

February 26, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

NORTH AMERICAN ISLAMIC TRUST INC 721 ENTERPRISE DR STE 100 OAKBROOK IL 60523-1913

Respondent

Case No.: TCE250117

Location of Violation: **3716 MARSH RD**

Tax ID #: 2109513041070

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 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



Notice of Violation and Notice of Hearing

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

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

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

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

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

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

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

Sincerely,

Lesa Vause



Code Officer: Lesa Vause

Initial Inspection Date: 01/14/2025

Location Address: 3716 MARSH RD

Case #: TCE250117 Repeat Offender: No Tax ID #: 2109513041070

Owner(s): NORTH AMERICAN ISLAMIC TRUST INC

721 ENTERPRISE DR STE 100 OAKBROOK IL 60523-1913

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

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

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 TLDC, Chapter 9, Article III, Section 9-70 & 9-71, Storage of Tires
- 4 TLDC, Chapter 3, Article VII, Section 3-401 Fences and Walls

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- 2 Remove household items, building material, building rubbish, or similar items from the exterior of the property. This includes but is not limited to refrigerators and other like items.
- **3** Move tires that are displayed outdoors to an indoor location during non-business hours. Ensure tires are stored inside only.
- 4 Remove the fence constructed from materials that are not designed for fences. Remove or properly construct the masonry fence/wall to include commonly approved adhesive between components to create the fence/wall. The petroleum based screen that is hung between trees must be removed.

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

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



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TCE250117 NOV/NOH INITIAL NORTH AMERICAN ISLAMIC TRUST INC 721 ENTERPRISE DR STE 100 OAK BROOK IL 60523-1913



February 26, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

SMITH CHRISTIAN B 2408 SHALLEY DR TALLAHASSEE FL 32309

Respondent

Case No.: TCE250330

Location of Violation:**3113 SAWTOOTH DR**Tax ID #:**211726 E0090**

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

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

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

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Sincerely,

Lesa Vause



Code Officer: Lesa Vause
Initial Inspection Date: 02/13/2025

Location Address: **3113 SAWTOOTH DR**

Case #: TCE250330 Repeat Offender: No Tax ID #: 211726 E0090

Owner(s): SMITH CHRISTIAN B

2408 SHALLEY DR TALLAHASSEE FL 32309

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Code(s) in Violation:

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

Corrective Actions Required:

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

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

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TCE250330 NOV/NOH INITIAL SMITH CHRISTIAN B 2408 SHALLEY DR TALLAHASSEE FL 32309-3019



March 06, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

CP DANNER CONSTRUCTION INC; ISOM KEON D; & SESSION XANDER 2713 N 33 ST TAMPA FL 33605

Respondent

Case No.: TCE242978

Location of Violation: 2328 OLIVER ST APT A

Tax ID #: 411165 G0050

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

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Sincerely,

Martin Atorresagasti



Code Officer:	Martin Atorresagasti	Case #: TCE242978	
Initial Inspect	ion Date: 12/30/2024	Repeat Of	fender: No
Location Add	ress: 2328 OLIVER ST APT A	Tax ID #:	411165 G0050
Owner(s):	CP DANNER CONSTRUCTION INC; ISOM KEON D; & SESSION XANDER 2713 N 33 ST TAMPA FL 33605		

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Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.7 Roof and Drains
- 2 IPMC, Exterior Structure, 304.18.1 Building Security Doors

Corrective Actions Required:

- 1 Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 2 Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working condition.

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TCE242978 NOV/NOH INITIAL CP DANNER CONSTRUCTION INC; ISOM KEON D; & SESSION XANDER 2713 N 33RD ST TAMPA FL 33605-3102



March 06, 2025

CITY OF TALLAHASSEE Petitioner.

Pe

vs. WINEWOOD HOLDINGS LLC ATTN: JOEL JACOBOWITZ 545 BROADWAY STE 4 BROOKLYN NY 11206-2962 Respondent

Case No.: TCE250017

Location of Violation:1317 WINEWOOD BLVDTax ID #:3105204140000

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

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Sincerely,

Lesa Vause



Code Officer: Lesa Vause

Initial Inspection Date: 01/03/2025

Location Address: 1317 WINEWOO BLV

Owner(s): WINEWOOD HOLDINGS LLC ATTN: JOEL JACOBOWITZ 545 BROADWAY STE 4 BROOKLYN NY 11206-2962 Case #: TCE250017 Repeat Offender: No Tax ID #: 3105204140000

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Code(s) in Violation:

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

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property. This includes but is not limited to all the dead tree debris at the rear of the property. The dead tree debris is located at the NW side of the property.

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

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TCE250017 NOV/NOH INITIAL WINEWOOD HOLDINGS LLC ATTN: JOEL JACOBOWITZ 545 BROADWAY STE 4 BROOKLYN NY 11206-2962



March 06, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

MOLTIMORE NICOLE A 515 LYNDALE ST TALLAHASSEE FL 32301-7035

Respondent

Case No.: TCE250474

Location of Violation:515 LYNNDALE STTax ID #:310775 B0120

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

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Sincerely,

Shameka Bush



Code Officer: Shameka Bush

Initial Inspection Date:03/06/2025Location Address:515 LYNNDALE ST

Case #: TCE250474
Repeat Offender: No
Tax ID #: 310775 B0120

Owner(s): MOLTIMORE NICOLE A

515 LYNDALE ST TALLAHASSEE FL 32301-7035

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Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.2 Protective Treatment
- 2 IPMC, Exterior Structure, 304.7 Roof and Drains
- 3 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.
- 2 Repair and/or replace the roof to prevent water entry and damage to roof structure.
- **3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

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TCE250474 NOV/NOH INITIAL MOLTIMORE NICOLE A 515 LYNDALE ST TALLAHASSEE FL 32301-7035



March 11, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

WALKER VIRONSHAY D 1228 VOLUSIA ST TALLAHASSEE FL 32304

Respondent

Case No.: TCE242834

Location of Violation:1228 VOLUSIA STTax ID #:212645 A0090

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

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

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

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

Sincerely,

Lesa Vause



Code Officer: Lesa Vause

Initial Inspection Date:12/05/2024Location Address:1228 VOLUSIA ST

Case #: TCE242834
Repeat Offender: No
Tax ID #: 212645 A0090

Owner(s): WALKER VIRONSHAY D

1228 VOLUSIA ST TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

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

Corrective Actions Required:

1 Remove all trash, litter, and debris from the entire property. Most debris has been removed, please remove or store the tires in an enclosed area.

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

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



9214 8901 9403 8304 3773 36

TCE242834 NOV/NOH INITIAL WALKER VIRONSHAY D 1228 VOLUSIA ST TALLAHASSEE FL 32304-1947



March 11, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

LCP TALLAHASSEE LLC 25 MAPLE ST FL 3 SUMMIT NJ 07901

Respondent

Case No.: TCE242899

Location of Violation:2915 SHARER RD APT 1336

Tax ID #: 2113206220000

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 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



Notice of Violation and Notice of Hearing

Page 2

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

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

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Sincerely,

Martin Atorresagasti



Code Officer:Martin AtorresagastiInitial Inspection Date:01/13/2025Location Address:2915 SHARER RD APT 1336

Case #: **TCE242899** Repeat Offender: **No** Tax ID #: **2113206220000**

Owner(s): LCP TALLAHASSEE LLC

25 MAPLE ST FL 3 SUMMIT NJ 07901

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

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

Code(s) in Violation:

1 IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

1 Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure.

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

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



9214 8901 9403 8304 3823 47

TCE242899 NOV/NOH INITIAL LCP TALLAHASSEE LLC 25 MAPLE ST STE 3 SUMMIT NJ 07901-2597



March 11, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

908 (TALLAHASSEE LANE PARTNERS I) LLC 109 N BRUSH ST STE 500 TAMPA FL 33602

Respondent

Case No.: TCE250273

Location of Violation: 504 W GAINES ST

Tax ID #: 2136900509045

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

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Notice of Violation and Notice of Hearing

Page 2

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

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Sincerely,

Martin Atorresagasti



Code Officer: Martin Atorresagasti

Initial Inspection Date:02/06/2025Location Address:504 W GAINES ST

Case #: **TCE250273** Repeat Offender: **No** Tax ID #: **2136900509045**

Owner(s): 908 (TALLAHASSEE LANE PARTNERS I) LLC

109 N BRUSH ST STE 500 TAMPA FL 33602

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.9 Defacement of Property

Corrective Actions Required:

 Remove any damage from the structure and restore it to its original condition. Damage includes but is not limited to markings, graffiti, carving, or other defacing methods.

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

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



9214 8901 9403 8304 3809 23

TCE250273 NOV/NOH INITIAL 908 (TALLAHASSEE LANE PARTNERS I) LLC 109 N BRUSH ST STE 500 TAMPA FL 33602-4159



March 11, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

JENKINS VALARIE 2014 E INDIANHEAD DR TALLAHASSEE FL 32301

Respondent

Case No.: TCE250324

Location of Violation: **3509 SUNNYSIDE DR**

Tax ID #: 411470 A0050

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

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Notice of Violation and Notice of Hearing

Page 2

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

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

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Sincerely,

Martin Atorresagasti


Martin Atorresagasti

Initial Inspection Date:02/13/2025Location Address:3509 SUNNYSIDE DR

Case #: TCE250324 Repeat Offender: No Tax ID #: 411470 A0050

Owner(s): JENKINS VALARIE

Code Officer:

2014 E INDIANHEAD DR TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

 Ensure all vehicles are operable and display a valid license plate. Untag sedan in backyard.

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

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



9214 8901 9403 8304 3888 82

TCE250324 NOV/NOH INITIAL JENKINS VALARIE 2014 E INDIANHEAD DR TALLAHASSEE FL 32301-5838



March 11, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ANDERSON LEE ERNEST SR; ANDERSON ERMA LEE; ANDERSON KELVIN 905 HASTIE RD TALLAHASSEE FL 32305

Respondent

Case No.: TCE250326

Location of Violation: **3515 SUNNYSIDE DR**

Tax ID #: 411470 A0080

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

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Notice of Violation and Notice of Hearing

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

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Sincerely,

Martin Atorresagasti



Code Officer:	Code Officer: Martin Atorresagasti		Case #: TCE250326			
Initial Inspecti	on Date:	02/13/2025		Repeat Off	fender:	No
Location Address: 3515 SUNNYSIDE DR		Tax ID #:	411470	A0080		
Owner(s):	ANDERSON LE	E ERNEST SR; ANDERSON ERMA				
	LEE; ANDERSC	ON KELVIN				
	905 HASTIE RI	D TALLAHASSEE FL 32305				

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Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

 Ensure all vehicles are operable and display a valid license plate. White T-Bird no tag.

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

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



9214 8901 9403 8304 3900 21

TCE250326 NOV/NOH INITIAL ANDERSON LEE ERNEST SR; ANDERSON ERMA LEE; ANDERSON KELVIN 905 HASTIE RD TALLAHASSEE FL 32305-6717



March 11, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

LUNSFORD EDWARD C 214 N DELLVIEW DR TALLAHASSEE FL 32303

Respondent

Case No.: TCE250421

Location of Violation:214 N DELLVIEW DRTax ID #:212430 A0110

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

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Sincerely,

Martin Atorresagasti



Code Officer: Martin Atorresagasti Initial Inspection Date: 02/26/2025

214 N DELLVIEW DR

Case #: TCE250421 Repeat Offender: No Tax ID #: 212430 A0110

Owner(s): LUNSFORD EDWARD C

Location Address:

214 N DELLVIEW DR TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property. Outdoor storage is not allowed remove and store inside an approved structure.
- **2** Remove household items, building material, building rubbish, or similar items from the exterior of the property.

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

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



9214 8901 9403 8304 3797 29

TCE250421 NOV/NOH INITIAL LUNSFORD EDWARD C 214 N DELLVIEW DR TALLAHASSEE FL 32303-4810



March 12, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

FLORIDA HOSPITAL ASSOCIATION 306 E COLLEGE AVE TALLAHASSEE FL 32301

Respondent

Case No.:TCE250209Location of Violation:306 E COLLEGE AVE

Tax ID #: 2136250751277

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesa Vause



Code Officer:Lesa VauseInitial Inspection Date:02/07/2025Location Address:306 E COLLEGE AVE

Case #: TCE250209
Repeat Offender: No
Tax ID #: 2136250751277

Owner(s): FLORIDA HOSPITAL ASSOCIATION

306 E COLLEGE AVE TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.2 Grading and Drainage

Corrective Actions Required:

Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon.
 Correct the erosion issue which is eroding the walkway of your building.

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

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



9214 8901 9403 8304 5661 43

TCE250209 NOV/NOH INITIAL FLORIDA HOSPITAL ASSOCIATION 306 E COLLEGE AVE TALLAHASSEE FL 32301-1522



March 12, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

DBNCH CIRCLE LLC C/O: CIRCLE K STORES INC PO BOX 52085 PHOENIX AZ 85072 Respondent

Case No.: TCE250426

Location of Violation: 1990 CAPITAL CIR NE

Tax ID #: 1121202060000

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

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Notice of Violation and Notice of Hearing

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

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

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

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

Sincerely,

Lesa Vause



Code Officer:Lesa VauseInitial Inspection Date:02/28/2025Location Address:1990 CAPITAL CIR NE

Case #: **TCE250426** Repeat Offender: **No** Tax ID #: **1121202060000**

Owner(s): DBNCH CIRCLE LLC C/O: CIRCLE K STORES INC PO BOX 52085 PHOENIX AZ 85072

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

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

Code(s) in Violation:

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

Corrective Actions Required:

 Remove all trash, litter, and debris from the entire property. Pallets behind Trash behind the store. Pallets behind the shed behind the store.

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

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



9214 8901 9403 8304 5671 19

TCE250426 NOV/NOH INITIAL DBNCH CIRCLE LLC C/O: CIRCLE K STORES INC PO BOX 52085 PHOENIX AZ 85072-2085



March 13, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

GLEN HOLLOW HOLDINGS LLC 3001 W HALLANDALE BEACH BLVD STE 306 HALLANDALE FL 33009

Respondent

Case No.: TCE250404

Location of Violation: 1554 LAKE AVE

Tax ID #: 410230 O0084

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

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Notice of Violation and Notice of Hearing

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

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

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

Sincerely,

Martin Atorresagasti



Notice of Violation

Code Officer:Martin AtorresagastiInitial Inspection Date:02/25/2025

Location Address: 1554 LAKE AVE

Case #: **TCE250404** Repeat Offender: **No** Tax ID #: **410230 00084**

Owner(s): GLEN HOLLOW HOLDINGS LLC

3001 W HALLANDALE BEACH BLVD STE 306 HALLANDALE FL 33009

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

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

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

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 TLDC, Chapter 3, Article VII, Section 3-401 Fences and Walls
- 3 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- Repair or remove the fence/wall that is in disrepair and considered unsafe.Remove Galvanized fence post left from a previous chain link fence.
- Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
 Remove all boards and ensure all windows and doors are sound and in working

order.

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

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



9214 8901 9403 8304 8195 46

TCE250404 NOV/NOH INITIAL GLEN HOLLOW HOLDINGS LLC 3001 W HALLANDALE BEACH BLVD STE 306 HALLANDALE FL 33009-5158



March 17, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

DORVELUS JOSIEUR MOSLEY OUENISHIA L 2313 CUMBERLAND DR TALLAHASSEE FL 32303

Respondent

Case No.: TCE242616

Location of Violation:2313 CUMBERLAND DRTax ID #:212105 C0120

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

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Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Lesa Vause



No

Code Officer: Lesa Vause Case #: TCE242616 Initial Inspection Date: 11/04/2024 Repeat Offender: Location Address: 2313 CUMBERLAND DR Tax ID #: 212105 C0120 Owner(s): DORVELUS JOSIEUR MOSLEY QUENISHIA L 2313 CUMBERLAND DR **TALLAHASSEE FL 32303**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

1 Remove and dispose of all dead trees from the property, in the front yard.

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

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



9214 8901 9403 8305 2079 39

TCE242616 NOV/NOH INITIAL DORVELUS JOSIEUR & MOSLEY QUENISHIA L 2313 CUMBERLAND DR TALLAHASSEE FL 32303-3280



March 18, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

SMITH GENEVA LIFE ESTATE & BONNETT TOWANA 808 SUNDOWN LN TALLAHASSEE FL 32305

Respondent

Case No.: TCE250441

Location of Violation: 808 SUNDOWN LN

Tax ID #: 411480 B0510

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

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Notice of Violation and Notice of Hearing

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Sincerely,

Martin Atorresagasti



Code Officer:	Martin Atorresagasti	Case #: TCE250441		
Initial Inspection D	ate: 02/27/2025	Repeat Off	ender:	No
Location Address:	808 SUNDOWN LN	Tax ID #:	411480 E	30510
Owner(s):	SMITH GENEVA LIFE ESTATE & BONNETT TOWANA			
	808 SUNDOWN LN TALLAHASSEE FL 32305			

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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

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9214 8901 9403 8305 3665 68

TCE250441 NOV/NOH INITIAL SMITH GENEVA LIFE ESTATE & BONNETT TOWANA 808 SUNDOWN LN TALLAHASSEE FL 32305-7080



March 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FMF AQUA-STATION LLC; FMF AQUA-ARLINGTON LLC; & FMF AQUA-BENTON LLC C/O ALLIANCE TAX ADVISORS 6191 STATE HIGHWAY 161 BLVD STE 100 IRVING TX 75038

Respondent

Case No.: TCE250451

Location of Violation: 1001 OCALA RD

Tax ID #: 2127204520000

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

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Sincerely,

Martin Atorresagasti



Code Officer:	Martin Atorresagasti	Case #:	TCE250451		
Initial Inspect	ion Date: 03/18/2025	Repeat Off	fender:	No	
Location Address: 1001 OCALA RD		Tax ID #:	Tax ID #: 2127204520		
Owner(s):	FMF AQUA-STATION LLC; FMF AQUA-ARLINGTON LLC; &				
	FMF AQUA-BENTON LLC				
C/O ALLIANCE TAX ADVISORS					
	6191 STATE HIGHWAY 161 BLVD STE 100				
	IRVING TX 75038				
In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2,					

Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

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

Code(s) in Violation:

1 IPMC, Mechanical and Electrical Requirements, 605.1 Installation

Corrective Actions Required:

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

Buildings A, B,and C secure all fire panel doors with key locking devices in the hallways. Building A all electrical junction boxes must have cover plates to contain all electrical wires. Building A by room 106 secure loose conduit by walkway and porch. Buildings A,B and C inside fire panel remove the household electrical cord with 110 volt, 110 volt power supply must be enclosed in electrical box and done by code.

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

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



9214 8901 9403 8305 4244 97

TCE250451 NOV/NOH INITIAL FMF AQUA-STATION LLC; FMF AQUA-ARLINGTON LLC; & FMF AQUA-BENTON LLC C/O ALLIANCE TAX ADVISORS 6191 STATE HIGHWAY 161 BLVD STE 100 IRVING TX 75038



March 20, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

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

Respondent

Case No.: TCE250412

Location of Violation: **3208 HUNTINGTON WOODS BLVD**

Tax ID #: 2116080000340

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 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.


Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division Attachment



Code Officer:Martin AtorresagastiInitial Inspection Date:03/04/2025Location Address:3208 HUNTINGTON WOODS BLVD

Case #: **TCE250412** Repeat Offender: **No** Tax ID #: **2116080000340**

Owner(s): VANDERBILT REAL ESTATE INVESTMENTS LLC

164 LEDGE VIEW DR HUNTSVILLE AL 35802

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property. Remove wood from outdoor storage.
- 2 Ensure all vehicles are operable and display a valid license plate.

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

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

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



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TCE250412 NOV/NOH INITIAL VANDERBILT REAL ESTATE INVESTMENTS LLC 164 LEDGE VIEW DR SE HUNTSVILLE AL 35802-4924



March 21, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

OWENS TRISTAN 3322 SAWTOOTH DR TALLAHASSEE FL 32303-7368

Respondent

Case No.: TCE250238

Location of Violation: **3060 MISSION RD**

Tax ID #: 2120150000130

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

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

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

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

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division Attachment



Code Officer:Martin AtorresagastiInitial Inspection Date:02/13/2025Location Address:3060 MISSION RD

Case #: **TCE250238** Repeat Offender: **No** Tax ID #: **2120150000130**

Owner(s): OWENS TRISTAN

3322 SAWTOOTH DR TALLAHASSEE FL 32303-7368

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.6 Exterior Walls
- 2 IPMC, Exterior Structure, 304.18.1 Building Security Doors
- 3 IPMC, Plumbing Systems and Fixtures, 504.1 General
- 4 IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 5 IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 6 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms

Corrective Actions Required:

- Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. R4epair wood rot at bottom of front door jam and by hose bibb in front
- 2 Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working condition. Replace missing dead bolt on front door.

- Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.
 Repair large water leak in bathroom and hose bibb in front of building in disrepair.
- 4 Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Repair or replace the central heating and cooling system and refrigerator in disrepair.
- Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
 Repair or replace light fixture in dinning room and recepticle in disrepair.
- 6 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

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

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

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



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TCE250238 NOV/NOH INITIAL OWENS TRISTAN 3322 SAWTOOTH DR TALLAHASSEE FL 32303-7368



March 25, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

RISH VENTURES LLC AMRUTH KODELA 2123 FIELDING WAY TALLAHASSEE FL 32311

Respondent

Case No.: TCE250510

Location of Violation: 3105200180000 VP NORTH OF 1220 PAUL RUSSELL

Tax ID #: **3105200180000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the on 05/06/2025 at , or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the .

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesa Vause Code Enforcement Division Attachment



Code Officer: Lesa Vause		Case #: TCE250510			
Initial Inspection Date:		03/06/2025	Repeat Offender:		No
Location Address: 3105 2		200180000 VP NORTH OF 1220 PAUL RUSSELL	Tax ID #: 31052001800		80000
Owner(s):	RISH VENTURES LLC				
AMRUTH KODELA					
2123 FIELDING WAY					

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

TALLAHASSEE FL 32311

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

Corrective Actions Required:

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

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

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

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TCE250510 NOV/NOH INITIAL RISH VENTURES LLC AMRUTH KODELA 2123 FIELDING WAY TALLAHASSEE FL 32311-7878



March 26, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BREVARD STREET PROPERTIES INC Khamis Abulaban Walid 2029 CANTIGNY WAY TALLAHASSEE FL 32308

Respondent

Case No.: TCE250013

Location of Violation: 1104 OLD BAINBRIDGE RD

Tax ID #: 212534 B0070

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 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division Attachment



Notice of Violation

Case #: **TCE250013** Repeat Offender: **No** Tax ID #: **212534 B0070**

Initial Inspection Date: 01/23/2025 Location Address: 1104 OLD BAINBRIDGE RD Owner(s): BREVARD STREET PROPERTIES INC Khamis Abulaban Walid 2029 CANTIGNY WAY TALLAHASSEE FL 32308

Shameka Bush

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

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

Code(s) in Violation:

Code Officer:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 IPMC, Exterior Property Areas, 302.9 Defacement of Property

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property.
- **3** Remove any damage from the structure and restore it to its original condition. Damage includes but is not limited to markings, graffiti, carving, or other defacing methods.

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

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

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9214 8901 9403 8307 0872 25

TCE250013 NOV/NOH INITIAL BREVARD STREET PROPERTIES INC KHAMIS ABULABAN WALID 2029 CANTIGNY WAY TALLAHASSEE FL 32308-4794



March 26, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

TERANTANZANTA KELLY 4424 70TH STREET CIR E PALMETTO FL 34221

Respondent

Case No.: TCE250615

Location of Violation:2125 PECAN LN UNIT ATax ID #:2121170000020

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

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Notice of Violation and Notice of Hearing

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Sincerely,

Lesa Vause

Code Enforcement Division Attachment



Code Officer: Lesa Vause

Initial Inspection Date:03/25/2025Location Address:2125 PECAN LN UNIT A

Case #: TCE250615 Repeat Offender: No Tax ID #: 2121170000020

Owner(s): TERANTANZANTA KELLY

4424 70TH STREET CIR E PALMETTO FL 34221

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

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

Code(s) in Violation:

1 IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Actions Required:

 Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Repair the broken pipe/leak in the front yard. A licensed plumber may be required as well as City Permits.

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

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

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



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TCE250615 NOV/NOH INITIAL TERANTANZANTA KELLY 4424 70TH STREET CIR E PALMETTO FL 34221



March 27, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

OWENS TRISTAN 3322 SAWTOOTH DR TALLAHASSEE FL 32303-7368

Respondent

Case No.: TCE250238 Location of Violation: 3060 MISSION RD

 Tax ID #:
 2120150000130

AMENDED HEARING DATE

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the Code Magistrate on 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division Attachment



Code Officer:Martin AtorresagastiInitial Inspection Date:02/13/2025Location Address:3060 MISSION RD

Case #: **TCE250238** Repeat Offender: **No** Tax ID #: **2120150000130**

Owner(s): OWENS TRISTAN

3322 SAWTOOTH DR TALLAHASSEE FL 32303-7368

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.6 Exterior Walls
- 2 IPMC, Exterior Structure, 304.18.1 Building Security Doors
- 3 IPMC, Plumbing Systems and Fixtures, 504.1 General
- 4 IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 5 IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 6 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms

Corrective Actions Required:

- Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. R4epair wood rot at bottom of front door jam and by hose bibb in front
- 2 Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working condition. Replace missing dead bolt on front door.

- Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.
 Repair large water leak in bathroom and hose bibb in front of building in disrepair.
- 4 Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Repair or replace the central heating and cooling system and refrigerator in disrepair.
- Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
 Repair or replace light fixture in dinning room and recepticle in disrepair.
- 6 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

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

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

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



9214 8901 9403 8307 2175 78

TCE250238 AMENDED NOH INITIAL OWENS TRISTAN 3322 SAWTOOTH DR TALLAHASSEE FL 32303-7368



March 27, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

RS TALLAHASSEE LLC 2560 KING ARTHUR BLVD STE 124-104 LEWISVILLE TX 75056

Respondent

Case No.: TCE250533

Location of Violation: 2785 S MONROE ST

Tax ID #: 411230 D0011

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 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division Attachment



Notice of Violation

Code Officer: Martin Atorresagasti Initial Inspection Date: 03/11/2025

2785 S MONROE ST Location Address:

Owner(s): **RS TALLAHASSEE LLC**

Case #: TCE250533 Repeat Offender: No Tax ID #: 411230 D0011

2560 KING ARTHUR BLVD STE 124-104 LEWISVILLE TX 75056

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

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

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- 2 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Remove board from front window and ensure window and glazing is sound and tight as intended.

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

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

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



9214 8901 9403 8307 2193 29

TCE250533 NOV/NOH INITIAL RS TALLAHASSEE LLC 2560 KING ARTHUR BLVD STE 124-104 LEWISVILLE TX 75056-5921



March 28, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

MISCHENKOV ELENA 1716 COTTAGE ROSE LN TALLAHASSEE FL 32308

Respondent

Case No.: TCE250572

Location of Violation: 1716 COTTAGE ROSE LN

Tax ID #: 112838 I0140

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the on 05/06/2025 at , or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the .

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesa Vause Code Enforcement Division Attachment



Code Officer: Lesa Vause Initial Inspection Date: 03/17/2025 Case #: TCE250572 Repeat Offender: No Tax ID #: 112838 10140

Owner(s): MISCHENKOV ELENA

Location Address:

1716 COTTAGE ROSE LN TALLAHASSEE FL 32308

1716 COTTAGE ROSE LN

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- Remove household items, building material, building rubbish, or similar items from the exterior of the property.
 A shower curtain and rod to cover items already identified is not acceptable.
 Please store items in an enclosed area or remove from the yard.

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

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

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TCE250572 NOV/NOH INITIAL MISCHENKOV ELENA 1716 COTTAGE ROSE LN TALLAHASSEE FL 32308-5488



April 02, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

GLEN HOLLOW HOLDINGS LLC 3001 W HALLANDALE BEACH BLVD STE 306 HALLANDALE FL 33009

Respondent

Case No.: TCE250369

Location of Violation: 1554 LAKE AVE #302

Tax ID #: 410230 O0084

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 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division Attachment


Notice of Violation

Code Officer:Martin AtorresagastiInitial Inspection Date:02/25/2025

Location Address: 1554 LAKE AVE #302

Owner(s): GLEN HOLLOW HOLDINGS LLC

Case #: **TCE250369** Repeat Offender: **No** Tax ID #: **410230 00084**

3001 W HALLANDALE BEACH BLVD STE 306 HALLANDALE FL 33009

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

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Ensure the structure is kept free from insect and rodent infestation.
- Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light.
 Replace missing protective globe on porch light.
- **3** Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.
- 4 Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition. Replace broken glazing on front window.
- **5** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

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

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

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



9214 8901 9403 8307 9840 81

TCE250369 NOV/NOH INITIAL GLEN HOLLOW HOLDINGS LLC 3001 W HALLANDALE BEACH BLVD STE 306 HALLANDALE FL 33009-5158

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



Housing and Community Resilience Code Enforcement Division OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 02, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

REAGHALL INVESTMENTS INC 7999 LOCHKNOLL LN TALLAHASSEE FL 32312

Respondent

Case No.: TCE250375

Location of Violation: 715 CALIARK ST

 Tax ID #:
 212680 C0140

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

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



Housing and Community Resilience Code Enforcement Division OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division Attachment



Notice of Violation

Code Officer: Martin Atorresagasti Initial Inspection Date: 02/27/2025 715 CALIARK ST Location Address:

Case #: TCE250375 Repeat Offender: No Tax ID #: 212680 C0140

Owner(s): REAGHALL INVESTMENTS INC

> 7999 LOCHKNOLL LN **TALLAHASSEE FL 32312**

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

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

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article VIII, Section 3-434(b), Swimming Pool Maintenance
- 2 IPMC, Swimming Pools, Spas and Hot Tubs, 303.2 Enclosures

Corrective Actions Required:

- 1 Ensure swimming pools are maintained in a clean and sanitary condition and in good repair.
- 2 Ensure swimming pools, hot tubs, and spas are surrounded by a fence or barrier, not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool, with self-closing and self-latching gate(s) or door(s).

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

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

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

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



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TCE250375 NOV/NOH INITIAL REAGHALL INVESTMENTS INC 7999 LOCHKNOLL LN TALLAHASSEE FL 32312-6778

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



Housing and Community Resilience Code Enforcement Division OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 02, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

HERNANDEZ GUILLERMO ALCIDES 1333 W 42ND ST HIALEAH FL 33012

Respondent

Case No.: TCE250446

Location of Violation: 2315 GERI ANN LN

 Tax ID #:
 2121511163313

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 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Housing and Community Resilience Code Enforcement Division OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division Attachment



Code Officer:Martin AtorresagastiInitial Inspection Date:03/17/2025Location Address:2315 GERI ANN LN

Case #: **TCE250446** Repeat Offender: **No** Tax ID #: **2121511163313**

Owner(s): HERNANDEZ GUILLERMO ALCIDES

1333 W 42ND ST HIALEAH FL 33012

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

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

Code(s) in Violation:

- 1 IPMC, Interior Structure, 305.1 General
- 2 IPMC, Pest Elimination, 309.1 Infestation
- 3 IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies
- 4 IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 5 IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
- 6 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms

Corrective Actions Required:

- Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
 Repair or replace Bathtub foundation that is soft when stepped upon.
- 2 Ensure the structure is kept free from insect and rodent infestation.
- **3** Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms.

Repair or replace central heating unit in disrepair. Repair or replace central heating unit in disrepair

- 4 Ensure all mechanical equipment and central A/C system are properly installed, in a safe working condition, and perform as originally designed. Repair all loose ductwork and vent boxes not attached and sealed to grills, also clean out debris from air ducts.
- 5 Ensure every exterior porch ight is properly attached, working as it was intended with protective globes. Repair light switch by back door that is loose and not flush to the wall.
- 6 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

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

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

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



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TCE250446 NOV/NOH INITIAL HERNANDEZ GUILLERMO ALCIDES 1333 W 42ND ST HIALEAH FL 33012-5993

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



Housing and Community Resilience Code Enforcement Division OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 02, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

WP FLORIDA LLC 710 AVE # L BROOKLYN NY 11230

Respondent

Case No.: TCE250630

Location of Violation:**2731 S BLAIR STONE RD**

Tax ID #: 3105420000150

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

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

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Housing and Community Resilience Code Enforcement Division OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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Sincerely,

Martin Atorresagasti

Code Enforcement Division Attachment



Code Officer: Martin Atorresagasti Initial Inspection Date: 04/01/2025 Case #: **TCE250630** Repeat Offender: **No** Tax ID #: **3105420000150**

Location Address: 2731 S BLAIR STONE RD # B-15

Owner(s): WP FLORIDA LLC

710 AVE # L BROOKLYN NY 11230

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.9 Overhang Extensions
- 2 IPMC, Interior Structure, 305.1 General

Corrective Actions Required:

1 Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration.

Repair rotted out soffit and overhang by unit B-15

2 Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair kitchen drawer in disrepair and sagging cabinet doors when opened. If you have any questions concerning these violations, please call our office at (850) 891-7007.

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



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TCE250630 NOV/NOH INITIAL WP FLORIDA LLC 710 AVENUE L BROOKLYN NY 11230-5112

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



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 31040800021101 Violation Address: 1974 MIDYETTE RD #1101 Owner(s): CLARK-NORD FL & GA LLC 9 PACKARD CT NAPA, CA 94558

Case No.:TCE242189

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at th Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/28/2025 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department

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Housing & Community Resilience Code Enforcement Division

Dear Sir/Madam:

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.

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

Sincerely,

Sir Teria Henderson Code Compliance Coordinator

TALLAHASSEE FIRE DEPARTMENT

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9,6.1.4] Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

City ordinance- If the violation is corrected and recurs, or if the violations is not corrected by the time specified by the code inspector, the case may be presented to te code enforcement board or code magistrate, even if the violation has been corrected prior to the hearing, and the notice so shall state. A fine imposed pursuant to this section shall not exceed \$250.00 per day for a first violation and shall not exceed \$500.00 per day for a repeat violation.

REINSPECTION DATE

03/14/2024



CONTACT SIGNATURE

Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

M. H. H.

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available

> Printed on 05/29/2024 @ 07:25 Page 2 of 2



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080021204 Violation Address: 1974 MIDYETTE RD #1204 Owner(s): CLARK-NORD FL & GA LLC **9 PACKARD CT** NAPA, CA 94558

Case No.: TCE242187

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department

CHEVIDARE South Mams Street 100000-0000 11 02001 1211 11.01 711 * Labov rum

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Inspector General



Dear Sir/Madam:

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Sir Teria Henderson Code Compliance Coordinator

TALLAHASSEE FIRE DEPARTMENT

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

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STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational Integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4]
		Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

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REINSPECTION DATE

03/14/2024





CONTACT SIGNATURE

Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My M. D.C

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available

> Printed on 05/29/2024 @ 07:25 Page 2 of 2



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080021202 Violation Address: 1974 MIDYETTE RD #1202 Owner(s): CLARK-NORD FL & GA LLC 9 PACKARD CT NAPA, CA 94558

Case No.:TCE242190

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/28/2025 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department

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Dear Sir/Madam:

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.

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

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

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

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

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

Sincerely,

Sir Teria Henderson Code Compliance Coordinator

TALLAHASSEE FIRE DEPARTMENT

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
FAIL.	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4]
		Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

City ordinance- If the violation is corrected and recurs, or if the violations is not corrected by the time specified by the code inspector, the case may be presented to te code enforcement board or code magistrate, even if the violation has been corrected prior to the hearing, and the notice so shall state. A fine imposed pursuant to this section shall not exceed \$250.00 per day for a first violation and shall not exceed \$500.00 per day for a repeat violation.

REINSPECTION DATE

03/14/2024



CONTACT SIGNATURE

Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My M. L.C

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available

> Printed on 05/29/2024 @ 07:25 Page 2 of 2



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080021203 Violation Address: 1974 MIDYETTE RD #1203 Owner(s): DK RESIDENCY LLC 930 OSTRANDER AVE RIVERHEAD, NY 11901

Case No.:TCE242188

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 4/28/2025 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department

 CHV BALL
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Sincerely,

Sir Teria Henderson Code Compliance Coordinator

TALLAHASSEE FIRE DEPARTMENT

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4] Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

City ordinance- If the violation is corrected and recurs, or if the violations is not corrected by the time specified by the code inspector, the case may be presented to te code enforcement board or code magistrate, even if the violation has been corrected prior to the hearing, and the notice so shall state. A fine imposed pursuant to this section shall not exceed \$250.00 per day for a first violation and shall not exceed \$500.00 per day for a first violation.

REINSPECTION DATE

03/14/2024



CONTACT SIGNATURE

Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My M. L.C

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available

> Printed on 05/29/2024 @ 07:25 Page 2 of 2



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080011216 Violation Address: 1974 MIDYETTE RD #1216 Owner(s): DK RESIDENCY LLC 930 OSTRANDER AVE RIVERHEAD, NY 11901

Case No.:TCE242193

Dear Sir/Madam:

11

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 4/28/2025 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department

1005 COMPLETE DIANNE WOLLAMS LOS. LE QUELLAS LARS LARGE LE LEBUS RECORDSOS. JUNION MALLOW 1111 11411 full-hosser 11 32401-1131 840-802-0400 Mayor Pro fem Lumansterer ALLYSSE (commestiones) Commissioner Rel St. GuiMb. CASSAMPRAN DORSON TAMESTICATOR, N. DEMMSR SPITON t'ny freesuriet kik 1111 FLI + Talger com s'ns Manager Cus Amorney In-poster General



Housing & Community Resilience Code Enforcement Division

Dear Sir/Madam:

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

Sincerely,

Sir Teria Henderson Code Compliance Coordinator

TALLAHASSEE FIRE DEPARTMENT

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301

DETAILS

Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4] Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

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REINSPECTION DATE

03/14/2024

Printed on 05/29/2024 @ 07:25 Page 1 of 2


Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My H.L.

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080021201 Violation Address: 1974 MIDYETTE RD #1201 Owner(s): DK RESIDENCY LLC 930 OSTRANDER AVE RIVERHEAD, NY 11901

Case No.:TCE242191

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at th Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department

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Sincerely,

Sir Teria Henderson Code Compliance Coordinator

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301

DETAILS

Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4]
		Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

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REINSPECTION DATE

03/14/2024



Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

JANE S.L.C.

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080011108 Violation Address: 1974 MIDYETTE RD #1108 Owner(s): DK RESIDENCY LLC 930 OSTRANDER AVE RIVERHEAD, NY 11901

Case No.:TCE242192

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Code Enforcement/ The Tallahassee Fire Department

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Code Enforcement Division

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Sincerely,

Sir Teria Henderson Code Compliance Coordinator

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301

DETAILS

Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

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STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4] Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

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REINSPECTION DATE

03/14/2024



Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

JANE H. L.C.

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080011105 Violation Address: 1974 MIDYETTE RD #1105 **Owner(s): DARDEN COMMERCIAL LLC 3788 LONGFELLOW RD** TALLAHASSEE, FL 32311

Case No.: TCE242217

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at th Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 4/28/2025 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department

JOHN FOMOLY DIANNE WOLLANS CON PRODUCTION PACE FORD R -Mayor Mayor Pro Terro - E-parameteria CTIN HALL 400 south Adams street follahasses 11 32401-(73) 850-801-0040 AJ.47/112 REESE GOAD CASSANDRA CASSANDRA CAN Musager CON Attorney This 711 + Jalgas came

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D BEADY MEALING PH Commissioner



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

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

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

Sincerely,

Sir Teria Henderson Code Compliance Coordinator

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4] Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

City ordinance- If the violation is corrected and recurs, or if the violations is not corrected by the time specified by the code inspector, the case may be presented to te code enforcement board or code magistrate, even if the violation has been corrected prior to the hearing, and the notice so shall state. A fine imposed pursuant to this section shall not exceed \$250.00 per day for a first violation and shall not exceed \$500.00 per day for a first violation.

REINSPECTION DATE

03/14/2024



Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

MALL

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080011209 Violation Address: 1974 MIDYETTE RD #1209 **Owner(s): DARDEN COMMERCIAL LLC** 3788 LONGFELLOW RD **TALLAHASSEE, FL 32311**

Case No.: TCE242219

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at th Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department

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

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

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

Sincerely,

Sir Teria Henderson Code Compliance Coordinator

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

City ordinance- If the violation is corrected and recurs, or if the violations is not corrected by the time specified by the code inspector, the case may be presented to te code enforcement board or code magistrate, even if the violation has been corrected prior to the hearing, and the notice so shall state. A fine imposed pursuant to this section shall not exceed \$250.00 per day for a first violation and shall not exceed \$500.00 per day for a repeat violation.

REINSPECTION DATE

03/14/2024







Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My M. L.C

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080011210 Violation Address: 1974 MIDYETTE RD #1210 Owner(s): CLARK-NORD FL & GA LLC 9 PACKARD CT NAPA, CA 94558

Case No.: TCE242218

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department

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Sincerely,

Sir Teria Henderson Code Compliance Coordinator

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4]
		Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

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REINSPECTION DATE

03/14/2024



Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My Y.L.C

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12/01/2023 Tax Identification Number: 3104080011211 Violation Address: 1974 MIDYETTE RD #1211 Owner(s): CLARK-NORD FL & GA LLC 9 PACKARD CT NAPA, CA 94558

Case No.: TCE242216

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department



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Sincerely, Sin 'Teria Henderson Code Compliance Coordinator

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



DETAILS

Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

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STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4]
		Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24 City ordinance- If the violation is corrected and recurs, or if the violations is not corrected by the time specified by the code inspector, the case may be presented to te code enforcement board or code magistrate, even if the violation has been corrected prior to the hearing, and the notice so shall state. A fine imposed pursuant to this section shall not exceed \$250.00 per day for a first violation and shall not exceed \$500.00 per day for a repeat violation.

REINSPECTION DATE

03/14/2024

Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

MA.LO

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date:12/01/2023 Tax Identification Number: 3104080011107 Violation Address: 1974 MIDYETTE RD #1107 Owner(s): CLARK-NORD FL & GA LLC 9 PACKARD CT NAPA, CA 94558

Case No.:TCE242211

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Code Enforcement/ The Tallahassee Fire Department

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Dear Sir/Madam:

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Sincerely,

Sir Teria Henderson Code Compliance Coordinator

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

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STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4]
		Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

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REINSPECTION DATE

03/14/2024



Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My A.L.

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date:12/01/2023 Tax Identification Number: 3104080011106 Violation Address: 1974 MIDYETTE RD #1106 Owner(s): CLARK-NORD FL & GA LLC 9 PACKARD CT NAPA, CA 94558

Case No.:TCE242214

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at th Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/28/2025 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department

RUIST DANLES. DIANGE WILLIAMS YOS TAN DETUST THER POPULATION REPORTS TERTSPY MALTERN CHES HALL 100 South Adams Street Tallakassas 17 43401-1741 Mayor Masor Luo fem Lonmissener R150.6.110 UNSAMDRATE INCOME TAMEND COURSE, IN OD AND D SUTTON 850 801 0000 in the Tolgoviour Cus Instants fork THIS Manager CHY Atterney hogentro General



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

Sincerely,

Sir'Teria Henderson Code Compliance Coordinator

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



DETAILS

Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1,4]
		Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

City ordinance- If the violation is corrected and recurs, or if the violations is not corrected by the time specified by the code inspector, the case may be presented to te code enforcement board or code magistrate, even if the violation has been corrected prior to the hearing, and the notice so shall state. A fine imposed pursuant to this section shall not exceed \$250.00 per day for a first violation and shall not exceed \$500.00 per day for a repeat violation.

REINSPECTION DATE

03/14/2024

Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My M. S.L.

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12-1-2023 Tax Identification Number: 3104080011213 Violation Address: 1974 MIDYETTE RD Owner(s): KEITH KELLY NICOLE 1974 MIDYETTE RD #1213 TALLAHASSEE, FL 32301

Case No.: TCE242213

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department

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Code Enforcement Division

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Sincerely, Sin 'Teria Heuderson Code Compliance Coordinator

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



DETAILS

Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

properly NFPA 70 and NFPA 72. [101:9.6.1.4]	STATUS	CODE	DESCRIPTION
	FAIL	system not operating	maintenance and testing program complying with the applicable requirements of
was 2015			was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

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REINSPECTION DATE

03/14/2024
CONTACT SIGNATURE

Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

JAN D. D.C.

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12-01-2023 Tax Identification Number: 3104080011215 Violation Address: 1974 MIDYETTE RD #1215 **Owner(s): ABLES BENJAMIN / ABLES HENNA SHAHABLES** 2801 CHANCELLORSVILLE DR #235 **TALLAHASSEE, FL 32312**

ESO Incident No.: Case No.: TCE242210

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on 05/06/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department

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DENDER MUTCH In-partie to mail



Housing & Community Resilience Code Enforcement Division

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Sincerely,

Sir Teria Henderson Code Compliance Coordinator

TALLAHASSEE FIRE DEPARTMENT

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301

DETAILS

Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 0 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

STATUS	CODE	DESCRIPTION
FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4] Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

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REINSPECTION DATE

03/14/2024

Printed on 05/29/2024 @ 07:25 Page 1 of 2



CONTACT SIGNATURE

Cheri Garbark

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My M. M.C.

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available

> Printed on 05/29/2024 @ 07:25 Page 2 of 2



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12-1-2023 Tax Identification Number: 3104080011212 Violation Address: 1974 MIDYETTE RD #1212 Owner(s): ZELMAN JOSHUA / ZELMAN PHILIP 414 N MERDIDAN STREET TALLAHASSEE, FL 32301

Case No.:TCE242215

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Code Enforcement/ The Tallahassee Fire Department

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Code Enforcement Division

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Sincerely,

Sir Teria Henderson Code Compliance Coordinator

TALLAHASSEE FIRE DEPARTMENT

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 02/08/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R2 | Shift: N/A | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 1 | Passed Codes: 0 | Violations: 1 | N/A Codes: 0

FAIL 13.7.1.4.2* - Fire Alarm system not operating properly To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4] Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015	STATUS	CODE	DESCRIPTION
Was 2015	FAIL	system not operating	maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4] Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection

REINSPECTION DATE

02/22/2024

CONTACT SIGNATURE

George Dusoe

Reason for not collecting a signature: Contact refused Refusal Reason: Not present and office closed

> Printed on 05/29/2024 @ 07:24 Page 1 of 2



INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/08/2024 @ 13:49

M. D. D.D

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available

> Printed on 05/29/2024 @ 07:24 Page 2 of 2



Housing & Community Resilience **Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12-01-2023 Tax Identification Number: 3104080011214 Violation Address: 1974 MIDYETTE RD #1214 Owner(s): MILLERMARKER REALTY LLC PO BOX 13463 **TALLAHASSEE, FL 32317**

Case No.: TCE242212

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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Code Enforcement/ The Tallahassee Fire Department

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Housing & Community Resilience Code Enforcement Division

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Sincerely, Sir 'Teria Henderson Code Compliance Coordinator

TALLAHASSEE FIRE DEPARTMENT

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301

DETAILS

Inspection Date: 02/22/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R3 | Shift: Staff | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A

VIOLATIONS AND COMPLIANCES

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STATUS	CODE	DESCRIPTION
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		Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

GENERAL NOTES

JAYE GRANT - 02/22/2024 @ 15:24

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REINSPECTION DATE

03/14/2024



CONTACT SIGNATURE

Cheri Garbark

e 1

Reason for not collecting a signature: Contact refused Refusal Reason: Not present

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 02/22/2024 @ 15:26

My H. H.C.

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available

> Printed on 05/29/2024 @ 07:25 Page 2 of 2



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT Initial Inspection Date: 12-01-2023 Tax Identification Number: 3104080021102 Violation Address:1974 MIDYETTE RD (#1102) **Owner(s): THOMAS D. DEAN** P.O BOX 12037 **TALLAHASSEE, FL 32317**

ESO Incident No.: Case No.: TCE242186

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. The hearing will be held on May 6, 2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 4/25/2025 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department

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JOINT PARTY DEALS WITH MESSION (REQUIRES ON PORTIES OF Mayor Mayin Pyn size REFSE (2014) + ASSAVIMA & DESSAV, TARIS D. LOORT, IV. The Monager Cov. Summer (3) Investor Cov. t his Mandget

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Commissi mer



Dear Sir/Madam:

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.

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,

Sir Teria Henderson Code Compliance Coordinator

TALLAHASSEE FIRE DEPARTMENT

INSPECTION REPORT

LEWIS ASSOCIATION IN REAL PROPERTY MANY- CONDOS, 1974 MIDYETTEE RD, TALLAHASSEE FL 32301



Inspection Date: 01/04/2024 | Inspection Type: COMPLAINT INSPECTION | Inspection Number: 106586-R1 | Shift: N/A | Station: N/A | Unit: PREV7 | Lead Inspector: JAYE GRANT | Other Inspectors: N/A CITT O

VIOLATIONS AND COMPLIANCES

Showing only violations and images for this inspection. Please reach out to the lead inspector for more details. Resolved Violations: 1 | Passed Codes: 0 | Violations: 2 | N/A Codes: 0

NFPA 25, they shall be corrected in a time frame approved by the AHJ. Location: All deficiencies found during the annual inspection need to be	STATUS	CODE	DESCRIPTION
corrected	FAIL		identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

FAIL	13.7.1.4.2* - Fire Alarm system not operating properly	To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4]
		Location: Fire alarm not operating properly repairs need to be made to the system for compliance. Fire alarm system needs to be inspected last inspection was 2015

REINSPECTION DATE

02/03/2024

CONTACT SIGNATURE

Sue Barlow Signed on: 01/04/2024 @ 14:20

Sue Barlow

INSPECTOR SIGNATURE

JAYE GRANT Signed on: 01/04/2024 @ 14:17

Jup J. M

QUESTIONS ABOUT YOUR INSPECTION?

JAYE GRANT Jaye.Grant@talgov.com No phone number available

> Printed on 05/29/2024 @ 07:24 Page 2 of 2



April 04, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

SEXTON CHRISTINE J FINEOUT GARY A JR 1417 OLDFIELD DR TALLAHASSEE FL 32308

Respondent

Case No.: TCE250254

Location of Violation:261 WHETHERBINE WAY ETax ID #:113302 B0290

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 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division Attachment



Code Officer: Shameka Bush Case #: TCE250254 Initial Inspection Date: 02/19/2025 Repeat Offender: **261 WHETHERBINE WAY E** Location Address: Tax ID #: 113302 B0290 SEXTON CHRISTINE J Owner(s): **FINEOUT GARY A JR** 1417 OLDFIELD DR **TALLAHASSEE FL 32308**

No

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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

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

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

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



9214 8901 9403 8308 4268 87

TCE250254 NOV/NOH INITIAL SEXTON CHRISTINE J & FINEOUT GARY A JR 1417 OLDFIELD DR TALLAHASSEE FL 32308-0515

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



April 04, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

MITCHELL AARON X 104 DAWN LAUREN LN TALLAHASSEE FL 32301

Respondent

Case No.: TCE250428

Location of Violation: 104 DAWN LAUREN LN

Tax ID #: 113316 B0010

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the on 05/06/2025 at , or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the .

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



Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division Attachment



Code Officer:Shameka BushInitial Inspection Date:02/27/2025Location Address:104 DAWN LAUREN LN

Case #: TCE250428
Repeat Offender: No
Tax ID #: 113316 B0010

Owner(s): MITCHELL AARON X

104 DAWN LAUREN LN TALLAHASSEE FL 32301

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Ensure all vehicles are operable and display a valid license plate.

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

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

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

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



9214 8901 9403 8308 4273 34

TCE250428 NOV/NOH INITIAL MITCHELL AARON X 104 DAWN LAUREN LN TALLAHASSEE FL 32301-3433

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



April 04, 2025

CITY OF TALLAHASSEE Petitioner,

vs.

CLARKE LONDON 719 SUNDOWN LN TALLAHASSEE FL 32305

Respondent

Case No.: TCE250440 Location of Violation: 819

Location of Violation:819 SUNDOWN LNTax ID #:411480 D0090

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

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

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

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 05/06/2025 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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



Notice of Violation and Notice of Hearing

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division Attachment



Code Officer:Martin AtorresagastiInitial Inspection Date:02/27/2025Location Address:819 SUNDOWN LN

Case #: **TCE250440** Repeat Offender: **No** Tax ID #: **411480 D0090**

Owner(s): CLARKE LONDON

719 SUNDOWN LN TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

1 Ensure all vehicles are operable and display a valid license plate. Unlicenced RV no tag.

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

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

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



9214 8901 9403 8308 4281 40

TCE250440 NOV/NOH INITIAL CLARKE LONDON 719 SUNDOWN LN TALLAHASSEE FL 32305

Return Reference Number: Username: Denise Garrett Custom 1: Custom 2: Custom 3: Custom 4: Custom 5: City of Tallahassee Housing and Community Resilience Code Enforcement 435 N Macomb St, 3rd Floor, Tallahassee, FL 32301 (850) 891-7007

DANGEROUS

BUILDING NOTICE

Address: 2621 TUPELO TER

CE Case No.: TCE250557

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

04/15/2025

Enforcing Official, Code Enforcement

Date



April 15, 2025

CITY OF TALLAHASSEE Petitioner,

VS.

2726 TALLAHASSEE LODGING LLC 2726 N MONROE ST TALLAHASSEE FL 32303

Respondent

Case No.: TCE250557

Location of Violation: 2621 TUPELO TER

Tax ID #: 212370 R0090

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the on 05/06/2025 at , or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the.

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



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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division Attachment



 Code Officer:
 Shameka Bush

 Initial Inspection Date:
 04/10/2025

 Location Address:
 2621 TUPELO TER

 Owner(s):
 2726 TALLAHASSEE LODGING LLC

Case #: TCE250557 Repeat Offender: No Tax ID #: 212370 R0090

2726 N MONROE ST TALLAHASSEE FL 32303

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

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

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

Code(s) in Violation:

- IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 IPMC, General, 301.3 Vacant Structures and Land
- 4 IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards.

Corrective Actions Required:

- Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property.
- 3 If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition, including the doors and windows that are open.
- 4 Ensure the plumbing system in a structure does not constitute a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage, or similar reasons. Ensure all plumbing systems are functional as long as the structure is occupied as required by the City of Tallahassee Code of Ordinances.

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

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

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

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



TCE250557 DB PLACARD/NOV/NOH 2726 TALLAHASSEE LODGING LLC 2726 N MONROE ST TALLAHASSEE FL 32303-4030

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

Postage: \$8.1600

TCE250557 DB PLACARD

Final Audit Report

2025-04-15

Created:	2025-04-15	
By:	Denise Garrett (denise.garrett@talgov.com)	
Status:	Signed	
Transaction ID:	CBJCHBCAABAAHKgW6py9VS_rGyjMPeFQblVUcv5Peqke	

"TCE250557 DB PLACARD" History

- Document created by Denise Garrett (denise.garrett@talgov.com) 2025-04-15 - 1:46:51 PM GMT
- Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature 2025-04-15 - 1:46:56 PM GMT
- Email viewed by Lesa Vause (lesa.vause@talgov.com) 2025-04-15 - 3:28:12 PM GMT
- Document e-signed by Lesa Vause (lesa.vause@talgov.com) Signature Date: 2025-04-15 - 3:30:17 PM GMT - Time Source: server
- Agreement completed, 2025-04-15 - 3:30:17 PM GMT


Housing and Community Resilience Code Enforcement Division OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 14, 2025

CITY OF TALLAHASSEE Petitioner.

vs.

YU JIANKUI GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317

Respondent

Case No.: TCE250255

Location of Violation: 1043 PRESTON ST

Tax ID #: 2126204670000

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the on 05/06/2025 at , or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the .

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



Housing and Community Resilience Code Enforcement Division OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division Attachment



Housing and Community Resilience Notice of Violation

Code Officer: Shameka Bush Initial Inspection Date: 03/12/2025 Case #:**TCE250255** Repeat Offender: **No** Tax ID #: **2126204670000**

Location Address: 1043 PRESTON ST

Owner(s): YU JIANKUI GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317

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

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

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 IPMC, Exterior Structure, 304.1 General
- **3** IPMC, Exterior Structure, 304.2 Protective Treatment
- 4 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- **1** Remove household items, building material, building rubbish, or similar items from the exterior of the property.
- **2** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
- **3** Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.
- 4 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

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

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

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

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



9214 8901 9403 8309 6355 78

TCE250255 NOV/NOH INITIAL YU JIANKUI & GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317-1470

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



April 14, 2025

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

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

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/8/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Lesa Vause

Code Enforcement Division



April 14, 2025

MATHERS JASPER HILL TRUST & TRUSTEE / MATHERS JONATHAN HILL TRUSTEE 2308 HAVERHILL RD TALLAHASSEE FL 32312-3717

Re: CASE NUMBER TCE250246 LOCATION: 1807 KELLY ST Tax I.D. #(s): 410450 Y0020

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Lesa Vause

Code Enforcement Division



April 14, 2025 LAMB MELISSA E 3506 STEWART WAY TALLAHASSEE FL 32303

Re: CASE NUMBER TCE241208 LOCATION: 3506 STEWART WAY Tax I.D. #(s): 2109470000153

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 4/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Lesa Vause

Code Enforcement Division



April 14, 2025 DRIVEN BRANDS INC 440 S CHURCH ST STE 700 CHARLOTTE NC 28202

Re: CASE NUMBER TCE250340 LOCATION: 3209 MAHAN DR Tax I.D. #(s): 1127202140000

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Lesa Vause

Code Enforcement Division



April 14, 2025 CORNISH PEGGY A 1714 EISENHOWER ST TALLAHASSEE FL 32310

Re: CASE NUMBER TCE242831 LOCATION: 1714 EISENHOWER ST Tax I.D. #(s): 410450 CC0150

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Shameka Bush

Code Enforcement Division



April 14, 2025 WP FLORIDA LLC 710 AVE # L BROOKLYN NY 11230

Re: CASE NUMBER TCE242754 LOCATION: 2731 S BLAIR STONE RD APT K-65 Tax I.D. #(s): 3105420000650

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on _4/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Shameka Bush

Code Enforcement Division



April 14, 2025

FREEMAN JAMES K FREEMAN BRENDA H 3247 BODMIN MOOR DR TALLAHASSEE FL 32317

Re: CASE NUMBER TCE250141 LOCATION: 3247 BODMIN MOOR DR Tax I.D. #(s): 112725 N0130

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Shameka Bush

Code Enforcement Division



April 14, 2025 PLATO VILLAS APTS LLC 920 E COUNTY LINE RD STE 201 LAKEWOOD NJ 08701

Re: CASE NUMBER **TCE242893** LOCATION: **2400 W THARPE ST APT 308** Tax I.D. #(s): **2121510191480**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Shameka Bush

Code Enforcement Division



April 14, 2025 SMITH ROBERT 1556 CHINA GROVE TRL 3772 Forsythe Way, 32309

Re: CASE NUMBER TCE250036 LOCATION: 1556 CHINA GROVE TRL Tax I.D. #(s): 3104380000150

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Shameka Bush

Code Enforcement Division



April 15, 2025 TWIN OAKS AT SOUTHWOOD LLC 7019 N LAGOON DR PANAMA CITY BEACH FL 32408

Re: CASE NUMBER TCE250114 LOCATION: 2500 MERCHANTS ROW BLVD APT 245 Tax I.D. #(s): 311628 A0010

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Shameka Bush

Code Enforcement Division



April 15, 2025 WP FLORIDA LLC 710 AVE # L BROOKLYN NY 11230

Re: CASE NUMBER TCE250159 LOCATION: 2731 S BLAIR STONE RD APT J-71 Tax I.D. #(s): 3105420000710

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on _04/28/2025_ to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Shameka Bush

Code Enforcement Division



April 15, 2025

GAINES WILLIE 810 DOVER ST APT 1 TALLAHASSEE FL 32304

Re: CASE NUMBER TCE222463 LOCATION: 810 DOVER ST Tax I.D. #(s): 2126530110030

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on <u>04/28/2025</u> 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.

Sincerely,

Martin Atorresagasti

Code Enforcement Division



April 15, 2025 TAYLOR RUSSELL 805 S MACOMB ST TALLAHASSEE FL 32301

Re: CASE NUMBER TCE242884 LOCATION: 805 S MACOMB ST Tax I.D. #(s): 2136900348860

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6, 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Martin Atorresagasti

Code Enforcement Division



April 15, 2025 THORPE SCOTTLAND R 717 FLORAL ST TALLAHASSEE FL 32310

Re: CASE NUMBER TCE242541 LOCATION: 717 FLORAL ST Tax I.D. #(s): 410125 B0030

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 04/08/2025. This final hearing will be held on <u>May 6. 2025 at 1:00 pm</u> at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 04/28/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Martin Atorresagasti

Code Enforcement Division



April 18, 2025

YU JIANKUI GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317

Re: CASE NUMBER	TCE250255
LOCATION:	1043 PRESTON ST
Tax ID #:	2126204670000

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 05/06/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on _____05/01/2025 _____ to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

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

CITY HALL

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

REESE GOAD City Manager DIANNE WILLIAMS-COX Mayor Pro Tem

CASSANDRA K. JACKSON City Attorney ELAINE W. BRYANT Commissioner CURTIS RICHARDSON Commissioner JEREMY MATLOW Commissioner

JAMES O. COOKE, IV DENNIS R. SUTTON City Treasurer-Clerk City Auditor



Housing and Community Resilience Notice of Violation

Code Officer: Shameka Bush Initial Inspection Date: 03/12/2025 Case #:**TCE250255** Repeat Offender: **No** Tax ID #: **2126204670000**

Location Address: 1043 PRESTON ST

Owner(s): YU JIANKUI GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317

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

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

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 IPMC, Exterior Structure, 304.1 General
- **3** IPMC, Exterior Structure, 304.2 Protective Treatment
- 4 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- **1** Remove household items, building material, building rubbish, or similar items from the exterior of the property.
- **2** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
- **3** Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.
- 4 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007.

If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.



9214 8901 9403 8310 4746 54

TCE250255 AMENDED TIME YU JIANKUI & GAO DONGMEI 5539 EASTON GLEN DR TALLAHASSEE FL 32317-1470



April 18, 2025

MITCHELL AARON X

104 DAWN LAUREN LN TALLAHASSEE FL 32301

AMENDED TIME

Re: CASE NUMBER	TCE250428
LOCATION:	104 DAWN LAUREN LN
Tax ID #:	113316 B0010

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 05/06/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on ______05/01/2025 _______ to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

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 Tallahasse 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 JOHN E. DAILEY Mayor

REESE GOAD City Manager DIANNE WILLIAMS-COX Mayor Pro Tem

CASSANDRA K. JACKSON City Attorney ELAINE W. BRYANT Commissioner CURTIS RICHARDSON Commissioner JEREMY MATLOW Commissioner

JAMES O. COOKE, IV DENNIS R. SUTTON City Treasurer-Clerk City Auditor



Code Officer:Shameka BushInitial Inspection Date:02/27/2025Location Address:104 DAWN LAUREN LN

Case #: TCE250428
Repeat Offender: No
Tax ID #: 113316 B0010

Owner(s): MITCHELL AARON X

104 DAWN LAUREN LN TALLAHASSEE FL 32301

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Ensure all vehicles are operable and display a valid license plate.

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

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



9214 8901 9403 8310 4846 46

TCE250428 AMENDED TIME MITCHELL AARON X 104 DAWN LAUREN LN TALLAHASSEE FL 32301-3433



April 18, 2025

2726 TALLAHASSEE LODGING LLC

2726 N MONROE ST TALLAHASSEE FL 32303

AMENDED TIME

Re: CASE NUMBER	TCE250557
LOCATION:	2621 TUPELO TER
Tax ID #:	212370 R0090

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 05/06/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on _____05/01/2025 ______ to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

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 Tallahasse 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 JOHN E. DAILEY Mayor

REESE GOAD City Manager DIANNE WILLIAMS-COX Mayor Pro Tem

CASSANDRA K. JACKSON City Attorney ELAINE W. BRYANT Commissioner CURTIS RICHARDSON Commissioner JEREMY MATLOW Commissioner

JAMES O. COOKE, IV DENNIS R. SUTTON City Treasurer-Clerk City Auditor



Code Officer:Shameka BushInitial Inspection Date:04/10/2025Location Address:2621 TUPELO TER

Case #: TCE250557 Repeat Offender: No Tax ID #: 212370 R0090

Owner(s): 2726 TALLAHASSEE LODGING LLC

2726 N MONROE ST TALLAHASSEE FL 32303

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

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 IPMC, General, 301.3 Vacant Structures and Land
- 4 IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards.

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property.
- **3** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition, including the doors and windows that are open.
- 4 Ensure the plumbing system in a structure does not constitute a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage, or similar reasons. Ensure all plumbing systems are functional as long as the structure is occupied as required by the City of Tallahassee Code of Ordinances.

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

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



9214 8901 9403 8310 4739 47

TCE250557 AMENDED HEARING TIME 2726 TALLAHASSEE LODGING LLC 2726 N MONROE ST TALLAHASSEE FL 32303-4030



April 18, 2025

MISCHENKOV ELENA

1716 COTTAGE ROSE LN TALLAHASSEE FL 32308

AMENDED TIME

Re: CASE NUMBER	TCE250572
LOCATION:	1716 COTTAGE ROSE LN
Tax ID #:	112838 I0140

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 05/06/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on ______05/01/2025 ______ to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

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Code Officer: Lesa Vause Initial Inspection Date: 03/17/2025 Case #: TCE250572 Repeat Offender: No Tax ID #: 112838 10140

Owner(s): MISCHENKOV ELENA

Location Address:

1716 COTTAGE ROSE LN TALLAHASSEE FL 32308

1716 COTTAGE ROSE LN

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.
- Remove household items, building material, building rubbish, or similar items from the exterior of the property.
 A shower curtain and rod to cover items already identified is not acceptable.
 Please store items in an enclosed area or remove from the yard.

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

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



9214 8901 9403 8310 4854 83

TCE250572 AMENDED TIME MISCHENKOV ELENA 1716 COTTAGE ROSE LN TALLAHASSEE FL 32308-5488



April 18, 2025

RISH VENTURES LLC AMRUTH KODELA 2123 FIELDING WAY TALLAHASSEE FL 32311

AMENDED TIME

Re: CASE NUMBER	TCE250510
LOCATION:	3105200180000 VP NORTH OF 1220 PAUL RUSSELL
Tax ID #:	3105200180000

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 05/06/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on ____05/01/2025 _____ to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

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April 18, 2025

RISH VENTURES LLC AMRUTH KODELA



 Code Officer:
 Lesa Vause
 Case #:
 TCE250510

 Initial Inspection Date:
 03/06/2025
 Repeat Offender:
 No

 Location Address:
 3105200180000 VP NORTH OF 1220 PAUL RUSSELL
 Tax ID #:
 3105200180000 VP

 Owner(s):
 RISH VENTURES LLC
 AMRUTH KODELA
 2123 FIELDING WAY
 VAUS

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

TALLAHASSEE FL 32311

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

Corrective Actions Required:

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

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

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



9214 8901 9403 8310 4888 66

TCE250510 AMENDED TIME RISH VENTURES LLC AMRUTH KODELA 2123 FIELDING WAY TALLAHASSEE FL 32311-7878