

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

Page 2

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

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE250117

Initial Inspection Date: 01/14/2025 Repeat Offender: No

Location Address: 3716 MARSH RD 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.
- 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.

Case No.: **TCE250117**

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

USPS CERTIFIED MAIL



9214 8901 9403 8302 4792 85

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



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.

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Sincerely,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE250330

Initial Inspection Date: 02/13/2025 Repeat Offender: No

Location Address: 3113 SAWTOOTH DR 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.
- 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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8302 4908 22

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

Return Reference Number:

Username: Denise Garrett Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



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

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

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Sincerely,

Martin Atorresagasti

Code Enforcement Division



Code Officer: Martin Atorresagasti Case #: TCE242978

Initial Inspection Date: 12/30/2024 Repeat Offender: No

Location Address: 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.
- 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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USPS CERTIFIED MAIL



9214 8901 9403 8303 9471 72

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



March 06, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

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

Case No.: TCE250017

Location of Violation: 1317 WINEWOOD BLVD

Tax 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 Enforcement Division



Code Officer: Lesa Vause Case #: TCE250017

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

Location Address: 1317 WINEWOO BLV Tax ID #: 3105204140000

Owner(s): WINEWOOD HOLDINGS LLC

ATTN: JOEL JACOBOWITZ

545 BROADWAY

STE 4

BROOKLYN NY 11206-2962

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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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USPS CERTIFIED MAIL



9214 8901 9403 8303 9496 88

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



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 ST

Tax ID #: 310775 B0120

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Sincerely,

Shameka Bush

Code Enforcement Division



Code Officer: Shameka Bush Case #: TCE250474

Initial Inspection Date: 03/06/2025 Repeat Offender: No

Location Address: 515 LYNNDALE ST 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.

Case No.: **TCE250474**

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USPS CERTIFIED MAIL



9214 8901 9403 8303 9542 93

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

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



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 ST

Tax ID #: 212645 A0090

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

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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.

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE242834

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

Location Address: 1228 VOLUSIA ST 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.

USPS CERTIFIED MAIL



9214 8901 9403 8304 3773 36

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

Return Reference Number: Username: Denise Garrett

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



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

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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



Code Officer: Martin Atorresagasti Case #: TCE242899

Initial Inspection Date: 01/13/2025 Repeat Offender: No

Location Address: 2915 SHARER RD APT 1336 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.

USPS CERTIFIED MAIL



9214 8901 9403 8304 3823 47

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



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

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Sincerely,

Martin Atorresagasti

Code Enforcement Division



Code Officer: Martin Atorresagasti Case #: TCE250273

Initial Inspection Date: 02/06/2025 Repeat Offender: No

Location Address: 504 W GAINES ST Tax ID #: 2136900509045

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

109 N BRUSH ST STE 500 TAMPA FL 33602

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Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.9 Defacement of Property

Corrective Actions Required:

1 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.

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

USPS CERTIFIED MAIL



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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



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

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Sincerely,

Martin Atorresagasti

Code Enforcement Division



Code Officer: Martin Atorresagasti Case #: TCE250324

Initial Inspection Date: 02/13/2025 Repeat Offender: No

Location Address: 3509 SUNNYSIDE DR Tax ID #: 411470 A0050

Owner(s): JENKINS VALARIE

2014 E INDIANHEAD DR TALLAHASSEE FL 32301

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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:

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.

USPS CERTIFIED MAIL



9214 8901 9403 8304 3888 82

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

Return Reference Number: Username: Denise Garrett

Custom 1:

Custom 2:

Custom 3:

Custom 4:



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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Sincerely,

Martin Atorresagasti

Code Enforcement Division



Code Officer: Martin Atorresagasti Case #: TCE250326

Initial Inspection Date: 02/13/2025 Repeat Offender: No

Location Address: 3515 SUNNYSIDE DR Tax ID #: 411470 A0080

Owner(s): ANDERSON LEE ERNEST SR; ANDERSON ERMA

LEE; ANDERSON KELVIN

905 HASTIE RD 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.

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USPS CERTIFIED MAIL



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

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:



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 DR

Tax 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 Enforcement Division



Code Officer: Martin Atorresagasti Case #: TCE250421

Initial Inspection Date: 02/26/2025 Repeat Offender: No

Location Address: 214 N DELLVIEW DR Tax ID #: 212430 A0110

Owner(s): LUNSFORD EDWARD C

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.

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USPS CERTIFIED MAIL



9214 8901 9403 8304 3797 29

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

Return Reference Number:

Username: Denise Garrett Custom 1:

Custom 2:

Custom 3:

Custom 4:



March 12, 2025

CITY OF TALLAHASSEE

Petitioner.

VS.

FLORIDA HOSPITAL ASSOCIATION 306 E COLLEGE AVE TALLAHASSEE FL 32301

Respondent

Case No.: TCE250209

Location 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.

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,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE250209

Initial Inspection Date: 02/07/2025 Repeat Offender: No

Location Address: 306 E COLLEGE AVE 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.

USPS CERTIFIED MAIL



9214 8901 9403 8304 5661 43

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

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:



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.

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

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Notice of Violation and Notice of Hearing

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

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE250426

Initial Inspection Date: 02/28/2025 Repeat Offender: No

Location Address: 1990 CAPITAL CIR NE 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.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8304 5671 19

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:



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.

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division



Code Officer: Martin Atorresagasti Case #: TCE250404

Initial Inspection Date: 02/25/2025 Repeat Offender: No

Location Address: 1554 LAKE AVE 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.
- 2 Repair or remove the fence/wall that is in disrepair and considered unsafe. Remove Galvanized fence post left from a previous chain link fence.
- **3** 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.

Case No.: **TCE250404**

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8304 8195 46

TCE250404 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:



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 DR

Tax 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

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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 Enforcement Division



Code Officer: Lesa Vause Case #: TCE242616

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

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.

USPS CERTIFIED MAIL



9214 8901 9403 8305 2079 39

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

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:



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 Enforcement Division



Code Officer: Martin Atorresagasti Case #: TCE250441

Initial Inspection Date: 02/27/2025 Repeat Offender: No

Location Address: 808 SUNDOWN LN Tax ID #: 411480 B0510

Owner(s): SMITH GENEVA LIFE ESTATE & BONNETT TOWANA

808 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.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8305 3665 68

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

Return Reference Number:

Username: Denise Garrett Custom 1:

Custom 2:

Custom 3:

Custom 4:



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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Notice of Violation and Notice of Hearing

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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

Code Enforcement Division



Code Officer: Martin Atorresagasti Case #: TCE250451

Initial Inspection Date: 03/18/2025 Repeat Offender: No

Location Address: 1001 OCALA RD Tax ID #: 2127204520000

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.

USPS CERTIFIED MAIL



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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:



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



Code Officer: Martin Atorresagasti Case #: TCE250412

Initial Inspection Date: 03/04/2025 Repeat Offender: No

Location Address: 3208 HUNTINGTON WOODS BLVD 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.

USPS CERTIFIED MAIL



9214 8901 9403 8305 7557 44

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

Return Reference Number:

Username: Denise Garrett Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



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



Code Officer: Martin Atorresagasti Case #: TCE250238

Initial Inspection Date: 02/13/2025 Repeat Offender: No

Location Address: 3060 MISSION RD 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
- 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.

Case No.: TCE250238

3 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.
- 5 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.

USPS CERTIFIED MAIL



9214 8901 9403 8306 4429 71

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

Return Reference Number:

Username: Denise Garrett Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



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

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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).

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.

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

Sincerely,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE250510

Initial Inspection Date: 03/06/2025 Repeat Offender: No

Location Address: 3105200180000 VP NORTH OF 1220 PAUL RUSSELL Tax ID #: 3105200180000

Owner(s): RISH VENTURES LLC

AMRUTH KODELA 2123 FIELDING WAY TALLAHASSEE FL 32311

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 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.

USPS CERTIFIED MAIL



9214 8901 9403 8306 8577 44

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



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.

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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



Code Officer: Shameka Bush Case #: TCE250013

Initial Inspection Date: 01/23/2025 Repeat Offender: No

Location Address: 1104 OLD BAINBRIDGE RD Tax ID #: 212534 B0070

Owner(s): BREVARD STREET PROPERTIES INC

Khamis Abulaban Walid 2029 CANTIGNY WAY TALLAHASSEE FL 32308

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

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

Code(s) in Violation:

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

Case No.: **TCE250013**

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8307 0872 25

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600



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 A

Tax 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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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,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE250615

Initial Inspection Date: 03/25/2025 Repeat Offender: No

Location Address: 2125 PECAN LN UNIT A 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.

USPS CERTIFIED MAIL



9214 8901 9403 8307 0957 01

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

Return Reference Number: Username: Denise Garrett

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



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. 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



Code Officer: Martin Atorresagasti Case #: TCE250238

Initial Inspection Date: 02/13/2025 Repeat Offender: No

Location Address: 3060 MISSION RD 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
- 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.

Case No.: TCE250238

3 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.
- 5 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.

USPS CERTIFIED MAIL



9214 8901 9403 8307 2175 78

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

Return Reference Number: Username: Denise Garrett

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:



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.

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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



Code Officer: Martin Atorresagasti Case #: TCE250533

Initial Inspection Date: 03/11/2025 Repeat Offender: No

Location Address: 2785 S MONROE ST Tax ID #: 411230 D0011

Owner(s): RS TALLAHASSEE LLC

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.
- 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 our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8307 2193 29

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:



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.

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

Sincerely,

Lesa Vause

Code Enforcement Division



Code Officer: Lesa Vause Case #: TCE250572

Initial Inspection Date: 03/17/2025 Repeat Offender: No

Location Address: 1716 COTTAGE ROSE LN Tax ID #: 112838 10140

Owner(s): MISCHENKOV ELENA

1716 COTTAGE ROSE LN TALLAHASSEE FL 32308

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.
- 2 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.

USPS CERTIFIED MAIL



9214 8901 9403 8307 4752 75

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

Return Reference Number: Username: Denise Garrett

Custom 1:

Custom 2:

Custom 3: Custom 4:

Custom 4.

Custom 5:



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.

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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



Housing and Community Resilience Notice of Violation

Code Officer: Martin Atorresagasti Case #: TCE250369

Initial Inspection Date: 02/25/2025 Repeat Offender: No

Location Address: 1554 LAKE AVE #302 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 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.

Case No.: **TCE250369**

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

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

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

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



9214 8901 9403 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.

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

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



Housing and Community Resilience Notice of Violation

Code Officer: Martin Atorresagasti Case #: TCE250375

Initial Inspection Date: 02/27/2025 Repeat Offender: No

Location Address: 715 CALIARK ST 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:

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

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

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

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

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



9214 8901 9403 8307 9845 31

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.

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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



Housing and Community Resilience Notice of Violation

Code Officer: Martin Atorresagasti Case #: TCE250446

Initial Inspection Date: 03/17/2025 Repeat Offender: No

Location Address: 2315 GERI ANN LN 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

Case No.: **TCE250446**

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 **USPS CERTIFIED MAIL**



9214 8901 9403 8308 0080 83

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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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

Case No.: **TCE250630**



Housing and Community Resilience Notice of Violation

Code Officer: Martin Atorresagasti Case #: TCE250630
Initial Inspection Date: 04/01/2025 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.

Case No.: **TCE250630**

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

Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs. Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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



9214 8901 9403 8308 0095 09

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:



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242189

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

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



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.

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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

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

WILL DATE

QUESTIONS ABOUT YOUR INSPECTION?

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



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242187

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

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

Clis Manager



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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

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

Jap Y. L.

QUESTIONS ABOUT YOUR INSPECTION?

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



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242190

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

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

3.115 Minigel



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



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

CODE	DESCRIPTION
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
	13.7.1.4.2* - Fire Alarm system not operating

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 DE

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 Case No.:TCE242188

Tax Identification Number: 3104080021203 Violation Address: 1974 MIDYETTE RD #1203

Owner(s): DK RESIDENCY LLC

930 OSTRANDER AVE **RIVERHEAD, NY 11901**

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

City Maringel



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.

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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

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

July 6. 1800

QUESTIONS ABOUT YOUR INSPECTION?

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



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242193

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**

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

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Dear Sir/Madam:

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

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

Sincerely,

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

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. LO

QUESTIONS ABOUT YOUR INSPECTION?



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT

Initial Inspection Date: 12/01/2023 Case No.:TCE242191

Tax Identification Number: 3104080021201 Violation Address: 1974 MIDYETTE RD #1201

Owner(s): DK RESIDENCY LLC

930 OSTRANDER AVE **RIVERHEAD, NY 11901**

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://Ta/gov.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

Lin Manager

Law Attenney

Inspected freneral



Dear Sir/Madam:

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Sincerely,

Sir '7eria 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

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

QUESTIONS ABOUT YOUR INSPECTION?



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242192

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

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.

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department



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



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

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 Jap Y. LO

QUESTIONS ABOUT YOUR INSPECTION?



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242217

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

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.

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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.

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

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

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

JAY J. LO

QUESTIONS ABOUT YOUR INSPECTION?



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242219

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

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 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

Life Manager

Chy treasurer Cherk

Inspector General



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

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]
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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

Juf Y. LO

QUESTIONS ABOUT YOUR INSPECTION?



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.: TCE242218

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

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.

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department

City Manager

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Dear Sir/Madam:

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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,

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

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 J. L.

QUESTIONS ABOUT YOUR INSPECTION?



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242216

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

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

City Attorney



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 '7eria 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

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

QUESTIONS ABOUT YOUR INSPECTION?



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242211

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

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.

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Sincerely,

Code Enforcement/ The Tallahassee Fire Department

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Dear Sir/Madam:

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Sincerely,

Sir 7eria 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
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GENERAL NOTES

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

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REINSPECTION DATE

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

QUESTIONS ABOUT YOUR INSPECTION?



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242214

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

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



Dear Sir/Madam:

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Sincerely,

Sir '7eria 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

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

Juff. LO

QUESTIONS ABOUT YOUR INSPECTION?



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: JAYE GRANT

Initial Inspection Date: 12-1-2023 Case No.: TCE242213

Tax Identification Number: 3104080011213

Violation Address: 1974 MIDYETTE RD

Owner(s): KEITH KELLY NICOLE

1974 MIDYETTE RD #1213 TALLAHASSEE, FL 32301

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

Manager



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

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

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

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: 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.

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



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,

Sin' 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

CODE	DESCRIPTION
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
	13.7.1.4.2* - Fire Alarm system not operating

GENERAL NOTES

IAYE 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 LO

QUESTIONS ABOUT YOUR INSPECTION?

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



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242215

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

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.

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

Cite Manager

THE Attorney

the breasnment list.

. Inspector Council



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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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 '7eria 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: 02/08/2024 | 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

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

REINSPECTION DATE

02/22/2024

CONTACT SIGNATURE

George Dusoe

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

INSPECTOR SIGNATURE

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



QUESTIONS ABOUT YOUR INSPECTION?

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



OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Case No.:TCE242212

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

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

Lity Manager



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).

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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



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

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 Jap Y. 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: 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

the Managet

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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 '7eria 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: 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

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

STATUS	CODE	DESCRIPTION
FAIL	13.1.9 - Sprinkler System out of Service	Whenever impairments, critical deficiencies, or non-critical deficiencies are 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. Location: All deficiencies found during the annual inspection need to be corrected
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



INSPECTOR SIGNATURE

JAYE GRANT Signed on: 01/04/2024 @ 14:17 Jup Y. L.

QUESTIONS ABOUT YOUR INSPECTION?

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



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 E**

Tax 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



Housing and Community Resilience Notice of Violation

Code Officer: Shameka Bush Case #: TCE250254

Initial Inspection Date: 02/19/2025 Repeat Offender: No

Location Address: 261 WHETHERBINE WAY E Tax ID #: 113302 B0290

Owner(s): SEXTON CHRISTINE J

FINEOUT GARY A JR 1417 OLDFIELD DR TALLAHASSEE FL 32308

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 call our office at (850) 891-7007.

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

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

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



9214 8901 9403 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

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 Case #: TCE250428

Initial Inspection Date: 02/27/2025 Repeat Offender: No

Location Address: 104 DAWN LAUREN LN 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 **USPS CERTIFIED MAIL**



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 SUNDOWN LN

Tax ID #: 411480 **D0090**

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

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

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

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



Housing and Community Resilience Notice of Violation

Code Officer: Martin Atorresagasti Case #: TCE250440

Initial Inspection Date: 02/27/2025 Repeat Offender: No

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

Owner(s): CLARKE LONDON

719 SUNDOWN LN TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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.

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

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



9214 8901 9403 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).

The second second	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.



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 Case #: TCE250557

Initial Inspection Date: 04/10/2025 Repeat Offender: No

Location Address: 2621 TUPELO TER 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.

Case No.: TCE250557

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

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

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

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

9214 8901 9403 8309 8753 49

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

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

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

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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.

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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

Case No.: **TCE250255**



Housing and Community Resilience Notice of Violation

Code Officer: Shameka Bush Case #: TCE250255

Initial Inspection Date: 03/12/2025 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.

Case No.: **TCE250255**

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

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

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

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



9214 8901 9403 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 May 6, 2025 at 1:00 pm 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 May 6, 2025 at 1:00 pm 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 May 6, 2025 at 1:00 pm 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 May 6, 2025 at 1:00 pm 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 May 6, 2025 at 1:00 pm 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 May 6, 2025 at 1:00 pm 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 May 6, 2025 at 1:00 pm 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 May 6, 2025 at 1:00 pm 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,

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 May 6, 2025 at 1:00 pm 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,

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 May 6, 2025 at 1:00 pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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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 May 6, 2025 at 1:00 pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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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 May 6, 2025 at 1:00 pm 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.

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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 May 6, 2025 at 1:00 pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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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 May 6, 2025 at 1:00 pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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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

Case No.: **TCE250255**



Housing and Community Resilience Notice of Violation

Code Officer: Shameka Bush Case #: TCE250255

Initial Inspection Date: 03/12/2025 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.

Case No.: **TCE250255**

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

Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007.

If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

USPS CERTIFIED MAIL



9214 8901 9403 8310 4746 54

TCE250255 AMENDED TIME 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:



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

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 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.



Code Officer: Shameka Bush Case #: TCE250428

Initial Inspection Date: 02/27/2025 Repeat Offender: No

Location Address: 104 DAWN LAUREN LN 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.

USPS CERTIFIED MAIL



9214 8901 9403 8310 4846 46

TCE250428 AMENDED TIME 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:



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

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 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.



Code Officer: Shameka Bush Case #: TCE250557

Initial Inspection Date: 04/10/2025 Repeat Offender: No

Location Address: 2621 TUPELO TER 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.

Case No.: **TCE250557**

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8310 4739 47

TCE250557 AMENDED HEARING TIME 2726 TALLAHASSEE LODGING LLC 2726 N MONROE ST TALLAHASSEE FL 32303-4030

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

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

Sincerely,

Lesa Vause

Code Enforcement Division

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



Code Officer: Lesa Vause Case #: TCE250572

Initial Inspection Date: 03/17/2025 Repeat Offender: No

Location Address: 1716 COTTAGE ROSE LN Tax ID #: 112838 10140

Owner(s): MISCHENKOV ELENA

1716 COTTAGE ROSE LN TALLAHASSEE FL 32308

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.
- 2 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.

USPS CERTIFIED MAIL



9214 8901 9403 8310 4854 83

TCE250572 AMENDED TIME MISCHENKOV ELENA 1716 COTTAGE ROSE LN TALLAHASSEE FL 32308-5488

Return Reference Number:

Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

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

Sincerely,

Lesa Vause

Code Enforcement Division

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

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

Owner(s): RISH VENTURES LLC

AMRUTH KODELA 2123 FIELDING WAY TALLAHASSEE FL 32311

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 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.

USPS CERTIFIED MAIL



9214 8901 9403 8310 4888 66

TCE250510 AMENDED TIME RISH VENTURES LLC AMRUTH KODELA 2123 FIELDING WAY TALLAHASSEE FL 32311-7878

Return Reference Number: Username: Denise Garrett

Custom 1: Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600