wall outside of the bedrooms. Install a smoke alarm on the first floor.

- 9 Remove all trash, litter and debris from property. Remove the trash and debris from under the back porch.

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 HALL  
 302 South Macomb Street  
 Tallahassee, FL 32301-1733  
 904.904.0000  
 311 • 311 • 311.com

JOHN DAILEY  
 Mayor

KEVIN RUTTA  
 City Manager

DIANE WILFREDSON  
 Mayor Pro Tem

CANDACE JACKSON  
 City Director

DAVIDE PAK OZDEK  
 Commissioner

LAMAR COOKE, IV  
 City Director

CAROLYN HARRISON  
 Commissioner

DENNIS R. SUTTON  
 Inspector

HERM MATLOW  
 Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231192**

Owner(s):  
OWNERS:  
RIDLEY ALFRED DENNIS REVOCABLE TRUST  
RIDLEY ALFRED DENNIS TRUSTEE  
RIDLEY PAMELA H TRUSTEE  
RIDLEY PAMELA H REVOCABLE TRUST  
RIDLEY PAMELA H TRUSTEE  
RIDLEY ALFRED DENNIS TRUSTEE

Violation Address: **1236 HIDDEN PL**

I, Bonita Paige, City of Tallahassee, Code Enforcement Division, hereby state that on 6/1/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="checkbox"/> Notice of Hearing / Initial CM	<input type="checkbox"/> Code Magistrate Order Initial	<input type="checkbox"/> Board / Seal Order
<input type="checkbox"/> Notice of Hearing / Final CM	<input type="checkbox"/> Code Board Order Initial	<input type="checkbox"/> Order to Vacate
<input type="checkbox"/> Notice of Hearing / Initial CB	<input type="checkbox"/> Code Magistrate Order Final	<input checked="" type="checkbox"/> Dangerous Building Placard
<input type="checkbox"/> Notice of Hearing / Final CB	<input type="checkbox"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6/1/2023

Posted at the violation address listed above on \_\_\_\_\_

Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Bonita Paige  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of June, 2023 (year), by Denise Garrett (name of person acknowledging) by Bonita Paige, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
NOTARY PUBLIC





CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

June 01, 2023

CITY OF TALLAHASSEE

Petitioner,

vs.

OWNERS:

RIDLEY ALFRED DENNIS REVOCABLE TRUST

RIDLEY ALFRED DENNIS TRUSTEE

RIDLEY PAMELA H TRUSTEE

RIDLEY PAMELA H REVOCABLE TRUST

RIDLEY PAMELA H TRUSTEE

RIDLEY ALFRED DENNIS TRUSTEE

PO BOX 12518

TALLAHASSEE FL 32317

Respondent

Case No.: TCE231192

Location of Violation: 1236 HIDDEN PL

Tax ID #: 2127020000030

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 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 TIME 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 (DD-7) • tal.gov	JOHN L. DAILEY Mayor	DEANN WILKINS-GON Mayor Pro Tem	JACQUELINE JACK COFFEE Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATTHEW Commissioner
	KEITH GOAD City Manager	CASSANDRA K. BUCKSON City Attorney	JAMES D. COOKE IV City Treasurer-Clerk	DENNIS K. SUTHER Inspector General	



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Jency Probert*

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850.891.0000  
TDD: 711 • talgov.com

ROBERT DALRYMPLE  
Mayor  
GUY N. GOWDY  
City Manager

DLANNE WILLIAMS-COX  
Mayor Pro Tem  
LASSANDEA K. THOMPSON  
City Attorney

JACQUELINE "JACK" PORTER  
Comptroller  
JAMES O. COOKE IV  
City Treasurer/Clerk

CURTIS RICHARDSON  
Commissary  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissary



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **05/26/2023**

Case No.: **TCE231192**

Tax Identification Number: **2127020000030**

Repeat Offender: **No**

Violation Address: **1236 HIDDEN PL**

Owner(s):

**OWNERS:**

RIDLEY ALFRED DENNIS REVOCABLE TRUST  
RIDLEY ALFRED DENNIS TRUSTEE  
RIDLEY PAMELA H TRUSTEE  
RIDLEY PAMELA H REVOCABLE TRUST  
RIDLEY PAMELA H TRUSTEE  
RIDLEY ALFRED DENNIS TRUSTEE

PO BOX 12518  
TALLAHASSEE FL 32317

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure
- 3** IPMC Chapter 6, Section 605 ~Electrical Equipment

**Code of General Ordinances**

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

**Land Development Code**

- 5** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)
- 6** TLDC Chapter 3, Section 3-401 - Fences & Walls,
- 7** TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Actions Required:

- 1** There is soil erosion that has resulted in the concrete parking pad to break. Repair the soil erosion as required to the applicable environmental and building codes. A building permit, an environmental permit, and a licensed contractor may be required.



- 2 There is a hole in the roof. Repair the roof, roof assemblies, and sub-roof assemblies as required to the applicable building codes. A building permit and a licensed contractor may be required.

There is a hole in the back deck. Replace the missing deck board as required and replace any additional damaged boards as required.

The front window glass is broken. Replace the glass as required.

There are missing or damaged window screens. Repair or replace the window screens as required.

Ensure that all windows and doors are secured and that the door and window hardware is fully functional.

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

The front porch light is missing a light globe. Install a light globe as required and ensure that the light is fully functional.

The exterior electric disconnect for the HVAC compressor has partially separated from the wall. Have the box securely fastened to the wall as required.

- 4 Mow lawn removing all high grass, weeds and overgrowth.
- 5 Remove all trash, litter and debris from property. The previous tenant has moved out and left trash, debris, and items in the back yard. Remove the trash and debris from the roof.
- 6 Repair or remove the fence/wall that is in disrepair.
- 7 The building is dangerous due to the back sliding glass door being open.

All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.

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

**Boarding a structure will not bring the property into compliance.** If 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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-1240  
850-891-0000  
TDD: 711 • Talgov.com

JOHN F. DAHLEY  
Mayor

REISE GOAD  
City Manager

DIANNE WILKINSON  
Mayor Pro Tem

CASSANDRA R. JACKSON  
City At-Large

JACQUELINE "JACK" FORESTER  
Commissioner

PATRICIA COOPER IV  
City At-Large Clerk

CHRISTOPHER W. NIXON  
Commissioner

BENJAMIN SULLIVAN  
Inspector General

BERNARD MATLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231092**

Owner(s): **MUNROE JAMES D JR**

Violation Address: **2540 STUART ST**

I, Donita Paise, City of Tallahassee, Code Enforcement Division, hereby state that on 6/13/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="checkbox"/> Notice of Hearing / Initial CM	<input type="checkbox"/> Code Magistrate Order Initial	<input type="checkbox"/> Board / Seal Order
<input type="checkbox"/> Notice of Hearing / Final CM	<input type="checkbox"/> Code Board Order Initial	<input type="checkbox"/> Order to Vacate
<input type="checkbox"/> Notice of Hearing / Initial CB	<input type="checkbox"/> Code Magistrate Order Final	<input type="checkbox"/> Dangerous Building Placard
<input type="checkbox"/> Notice of Hearing / Final CB	<input type="checkbox"/> Code Board Order Final	

and said documents were

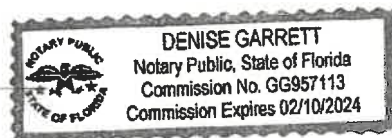
- Posted at City Hall, ~~Citizen~~ Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6/13/2023
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Donita Paise  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of June, 2023 (year), by Denise Garrett (name of person acknowledging) by Donita Paise, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

June 09, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

MUNROE JAMES D JR  
3010 MCKEE RD  
TALLAHASSEE FL 32303  
Respondent

Case No.: **TCE231092**

Location of Violation: **2540 STUART ST**  
Tax ID #: **212860 C0010**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/01/2023** 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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850.891.4800  
TDD: 711 • Talgov.com

JOHN T. DAILEY  
Mayor

DIANNE WILLIAMS-COX  
Mayor Pro Tem

JACQUELINE "JACK" PORTER  
Commissioner

CURTIS RICHARDSON  
Commissioner

JEREMY MALLOW  
Commissioner

KEITH GOAD  
City Manager

CASSANDRA K. JOHNSON  
City Attorney

JAMES G. COOKE, IV  
City Treasurer/Clerk

DENNIS R. SUTTON  
Inspector General



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Jency Probert*

Code Enforcement Division

Attachment

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1730 850-891-0000 TDD: 711 • Talgov.com	JOHN L. DAHLEY Mayor	DLANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATTHEW Commissioner
	RENEE BROWN City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COUGHLIN IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Jency Probert** Permit No.: **NA**  
Initial Inspection Date: **05/16/2023** Case No.: **TCE231092**  
Tax Identification Number: **212860 C0010** Repeat Offender: **No**  
Violation Address: **2540 STUART ST**

**Owner(s):**

MUNROE JAMES D JR  
3010 MCKEE RD  
TALLAHASSEE FL 32303

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

**Code(s) in Violation:**

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

**1** IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress  
**Code of General Ordinances**

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

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

**Corrective Actions Required:**

- 1** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.  
  
Remove all of the vines from the doors and windows.
- 2** Mow lawn removing all high grass, weeds and overgrowth.
- 3** Remove all trash, litter and debris from property, including 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. Maccomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-1711  
(850) 891-7000  
TDD: 711 • TDD: 891-7000

JOHN E. DAHLY  
Mayor

RENE GASH  
City Manager

HEANNE WILLIAMS-COX  
Mayor Pro Tem

CASSANDRA R. JACKSON  
City Attorney

JACQUELINE JACKSON PORTER  
Commissioner

JYMELE CARROLL IV  
City Treasurer/Clerk

CHRIS RICHARDSON  
Commissioner

DENNIS R. SUTTON  
Inspector General

JEREMY MALLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE231006**

Owner(s): **BABY CHICK LLC**

Violation Address: **3167 TIFFANY ST**

I, Bonita Paige, City of Tallahassee, Code Enforcement Division, hereby state that on 5/16/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="checkbox"/> Notice of Hearing / Initial CM	<input type="checkbox"/> Code Magistrate Order Initial	<input type="checkbox"/> Board / Seal Order
<input type="checkbox"/> Notice of Hearing / Final CM	<input type="checkbox"/> Code Board Order Initial	<input type="checkbox"/> Order to Vacate
<input type="checkbox"/> Notice of Hearing / Initial CB	<input type="checkbox"/> Code Magistrate Order Final	<input type="checkbox"/> Dangerous Building Placard
<input type="checkbox"/> Notice of Hearing / Final CB	<input type="checkbox"/> Code Board Order Final	

and said documents were

- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5/16/2023
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Bonita Paige  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16 day of May, 2023 (year), by Denise Garrett (name of person acknowledging) by Bonita Paige, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

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

**May 16, 2023**

**BABY CHICK LLC  
8 THE GREEN STE R  
DOVER DE 19901-3618**

**Re: CASE NUMBER   TCE231006  
LOCATION:            3167     TIFFANY ST  
Tax ID #:            3103500000830**

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 08/01/2023 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.** Please be advised that social distancing measures and masks will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

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

**All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on July 25, 2023 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.**



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

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

Sincerely,

*Shameka Bush*

Code Enforcement Division

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

CITY HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • <a href="http://Talgov.com">Talgov.com</a>	JOHN T. BAILEY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer:	<b>Shameka Bush</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>05/12/2023</b>	Case No.:	<b>TCE231006</b>
Tax Identification Number:	<b>3103500000830</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>3167 TIFFANY ST</b>		
Owner(s):	<b>BABY CHICK LLC 8 THE GREEN STE R DOVER DE 19901-3618</b>		

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 5, Section 504 - Plumbing Systems & Fixtures
- 3 IPMC Chapter 6, Section 603 ~ Mechanical Equipment

**Corrective Actions Required:**

- 1 The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

All structural members, sidings, roofing, doors, frames, windows, and foundations must be brought back to good repair according to existing Code Standards. Permits will be required.

- 2 Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

Repair/replace all plumbing fixtures, inside and outside the home, and properly install and maintain the plumbing fixtures in working order, free from obstructions, leaks and defects and capable of performing the function for which such plumbing fixtures are designed. The plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

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

Repair/replace the water heater and assure that it is 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 degrees, Fahrenheit.

**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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-3000  
(850) 891-7000  
DD: 711 • Talgov.com

JOHN SHEFF  
Mayor  
RICHIE LADD  
City Manager

DIANNE SULLIVAN  
Mayor Pro Tem  
CASSANDRA K. JACKSON  
City Manager

JACQUELINE TROTT PORTER  
Commissioner  
JAMES O. COOKE, IV  
City Treasurer

CHRISTOPHER BARNETT  
Commissioner  
THOMAS J. GUNN  
Inspector General

HERBIE MATLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division  
AFFIDAVIT OF POSTING**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

Case No. **TCE231106**

Owner(s): **PC PARKWAY SQUARE LLC**

Violation Address: **2855 APALACHEE PKWY**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 6/13/2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

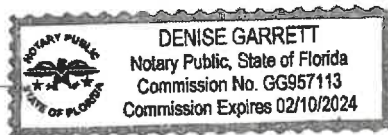
- Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 6/13/2023
- Posted at the violation address listed above on \_\_\_\_\_
- Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of June 2023 (year), by Denise Garrett (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Denise Garrett  
NOTARY PUBLIC





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

June 09, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

PC PARKWAY SQUARE LLC  
3520 PIEDMONT RD NE STE 410  
ATLANTA GA 30305

Respondent

Case No.: **TCE231106**

Location of Violation: **2855 APALACHEE PKWY**

Tax ID #: **3104204290000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **08/01/2023** 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 HALL 300 South Adams Street Tallahassee, FL 32301-0000 850-891-0000 (DP) 11 • Talgov.com	JOHN E. DAILEY Mayor	DEANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" BOETTE Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MALLAW Commissioner
	REUSE COAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOK III City Treasurer-Clerk	GENNIFER SUTTON Inspector General	



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment

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

BEN DAILY
Mayor
REESE GOAD
City Manager

DEAN WILLIAMS-COX
Mayor Pro Tem
CASSANDRA K. JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner
JAMES O. COOK
City Treasurer-Clerk

CHRIS RICHARDSON
Commissioner
DENNIS R. SUTTON
Inspector General

JEREMY MULLOW
Commissioner



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer:	<b>Shameka Bush</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>05/18/2023</b>	Case No.:	<b>TCE231106</b>
Tax Identification Number:	<b>3104204290000</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>2855 APALACHEE PKWY</b>		

Owner(s):

PC PARKWAY SQUARE LLC  
3520 PIEDMONT RD NE STE 410  
ATLANTA GA 30305

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 5, Section 506 - Sanitary Drainage System

Corrective Actions Required:

- 1 Plumbing fixtures shall be properly connected to either a public sewer system or to an approved private sewage disposal system.

Assure that all plumbing fixtures are properly connected to either a public sewer system or to an approved private sewage disposal system. Cap off all sewage outlets on the property, as so it does not create a nuisance to the public health, safety, or welfare.

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

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230571**

Owner(s): **HIGHLANDS HOMEOWNERS ASSOC OF TALL INC**

Violation Address: **V/L behind 5358 CARISBROOKE LN**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 4-19-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM <b>AMENDED HEARING DATE</b>	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 4-19-2023

Posted at the violation address listed above on \_\_\_\_\_

Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19<sup>th</sup> day of April, 2023 (year), by Ashante Petties (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced NIA (type of identification) as identification.

Ashante Petties  
NOTARY PUBLIC







**CITY OF  
TALLAHASSEE**

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

**April 19, 2023**

**HIGHLANDS HOMEOWNERS ASSOC OF TALL INC  
2121 KILLARNEY WAY  
TALLAHASSEE FL 32309**

**Re: CASE NUMBER   TCE230571  
LOCATION:            V/L behind 5358 CARISBROOKE LN  
Tax ID #:            142735   0002**

**NEW HEARING DATE**

**Dear Sir/Madam:**

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 08/01/2023 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.** Please be advised that social distancing measures and masks will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

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

**All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 07/18/2023 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.**

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

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

Sincerely,

*Shameka Bush*

Code Enforcement Division

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

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

JOHN J. VALLEY  
Mayor

KEVIN GOOD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem

CASSANDRA W. JACKSON  
City Attorney

JACQUELINE JACK PORTER  
Commissioner

JAMES O. GORKE IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner

DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **03/31/2023** Case No.: **TCE230571**  
Tax Identification Number: **142735 0002** Repeat Offender: **No**  
Violation Address: **V/L behind 5358 CARISBROOKE LN**  
Owner(s):

HIGHLANDS HOMEOWNERS ASSOC OF TALL INC  
2121 KILLARNEY WAY  
TALLAHASSEE FL 32309

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

#### **Land Development Code**

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

Corrective Actions Required:

- 1 Remove all trash, litter and debris from property.  
Remove multiple dead trees and tree debris from property.**

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

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

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

CITY HALL  
300 South Adam, Tallahassee, FL 32301-1101  
850-891-0000  
DDD: Tallahassee.gov

JOE N. DAILEY  
Mayor  
JULIE GOAD  
City Manager

ROSEAN WILLIAMS-OWEN  
Mayor Pro Tem  
ALEXANDER K. JACKSON  
City Attorney

FRANCIS JACK PORTER  
Commissioner  
LASHAUNDA W. BROWN  
City Treasurer-Clerk

CURTIS R. HARRIS  
City Engineer  
DENNIS R. SUTTON  
City Auditor

BRUCE M. MATLOW  
City Administrator

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230637**

Owner(s): **LEON KIMBERLY D**

Violation Address: **1260 COPPER CREEK DR**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 5-17-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5-17-2023

Posted at the violation address listed above on \_\_\_\_\_

Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17<sup>th</sup> day of May, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced NIA (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC





POSTED CITY HALL  
MAY 17, 2023

CITY OF  
TALLAHASSEE

Housing and Community Resilience  
Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 17, 2023

CITY OF TALLAHASSEE  
Petitioner,

vs.

LEON KIMBERLY D  
679 VALLEY VIEW RD  
MONTICELLO FL 32344  
Respondent

Case No.: TCE230637

Location of Violation: 1260 COPPER CREEK DR

Tax ID #: 310304000011

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 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 HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • Talgov.com	JOHN E. DAILY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY M. HOWE Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,  
Shameka Bush  
Code Enforcement Division

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

JOHN L. DAILY  
Mayor  
  
REESE GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
  
JAMES O. COOKE IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

JEREMY M. BLOW  
Commissioner



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **04/06/2023** Case No.: **TCE230637**  
Tax Identification Number: **3103040000011** Repeat Offender: **No**  
Violation Address: **1260 COPPER CREEK DR**  
Owner(s):

LEON KIMBERLY D  
679 VALLEY VIEW RD  
MONTICELLO FL 32344

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

- Chapter 9, Article III- Offensive Accumulations & Growth  
Land Development Code
- TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- Mow lawn removing all high grass, weeds and overgrowth from the front, side, and back of yard.
- Remove all trash, litter and debris from property. Remove all non-outside storage items from the front and side of the property.

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

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

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

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

JOHN E. DAILEY  
Mayor  
RENE GUAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" BLOOM  
Commissioner  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230938**

Owner(s): **PINDER LIANE M LIFE ESTATE & PINDER LAWRENCE KENNETH JR  
ESTATE**

Violation Address: **420 RICHVIEW PARK CIR E**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 5-31-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5-31-2023

Posted at the violation address listed above on \_\_\_\_\_

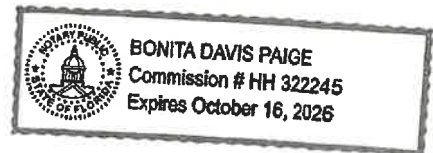
Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of May, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC







CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 31, 2023

CITY OF TALLAHASSEE
Petitioner,

vs.

PINDER LIANE M LIFE ESTATE & PINDER LAWRENCE KENNETH JR ESTATE
420 RICHVIEW PARK CIR E
TALLAHASSEE FL 32301
Respondent

Case No.: TCE230938

Location of Violation: 420 RICHVIEW PARK CIR E

Tax ID #: 113318 C0110

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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

Table with 7 columns: CITY HALL, JOHN DAILY (Mayor), DEANN WILLIAMS COX (Mayor Pro Tem), JACQUELINE "JACK" PORTER (Commissioner), CURTIS RICHARDSON (Commissioner), JEREMY MALLOW (Commissioner), REINHOLD (City Manager), CASSANDRA R. JACKSON (City Attorney), JAMES O. COOPER IV (City Treasurer), DENNIS R. SUTTON (Inspector General)



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

*Shameka Bush*

Code Enforcement Division

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-3731  
(850) 891-0000  
1000 7th • Tallahassee

JOHN J. DALEY  
Mayor

RYAN GOAD  
City Manager

GLYNNI WILLIAMS-COX  
Mayor Pro Tem

CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner

JAMES O. COURTNEY  
City Treasurer/Chief

CURTIS RICHARDSON  
Commissioner

DENNIS R. SUTTON  
Inspector General

JEREMY MALLON  
Commissioner



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **05/16/2023** Case No.: **TCE230938**  
Tax Identification Number: **113318 C0110** Repeat Offender: **No**  
Violation Address: **420 RICHVIEW PARK CIR E**

Owner(s):

PINDER LIANE M LIFE ESTATE & PINDER LAWRENCE KENNETH JR ESTATE  
420 RICHVIEW PARK CIR E  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

- 1 IPMC Chapter 3, Section 302 ~ Exterior Property Areas
- 2 IPMC Chapter 3, Section 304 ~ Exterior Structure

**Code of General Ordinances**

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

Corrective Actions Required:

- 1 Structure and exterior property shall be kept free from rodent harborage and infestation. Properly exterminate the rat infestation at this property and take proper precautions to prevent rodent reinfestation.
- 2 The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. All structural members, sidings, roofing, doors, frames, windows, and foundations must be brought back to good repair according to existing Code Standards. Permits will be required.  
  
Roof drains, gutters and downspouts shall be maintained in good repair and free from obstruction. Roof water shall not be discharged in a manner that creates a public nuisance. Repair/replace the roof drains, gutters and downspouts to good repair, so that it is free from obstructions. Assure that the roof water will not be discharged, in a manner, that creates a public nuisance.
- 3 All vehicle(s) must be operable and display a valid tag. May be subject to towing.

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

**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 HALL  
435 North Macomb Street  
Tallahassee, FL 32301-1331  
850-891-0000  
001-71 • Talgov.com

JOHN C. DAILEY  
Mayor

REESE GOAD  
City Manager

DIANNE W. WILLIAMS OX  
Mayor Pro Tem

CASSANDRA K. JACQUES  
City Attorney

JAY JOHNSON  
Commissioner

JAMONTE GORDON  
City Investment Clerk

CLAYTON RICHARDSON  
Commissioner

DENNIS K. SUTTON  
Inspector General

BRYAN D. ALLEN  
Commissioner

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

**Housing and Community Resilience  
Code Enforcement Division**

Location address:  
435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301  
(850) 891-7007

**AFFIDAVIT OF POSTING**

Case No. **TCE230855**

Owner(s): **TURTLE SHELL LLC**

Violation Address: **1409 VOGUE DR**

I, Denise Garrett, City of Tallahassee, Code Enforcement Division, hereby state that on 5-10-2023, I personally received a copy of the following documents for the above-referenced property

<input checked="" type="radio"/> Notice of Hearing / Initial CM	<input type="radio"/> Code Magistrate Order Initial	<input type="radio"/> Board / Seal Order
<input type="radio"/> Notice of Hearing / Final CM	<input type="radio"/> Code Board Order Initial	<input type="radio"/> Order to Vacate
<input type="radio"/> Notice of Hearing / Initial CB	<input type="radio"/> Code Magistrate Order Final	<input type="radio"/> Dangerous Building Placard
<input type="radio"/> Notice of Hearing / Final CB	<input type="radio"/> Code Board Order Final	

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5-10-2023

Posted at the violation address listed above on \_\_\_\_\_

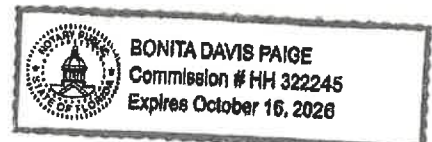
Hand served to \_\_\_\_\_ at the violation address listed above on [date hand served]

Denise Garrett  
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10<sup>th</sup> day of May, 2023 (year), by Bonita Paige (name of person acknowledging) by Denise Garrett, who is personally known to me or has produced N/A (type of identification) as identification.

Bonita Paige  
NOTARY PUBLIC





CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

POSTED CITY HALL

MAY 10, 2023

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

May 10, 2023

CITY OF TALLAHASSEE

Petitioner,

vs.

TURTLE SHELL LLC

3539 APPALACHEE PKWY STE 3

108

TALLAHASSEE FL 32314

Respondent

Case No.: TCE230855

Location of Violation: 1409 VOGUE DR

Tax ID #: 3103500000660

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 08/01/2023 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 HALL 300 South Adams Street Tallahassee, FL 32301-1731 850-891-0000 TDD: 711 • <a href="http://tallahassee.com">tallahassee.com</a>	JOHN E. DAILEY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CHRIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	REESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. CONNOR IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,  
Shameka Bush  
Code Enforcement Division

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-1711  
850-891-0000  
1110.711 • Talgov.com

JOHN DAHLY  
Mayor  
  
REESE GOAD  
City Manager

DIANNI WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
  
JAMES O. COOKE IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: <b>Shameka Bush</b>	Permit No.: <b>NA</b>
Initial Inspection Date: <b>04/20/2023</b>	Case No.: <b>TCE230855</b>
Tax Identification Number: <b>3103500000660</b>	Repeat Offender: <b>No</b>
Violation Address: <b>1409 VOGUE DR</b>	

Owner(s):  
 TURTLE SHELL LLC  
 3539 APPALACHEE PKWY STE 3  
 108  
 TALLAHASSEE FL 32314

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

Code(s) in Violation:

**Code of General Ordinances**

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

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**
- 2 Remove all trash, litter and debris from property. Remove all tree debris from property.**

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

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

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

CITY HALL  
 300 South Adams Street  
 Tallahassee, FL 32301-1731  
 850-891-0000  
 (850) 711-1 • Talgov.com

JOHN E. DAILEY  
 Mayor  
 REESE GOAD  
 City Manager

DIANNE WILLIAMS-COX  
 Mayor Pro Tem  
 CASSANDRA K. JACKSON  
 City Attorney

JACQUELINE "JACK" PORTER  
 Commissioner  
 JAMES O. COOKE, IV  
 City Treasurer-Clerk

CURTIS RICHARDSON  
 Commissioner  
 DENNIS R. SUTTON  
 Inspector General

JEREMY MATLOW  
 Commissioner



**Housing and Community Resilience**

Mailing address:  
CITY HALL  
300 SOUTH ADAMS STREET  
TALLAHASSEE, FLORIDA 32301

Location address:  
Code Enforcement Division 435 N MACOMB STREET, 3rd FLOOR, B-15  
TALLAHASSEE, FLORIDA 32301

**AFFIDAVIT OF POSTING** (850) 891-7007

Case No. **TCE221797**

Owner(s): **WERTENBERGER BENJAMIN LEE**

Violation Address: **1406 LYNN LN**

I, **SIR'TERIA HENDERSON**, City of Tallahassee, Code Enforcement Division, hereby state that on May 18, 2023 I personally received a copy of the following documents for the above-referenced property

- Notice of Hearing / Initial CM
- CONTINUED FINAL NOH**
- Notice of Hearing / Final CM**
- Notice of Hearing / Initial CB
- Notice of Hearing / Final CB
- Code Magistrate Order Initial
- Code Board Order Initial
- Code Magistrate Order Final
- Code Board Order Final
- Board / Seal Order
- Order to Vacate
- Dangerous Building Placard

and said documents were

Posted at City Hall, Citizen Information Binder, located at 300 S. Adams Street, First Floor, Tallahassee, Florida, on 5-18-2023

Posted at the violation address listed above on \_\_\_\_\_

Hand served to \_\_\_\_\_ at the violation address listed above on \_\_\_\_\_



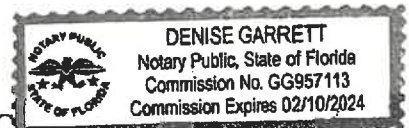
AFFIANT

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of May, 2023 (year), by Denise Garrett (name of person acknowledging) by **SIR'TERIA HENDERSON**, who is personally known to me or has produced N/A (type of identification) as identification.



NOTARY PUBLIC





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

May 18, 2023

**WERTENBERGER BENJAMIN LEE  
1610 COOL BREEZE WAY  
TALLAHASSEE FL 32310**

Re: CASE NUMBER **TCE221797**  
LOCATION: **1406 LYNN LN**  
Tax I.D. #(s): **3103500001030**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 03/07/2023. This final hearing will be held on **August 1, 2023 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2<sup>nd</sup> floor. Please be advised that social distancing measures and masks will be implemented at the hearing location in accordance with Center for Disease Control Guidelines.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 07/20/2023 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.

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

JOHN F. DAILEY  
Mayor

REESE GOAD  
City Manager

DIANNE WILLIAMS-GON  
Mayor Pro Tem

CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" BOUTER  
Commissioner

JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner

DENNIS R. SUTTON  
Inspector General

HERMIE MATTHEW  
Commissioner

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

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

Sincerely,

*Shameka Bush*

Code Enforcement Division

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

CITY HALL 500 South Adams Street Tallahassee, FL 32301-1751 850-891-0000 TDD: 711 • <a href="http://Talgov.com">Talgov.com</a>	JOHN E. SMITH Mayor	DIANNE WILLIAMS-GON Mayor Pro Tem	JACQUELINE "JACK" BURGER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MALLOW Commissioner
	KEESE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES D. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **08/29/2022** Case No.: **TCE221797**  
Tax Identification Number: **3103500001030** Repeat Offender: **Yes**  
Violation Address: **1406 LYNN LN**  
Owner(s):  
WERTENBERGER BENJAMIN LEE  
1610 COOL BREEZE WAY  
TALLAHASSEE FL 32310

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  
Land Development Code**

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

Corrective Actions Required:

- 1 Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. That including but not limited to tires, old sail boat, and other items which are not designed to be left in the elements for outdoor storage or which will encourage breeding of mosquitoes. Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.
- 2 Remove all trash, litter and debris from 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.