



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ATIYA MARIAM

UNIT 6061 BOX 2037

DPO AE 09301-0015

Respondent

Case No.: **TCE252070**

Location of Violation: **2318 SAN MATEO CT**

Tax ID #: **2122180000050**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252070**

Initial Inspection Date: **08/28/2025**

Repeat Offender:

Location Address: **2318 SAN MATEO CT**

Tax ID #: **2122180000050**

Owner(s): **ATIYA MARIAM**

UNIT 6061 BOX 2037

DPO AE 09301-0015

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** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.
Ensure all non-operable vehicles are either running condition or removed from property.

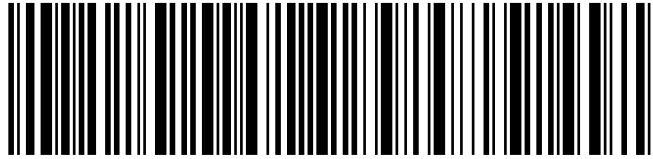
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If 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 8335 9402 95

TCE252070 NOV/NOH INITIAL
ATIYA MARIAM
UNIT 6061 BOX 2037
DPO AE 09301-0015

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CALLOWAY JANNA LEIGH

3534 SEDONA LOOP

TALLAHASSEE FL 32308-6102

Respondent

Case No.: **TCE251753**

Location of Violation: **3534 SEDONA LOOP**

Tax ID #: **112212 B0101**

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

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Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251753**

Initial Inspection Date: **07/28/2025**

Repeat Offender:

Location Address: **3534 SEDONA LOOP**

Tax ID #: **112212 B0101**

Owner(s): **CALLOWAY JANNA LEIGH**

3534 SEDONA LOOP

TALLAHASSEE FL 32308-6102

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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 30 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Remove and dispose of all dead trees from the property.
Remove dead pine tree 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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 9236 49

TCE251753 NOV/NOH INITIAL
CALLOWAY JANNA LEIGH
3534 SEDONA LOOP
TALLAHASSEE FL 32308-6102

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

RUTLEDGE TERRI L

5293 SAINT IVES LN

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE251976**

Location of Violation: **5293 SAINT IVES LN**

Tax ID #: **142726 C0110**

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

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**CITY OF
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**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251976**

Initial Inspection Date: **08/27/2025**

Repeat Offender:

Location Address: **5293 SAINT IVES LN**

Tax ID #: **142726 C0110**

Owner(s): **RUTLEDGE TERRI L**

5293 SAINT IVES LN

TALLAHASSEE FL 32309

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** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains

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.
Remove overgrowth by driveway and Vines on the building.
- 2** Repair and/or replace the roof to prevent water entry and damage to roof structure..
Remove tarp and ensure roof is sound and tight as intended.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 9255 68

TCE251976 NOV/NOH INITIAL
RUTLEDGE TERRI L
5293 SAINT IVES LN
TALLAHASSEE FL 32309-6862

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ADAMS KENRICK A
ADAMS LYNDIA R
310 INGLEWOOD DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE251442**

Location of Violation: **310 INGLEWOOD DR**

Tax ID #: **113260 D0060**

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.

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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 **11/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shameka Bush**

Case #: **TCE251442**

Initial Inspection Date: **06/30/2025**

Repeat Offender:

Location Address: **310 INGLEWOOD DR**

Tax ID #: **113260 D0060**

Owner(s): ADAMS KENRICK A
ADAMS LYNDIA R
310 INGLEWOOD DR
TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 3** IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Ensure all vehicles are operable and display a valid license plate.
- 3** Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 4242 06

TCE251442 AMENDED NOH / NOV
ADAMS KENRICK A & ADAMS LYND A R
310 INGLEWOOD DR
TALLAHASSEE FL 32301-2722

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

PANACEA RAT LLC

400 CAPITAL CIR SE STE 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252035**

Location of Violation: **939 BALKIN RD**

Tax ID #: **412425 C0050**

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

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**Housing and Community Resilience
Code Enforcement Division**

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

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

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

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

Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252035**

Initial Inspection Date: **08/26/2025**

Repeat Offender:

Location Address: **939 BALKIN RD**

Tax ID #: **412425 C0050**

Owner(s): **PANACEA RAT LLC**

400 CAPITAL CIR SE STE 18-303

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, 302.4 Weeds

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.

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 8336 4307 26

TCE252035 NOV/NOH INITIAL
PANACEA RAT LLC
400 CAPITAL CIR SE
STE 18-303
TALLAHASSEE FL 32301-3802

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TERRA LAKE HEIGHTS LLC

7901 4 ST N STE 300

SAINT PETERSBURG FL 33702

Respondent

Case No.: **TCE252180**

Location of Violation: **1375 PULLEN RD**

Tax ID #: **2123202150000**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252180**

Initial Inspection Date: **09/17/2025**

Repeat Offender:

Location Address: **1375 PULLEN RD**

Tax ID #: **2123202150000**

Owner(s): **TERRA LAKE HEIGHTS LLC**

7901 4 ST N STE 300

SAINT PETERSBURG FL 33702

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.

Ensure that all trash around grounds the dumpsters is pick up.

Some of the dumpsters are becoming a nuisance with the flies.

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 8336 6205 78

TCE252180 NOV/NOH INITIAL
TERRA LAKE HEIGHTS LLC
7901 4TH ST N
STE 300
SAINT PETERSBURG FL 33702-4399

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SMITH WHITNEY

2504 JIM LEE RD

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252250**

Location of Violation: **2504 JIM LEE RD**

Tax ID #: **3107700000130**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252250**

Initial Inspection Date: **09/22/2025**

Repeat Offender:

Location Address: **2504 JIM LEE RD**

Tax ID #: **3107700000130**

Owner(s): **SMITH WHITNEY**

2504 JIM LEE RD

TALLAHASSEE FL 32301

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Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

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.

Ensure that all high grass, weeds, and overgrowth are cut/removed from entire property.

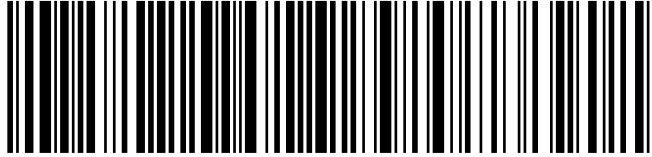
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6172 57

TCE252250 NOV/NOH INITIAL
SMITH WHITNEY
2504 JIM LEE RD
TALLAHASSEE FL 32301-6746

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MATTHEWS K L

5970 LOVE RIDGE DR

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE252261**

Location of Violation: **1472 LIVE OAK DR**

Tax ID #: **310415 X0010**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252261**

Initial Inspection Date: **09/26/2025**

Repeat Offender:

Location Address: **1472 LIVE OAK DR**

Tax ID #: **310415 X0010**

Owner(s): **MATTHEWS K L**

5970 LOVE RIDGE DR

TALLAHASSEE FL 32312

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Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

Ensure that the vehicle (green Honda accord) displays a valid/current tag or is removed from the property.

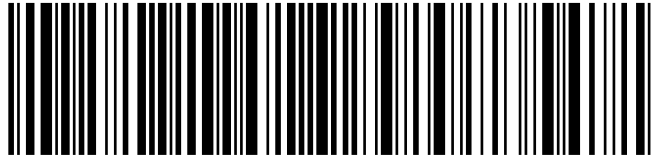
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 6182 92

TCE252261 NOV/NOH INITIAL
MATTHEWS K L
5970 LOVE RIDGE DR
TALLAHASSEE FL 32312-4506

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MARKET RATE RENTALS LLC

2928 WELLINGTON CIR STE 101

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252262**

Location of Violation: **1487 LIVE OAK DR**

Tax ID #: **310415 Y0052**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252262**

Initial Inspection Date: **09/25/2025**

Repeat Offender:

Location Address: **1487 LIVE OAK DR**

Tax ID #: **310415 Y0052**

Owner(s): **MARKET RATE RENTALS LLC**

2928 WELLINGTON CIR STE 101

TALLAHASSEE FL 32309

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.

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Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

Ensure that the vehicle (grey Chevy pickup) displays a valid/current tag or is removed from the property.

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

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

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 8336 4651 79

TCE252262 NOV/NOH INITIAL
MARKET RATE RENTALS LLC
2928 WELLINGTON CIR
STE 101
TALLAHASSEE FL 32309-6879

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FISHER GEORGE B

3008 BANKS RD

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252274**

Location of Violation: **1832 MERIADOC CT**

Tax ID #: **212160 A0300**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252274**

Initial Inspection Date: **09/23/2025**

Repeat Offender:

Location Address: **1832 MERIADOC CT**

Tax ID #: **212160 A0300**

Owner(s): **FISHER GEORGE B**

3008 BANKS RD

TALLAHASSEE FL 32309

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.
All yard debris, tree debris, and trash is removed for the entire yard.
- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property.

Ensure that all items that are meant to be stored indoors are removed from the outside 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.

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 8336 6234 18

TCE252274 NOV/NOH INITIAL
FISHER GEORGE B
3008 BANKS RD
TALLAHASSEE FL 32309-2103

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FISHER ANN

3008 BANKS RD

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252281**

Location of Violation: **1807 MERIADOC RD**

Tax ID #: **212160 A0020**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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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,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252281**

Initial Inspection Date: **09/23/2025**

Repeat Offender:

Location Address: **1807 MERIADOC RD**

Tax ID #: **212160 A0020**

Owner(s): **FISHER ANN**

3008 BANKS RD

TALLAHASSEE FL 32309

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.
Ensure that all vehicles have current tags, inflated tires on the vehicle.

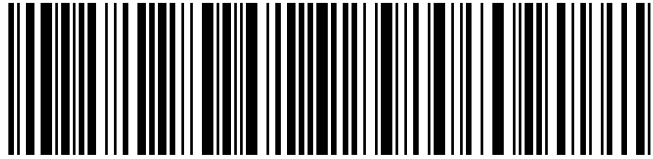
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8336 6257 26

TCE252281 NOV/NOH INITIAL
FISHER ANN
3008 BANKS RD
TALLAHASSEE FL 32309-2103

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MALDONADO CESAR O
MALDONADO SANTANA D
292 CHARLES WILLIS DR
MIDWAY FL 32343

Respondent

Case No.: **TCE252283**

Location of Violation: **1833 MERIADOC RD**

Tax ID #: **212160 A0091**

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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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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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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,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252283**

Initial Inspection Date: **09/23/2025**

Repeat Offender:

Location Address: **1833 MERIADOC RD**

Tax ID #: **212160 A0091**

Owner(s): **MALDONADO CESAR O
MALDONADO SANTANA D
292 CHARLES WILLIS DR**

MIDWAY FL 32343

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.
Ensure that all vehicles have current tags, and inflated tires.

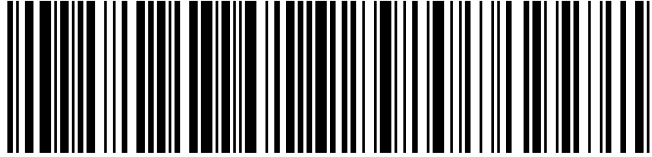
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6351 45

TCE252283 NOV/NOH INITIAL
MALDONADO CESAR O & MALDONADO SANTANA D
292 N CHARLES WILLIS DR
MIDWAY FL 32343-4288

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WHITFIELD DANIEL A

1848 MERIADOC CT

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252288**

Location of Violation: **1848 MERIADOC CT**

Tax ID #: **212160 A0260**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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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,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252288**

Initial Inspection Date: **09/23/2025**

Repeat Offender:

Location Address: **1848 MERIADOC CT**

Tax ID #: **212160 A0260**

Owner(s): **WHITFIELD DANIEL A**

1848 MERIADOC CT

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** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1** Remove household items, building material, building rubbish, or similar items from the exterior of the property.
Ensure that all items that should be stored inside are removed from the outside yard.
- 2** Ensure all vehicles are operable and display a valid license plate.
All vehicles must have current tags and inflated tires.
Ensure that all vehicles are in operable condition.

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 8336 6367 08

TCE252288 NOV/NOH INITIAL
WHITFIELD DANIEL A
1848 MERIADOC CT
TALLAHASSEE FL 32303-3351

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

Postage: \$8.8600

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: 604 PARK AVE E

CE Case No.: TCE252409

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).


Anita Morrell (Oct 8, 2025 09:04:38 EDT)

Enforcing Official, Code Enforcement

08/10/2025

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 07, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

**WILSON RICHARD L INTERVIVOS TRUST &
WILSON RICHARD L JR TRUSTEE**

PO BOX 629

TALLAHASSEE FL 32302

Respondent

Case No.: **TCE252409**

Location of Violation: **604 PARK AVE E**

Tax ID #: **113130 D0060**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**
Housing and Community Resilience
Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252409**

Initial Inspection Date: **10/07/2025**

Repeat Offender:

Location Address: **604 PARK AVE E**

Tax ID #: **113130 D0060**

Owner(s): **WILSON RICHARD L INTERVIVOS TRUST &
WILSON RICHARD L JR TRUSTEE
PO BOX 629**

TALLAHASSEE FL 32302

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 identified in 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 Structure, 304.6 Exterior Walls
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains
- 3** IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 5** IPMC, Interior Structure, 305.2 Structural Members
- 6** IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1** 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.
- 2** Repair and/or replace the roof, eaves, and flashing to prevent water entry and damage to roof structure.
- 3** Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Ensure all porches, balconies, decks, and their hand/guard rails are free from defects, structurally sound 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.
Ensure all broken windows are replaced and in a sound condition
- 5 Ensure all doors and their frames are free of all defects and properly surface coated to prevent deterioration.
- 6 Ensure all interior structural members are maintained and structurally sound.
Ensure that interior structural members are free from all defects and properly surface coated to prevent deterioration.
If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
Ensure that all door and windows are secured and in sound condition as to prevent entry.

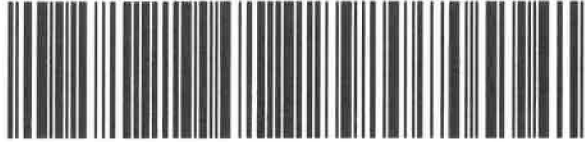
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8336 8593 50

TCE252409 DB PLACARD/ NOV/NOH INITIAL
WILSON RICHARD L INTERVIVOS TRUST &
WILSON RICHARD L JR TRUSTEE
PO BOX 629
TALLAHASSEE FL 32302-0629

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

Postage: \$8.8600

TCE252409 DB PLACARD

Final Audit Report

2025-10-08

Created:	2025-10-08
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZti8wkPp_T0c4bVPMXu300nfjxdUQQla

"TCE252409 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2025-10-08 - 12:52:13 PM GMT
-  Document emailed to Anita Morrell (Anita.Morrell@talgov.com) for signature
2025-10-08 - 12:52:17 PM GMT
-  Email viewed by Anita Morrell (Anita.Morrell@talgov.com)
2025-10-08 - 1:04:19 PM GMT
-  Document e-signed by Anita Morrell (Anita.Morrell@talgov.com)
Signature Date: 2025-10-08 - 1:04:38 PM GMT - Time Source: server
-  Agreement completed.
2025-10-08 - 1:04:38 PM GMT



Adobe Acrobat Sign



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FERRERA MELINDA LEEDY

417 PRINCE ST

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252075**

Location of Violation: **417 PRINCE ST**

Tax ID #: **213444 C0090**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252075**

Initial Inspection Date: **09/03/2025**

Repeat Offender:

Location Address: **417 PRINCE ST**

Tax ID #: **213444 C0090**

Owner(s): **FERRERA MELINDA LEEDY**

417 PRINCE 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 5 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 8337 3289 23

TCE252075 NOV/NOH INITIAL
FERRERA MELINDA LEEDY
417 PRINCE ST
TALLAHASSEE FL 32304-4228

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SMITH WILLIAM ARTHUR
SMITH CHRISTINE
1666 SHARKEY ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252208**

Location of Violation: **1666 SHARKEY ST**

Tax ID #: **410226 F0100**

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 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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252208**

Initial Inspection Date: **09/17/2025**

Repeat Offender:

Location Address: **1666 SHARKEY ST**

Tax ID #: **410226 F0100**

Owner(s): **SMITH WILLIAM ARTHUR**

SMITH CHRISTINE

1666 SHARKEY 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** 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.

Remove all trash in carport and out of front yard.

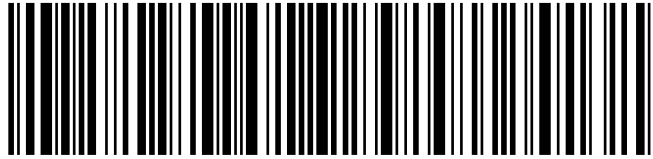
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 3080 17

TCE252208 NOV/NOH INITIAL
SMITH WILLIAM ARTHUR & SMITH CHRISTINE
1666 SHARKEY ST
TALLAHASSEE FL 32304-4625

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

PARKER JESSE ROBB ESTATE

3218 TIFFANY ST

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252290**

Location of Violation: **3218 TIFFANY ST**

Tax ID #: **3103500000430**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252290**

Initial Inspection Date: **09/23/2025**

Repeat Offender:

Location Address: **3218 TIFFANY ST**

Tax ID #: **3103500000430**

Owner(s): **PARKER JESSE ROBB ESTATE**

3218 TIFFANY ST

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 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.

Ensure that all trash, debris, and litter is cleared from entire property and disposed of properly.

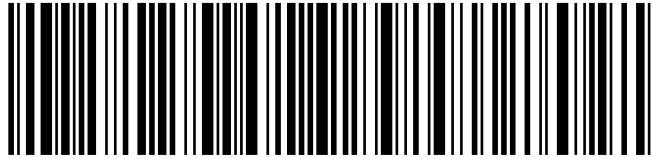
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 3040 88

TCE252290 NOV/NOH INITIAL
PARKER JESSE ROBB ESTATE
3218 TIFFANY ST
TALLAHASSEE FL 32311-5220

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CALLOWAY HOLDINGS OF MIAMI LLC

211 N KROME AVE

HOMESTEAD FL 33030

Respondent

Case No.: **TCE252291**

Location of Violation: **3230 TIFFANY ST**

Tax ID #: **3103500000420**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252291**

Initial Inspection Date: **09/23/2025**

Repeat Offender:

Location Address: **3230 TIFFANY ST**

Tax ID #: **3103500000420**

Owner(s): **CALLOWAY HOLDINGS OF MIAMI LLC**

211 N KROME AVE

HOMESTEAD FL 33030

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure all trash, litter, and debris is cleared from entire property and disposed of properly.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 3002 71

TCE252291 NOV/NOH INITIAL
CALLOWAY HOLDINGS OF MIAMI LLC
211 N KROME AVE
HOMESTEAD FL 33030-6018

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

STOUTAMIRE INVESTMENTS LLC

3203 APALACHEE PKWY

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252295**

Location of Violation: **1417 LYNN LN**

Tax ID #: **3103500001190**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252295**

Initial Inspection Date: **09/23/2025**

Repeat Offender:

Location Address: **1417 LYNN LN**

Tax ID #: **3103500001190**

Owner(s): **STOUTAMIRE INVESTMENTS LLC**

3203 APALACHEE PKWY

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** IPMC, Exterior Structure, 304.1 General
- 3** IPMC, Exterior Property Areas, 302.7 Accessory Structures

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.

Ensure that all high grass, weeds, and overgrowth are cut from entire property.

- 2** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.

Ensure all exterior walls/surfaces are free from holes, breaks, and loose and rotting materials and are maintained waterproof and properly surface coated where required to prevent deterioration.

- 3** Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

Ensure the accessory structure is secured and found not to be open and available.

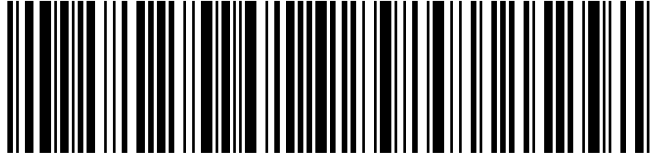
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 3049 58

TCE252295 NOV/NOH INITIAL
STOUTAMIRE INVESTMENTS LLC
3203 APALACHEE PKWY
TALLAHASSEE FL 32311-5254

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SIMMONS DOMANIC C

1425 LYNN LN

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252296**

Location of Violation: **1425 LYNN LN**

Tax ID #: **3103500001170**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252296**

Initial Inspection Date: **09/23/2025**

Repeat Offender:

Location Address: **1425 LYNN LN**

Tax ID #: **3103500001170**

Owner(s): **SIMMONS DOMANIC C**

1425 LYNN LN

TALLAHASSEE FL 32311

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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 1 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that all litter, trash, debris, is cleared from entire property and disposed of properly.

- 2** Ensure all vehicles are operable and display a valid license plate.

Ensure that vehicle (blue Toyota van) displays a valid/current tag or is removed from property. Vehicle must not be on any stands or jacked in air.

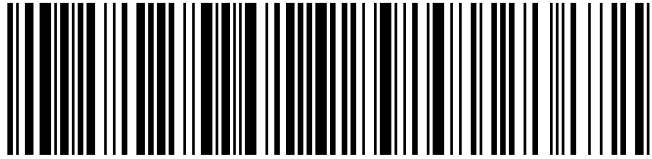
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 3072 63

TCE252296 NOV/NOH INITIAL
SIMMONS DOMANIC C
1425 LYNN LN
TALLAHASSEE FL 32311-5213

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BELLFLOWER ADRIENNE M; WALDEN
CAROLYN; & WALDEN ABIGAIL

1030 CARRIN DR
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE251818**

Location of Violation: **1030 CARRIN DR**

Tax ID #: **310340 B0090**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251818**

Initial Inspection Date: **08/04/2025**

Repeat Offender:

Location Address: **1030 CARRIN DR**

Tax ID #: **310340 B0090**

Owner(s):

**BELLFLOWER ADRIENNE M; WALDEN
CAROLYN; & WALDEN ABIGAIL
1030 CARRIN DR
TALLAHASSEE FL 32311-3906**

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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.

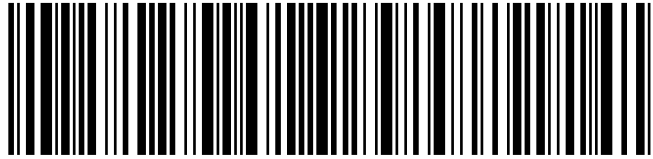
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 5022 17

TCE251818 NOV/NOH INITIAL
BELLFLOWER ADRIENNE M; WALDEN CAROLYN; &
WALDEN ABIGAIL
1030 CARRIN DR
TALLAHASSEE FL 32311-3906

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ART VILLAGE GROUP LLC

1400 VILLAGE SQUARE BLVD #3-81210

TALLAHASSEE FL 32312-1250

Respondent

Case No.: **TCE252120**

Location of Violation: **Vacant Lot across from 721 Eugenia**

Tax ID #: **4102200290000**

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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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252120**

Initial Inspection Date: **09/08/2025**

Repeat Offender:

Location Address: **Vacant Lot across from 721 Eugenia**

Tax ID #: **4102200290000**

Owner(s): VILLAGE GROUP LLC
1400 VILLAGE SQUARE BLVD
APT 3-81210
TALLAHASSEE FL 32312-1250

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 VII, Section 3-401 - Fences and Walls
- 2** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Repair or remove the fence/wall that is in disrepair and considered unsafe.

Repair or remove the fence that is laying down over city sidewalk facing Eugenia st.

- 2** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

Ensure all underbrush is removed.

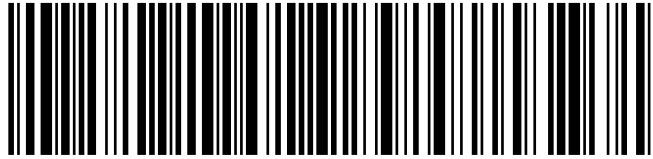
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8337 4966 60

TCE252120 NOV/NOH INITIAL
ART VILLAGE GROUP LLC
1400 VILLAGE SQUARE BLVD
APT 3-81210
TALLAHASSEE FL 32312-1250

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 14, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

YEATMAN ROBENA D
YEATMAN JASON W
630 MCDANIEL ST
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252277**

Location of Violation: **630 MCDANIEL ST**

Tax ID #: **113066 D0320**

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252277**

Initial Inspection Date: **09/25/2025**

Repeat Offender:

Location Address: **630 MCDANIEL ST**

Tax ID #: **113066 D0320**

Owner(s): YEATMAN ROBENA D

YEATMAN JASON W

630 MCDANIEL 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.

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

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.

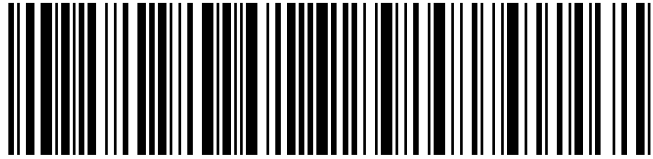
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 8137 19

TCE252277 NOV/NOH INITIAL
YEATMAN ROBENA D & YEATMAN JASON W
630 MCDANIEL ST
TALLAHASSEE FL 32303-6347

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HOLLIS KATINA MAE

1910 ALBAN AVE

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252289**

Location of Violation: **1910 ALBAN AVE**

Tax ID #: **310670 JJ0070**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252289**

Initial Inspection Date: **09/24/2025**

Repeat Offender:

Location Address: **1910 ALBAN AVE**

Tax ID #: **310670 JJ0070**

Owner(s): **HOLLIS KATINA MAE**

1910 ALBAN 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 1 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.

Ensure that all trash, debris, and litter (tub front of property) is removed from property and disposed of properly.

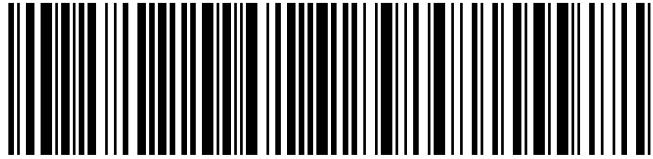
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 4984 97

TCE252289 NOV/NOH INITIAL
HOLLIS KATINA MAE
1910 ALBAN AVE
TALLAHASSEE FL 32301-5704

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CALLOWAY HOLDINGS OF MIAMI LLC

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252323**

Location of Violation: **1410 JANET DR**

Tax ID #: **3103500000850**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252323**

Initial Inspection Date: **09/25/2025**

Repeat Offender:

Location Address: **1410 JANET DR**

Tax ID #: **3103500000850**

Owner(s): **CALLOWAY HOLDINGS OF MIAMI LLC**

400 CAPITAL CIR SE # 18-303

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, 302.4 Weeds

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.
Ensure all high grass, weeds, and overgrowth is cut/removed from entire property.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 6851 63

TCE252323 NOV/NOH INITIAL
CALLOWAY HOLDINGS OF MIAMI LLC
400 CAPITAL CIR SE
UNIT 18-303
TALLAHASSEE FL 32301-3802

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

PARKWAY TERRACE PROP INC

310 W JEFFERSON ST

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252391**

Location of Violation: **310429 B0020 V/L NEXT TO 2343 HANSEN CT**

Tax ID #: **310429 B0020**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252391**

Initial Inspection Date: **10/08/2025**

Repeat Offender:

Location Address: **310429 B0020 V/L NEXT TO 2343 HANSEN CT**

Tax ID #: **310429 B0020**

Owner(s): **PARKWAY TERRACE PROP INC**

310 W JEFFERSON ST

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 30 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Remove and dispose of all dead trees from the property.
Ensure dead tree is removed from parcel.

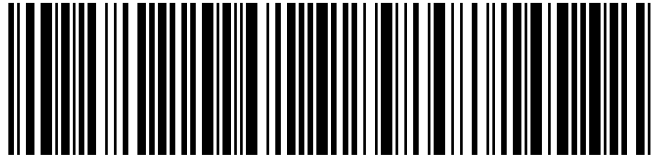
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 1483 91

TCE252391 NOV/NOH INITIAL
PARKWAY TERRACE PROP INC
310 W JEFFERSON ST
TALLAHASSEE FL 32301-1419

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

PARKWAY TERRACE PROP INC

310 W JEFFERSON ST

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252392**

Location of Violation: **310429 B0010 V/L ACROSS FROM 2321 HANSEN CT**

Tax ID #: **310429 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.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252392**

Initial Inspection Date: **10/08/2025**

Repeat Offender:

Location Address: **310429 B0010 V/L ACROSS FROM 2321 HANSEN CT** Tax ID #: **310429 B0010**

Owner(s): **PARKWAY TERRACE PROP INC**

310 W JEFFERSON ST

TALLAHASSEE FL 32301

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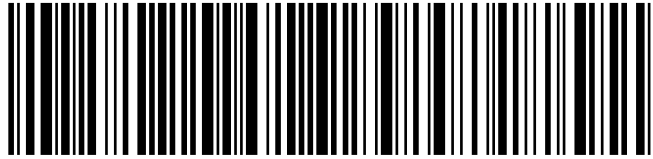
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8338 1504 93

TCE252392 NOV/NOH INITIAL
PARKWAY TERRACE PROP INC
310 W JEFFERSON ST
TALLAHASSEE FL 32301

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNNY AND PENNY INC

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252023**

Location of Violation: **2015 PECAN CT**

Tax ID #: **2121160000120**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252023**

Initial Inspection Date: **08/25/2025**

Repeat Offender:

Location Address: **2015 PECAN CT**

Tax ID #: **2121160000120**

Owner(s): **JOHNNY AND PENNY INC**

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

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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 30 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.2 Protective Treatment
- 2** IPMC, Exterior Structure, 304.6 Exterior Walls
- 3** IPMC, Exterior Structure, 304.7 Roof and Drains
- 4** IPMC, Interior Structure, 305.3 Interior Surfaces
- 5** IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
- 6** IPMC, Interior Structure, 305.5 Handrails and Guard
- 7** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 8** IPMC, Exterior Structure, 304.18.1 Building Security Doors
- 9** IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 10** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances

Corrective Actions Required:

- 1** 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.

Exterior wall of this building must not have any peeling or chipping protective coating. The protective coating protects the building from deterioration and damage.

- 2 Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.

All exterior walls at this property must free from any damage. Must be repaired with the proper material used for exterior wall.

Exterior wall must be waterproof, in sound condition and have a protective coating.

- 3 Repair and/or replace the roof to prevent water entry and damage to roof structure.

Ensure that any roof leaks are repaired with the proper material and tightly sealed and watertight.

All exterior roofing must be maintained.

- 4 Ensure all interior surfaces are maintained in good, clean working condition. Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces.

Ensure that the water damaged to the bathroom wall and areas on the ceiling in the bedrooms are repaired with the proper material and coated with a protective coating.

- 5 Ensure all stair and walking surfaces are maintained in good condition.

Second Floor-

All walking surfaces that is damaged, deteriorating or missing must be repaired or replace with the proper materials used for walking surfaces.

All walking surfaces must be structurally sound, not worn, warped or unsafe.

All walking surfaces must be kept in good conditions.

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

Ensure that the interior handrail for the stairs is not broken, damaged or missing it must be repaired with the proper material used for handrails.

Handrails must be installed per the manufacture instructions, safely secured to a solid foundation and continue to be maintained in good conditions.

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

Ensure all bedrooms have smoke detectors in each room and hallway.

- 8 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.

Ensure that all entrance deadbolt locks are working properly without and issues.

- 9 Ensure plumbing fixtures and facilities are maintained.

All kitchen sink, upstairs toilet and bathtub fixtures must be properly installed and maintained in working conditions. Fixtures must be free from leaks and any other defects.

The bathtub must be kept free from obstructions and draining properly.

- 10 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.

Ensure that the ceiling fan the bedroom is work properly due to this being an electrical system hazard if not repaired and maintained in good condition.

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 5421 20

TCE252023 NOV/NOH INITIAL
JOHNNY AND PENNY INC
4178 APALACHEE PKWY
TALLAHASSEE FL 32311-4109

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HORABIN JAMILA

4352 CAMDEN RD

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252308**

Location of Violation: **2218 YAUPON DR**

Tax ID #: **212380 R0440**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252308**

Initial Inspection Date: **09/24/2025**

Repeat Offender:

Location Address: **2218 YAUPON DR**

Tax ID #: **212380 R0440**

Owner(s): **HORABIN JAMILA**

4352 CAMDEN RD

TALLAHASSEE FL 32303

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.
All vehicles must have a currant tags and inflated tires.

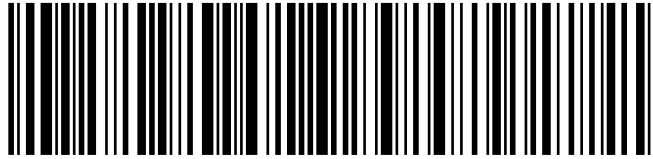
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8338 5412 08

TCE252308 NOV/NOH INITIAL
HORABIN JAMILA
4352 CAMDEN RD
TALLAHASSEE FL 32303-7635

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HILL CHELICIA L N

2045 N 3RD ST APT 222

BATON ROUGE LA 70802

Respondent

Case No.: **TCE252374**

Location of Violation: **910 MILLARD ST**

Tax ID #: **310725 H0150**

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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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252374**

Initial Inspection Date: **10/02/2025**

Repeat Offender:

Location Address: **910 MILLARD ST**

Tax ID #: **310725 H0150**

Owner(s): **HILL CHELICIA L N**

2045 N 3RD ST APT 222

BATON ROUGE LA 70802

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** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Ensure that all windows and doors are free from defects and properly secured if property is vacant. Boarding of windows and doors does not bring property into compliance, must obtain boarding order from City of Tallahassee Code Enforcement Magistrate to keep windows and doors boarded (not exceeding 1 year). Please contact Resilience Officer Angela Land (850-891-7012) for further information.

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 8338 5398 92

TCE252374 NOV/NOH INITIAL
HILL CHELICIA L N
2045 N 3RD ST
APT 222
BATON ROUGE LA 70802-5181

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 20, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

D'SOUZA C F L
D'SOUZA C L
146 RABBIT TRACK RD
SATSUMA FL 32189

Respondent

Case No.: **TCE252414**

Location of Violation: **1911 E INDIAN HEAD DR**

Tax ID #: **310550 W0160**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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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,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252414**

Initial Inspection Date: **10/08/2025**

Repeat Offender:

Location Address: **1911 E INDIAN HEAD DR**

Tax ID #: **310550 W0160**

Owner(s): D'SOUZA C F L
D'SOUZA C L
146 RABBIT TRACK RD
SATSUMA FL 32189

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

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.
Ensure all high grass, weeds, and overgrowth is cut from entire property and properly maintained.

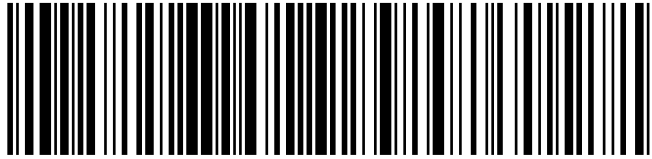
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8338 7026 16

TCE252414 NOV/NOH INITIAL
D'SOUZA C F L & D'SOUZA C L
146 RABBIT TRACK RD
SATSUMA FL 32189-2358

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

EDWARDS SAM
EDWARDS AMY

Respondent

Case No.: **TCE251285**

Location of Violation: **1515 PAUL RUSSELL RD**

Tax ID #: **3104140000730**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251285**

Initial Inspection Date: **06/12/2025**

Repeat Offender:

Location Address: **1515 PAUL RUSSELL RD**

Tax ID #: **3104140000730**

Owner(s): **EDWARDS SAM
EDWARDS AMY**

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, 304.1 General
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains
- 3** IPMC, Exterior Structure, 304.9 Overhang Extensions

Corrective Actions Required:

- 1** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
- 2** Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 3** 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.

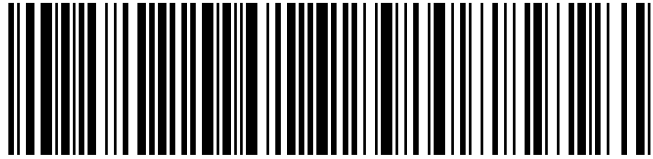
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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.

300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 0951 44

TCE251285 NOV/NOH INITIAL
EDWARDS SAM & EDWARDS AMY
1515 PAUL RUSSELL RD
73D
TALLAHASSEE FL 32301-6071

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HOLD THE MAYO LLC

904 HILLCREST CT

TALLAHASSEE FL 32308-5060

Respondent

Case No.: **TCE251792**

Location of Violation: **1423 N MONROE ST**

Tax ID #: **212543 B0350**

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 **12/09/2025** 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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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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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



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251792**

Initial Inspection Date: **08/05/2025**

Repeat Offender:

Location Address: **1423 N MONROE ST**

Tax ID #: **212543 B0350**

Owner(s): **HOLD THE MAYO LLC**

904 HILLCREST CT

TALLAHASSEE FL 32308-5060

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** 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
- 4** IPMC, Exterior Structure, 304.2 Protective Treatment
- 5** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 6** IPMC, Exterior Structure, 304.9 Overhang Extensions

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.

Cut the entire property.

- 2** Remove all trash, litter, and debris from the entire property.

Ensure that all yard debris, tree debris and trash is removed from the entire property to include broken windows or construction material, etc.

- 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.

Remove graffiti from windows and building.

- 4** 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.

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

Remove boards on windows and ensure all windows and doors are sound and operate as intended. Repair or replace the damaged garage door.

If the boards on the windows and doors remain in place they have to be done by city specification, and a boarding order must be obtained from the City of Tallahassee.

- 6 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.

Ensure that all outside signs/marquees are in good conditions and properly anchored so as to be kept in a safe and sound condition.

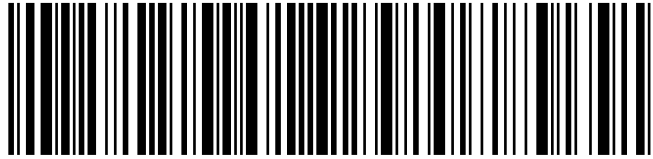
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 0979 71

TCE251792 NOV/NOH INITIAL
HOLD THE MAYO LLC
904 HILLCREST CT
TALLAHASSEE FL 32308-5060

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 21, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ARNOLD ROSA

410 AMERICANA ST

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE251892**

Location of Violation: **410 AMERICANA ST**

Tax ID #: **411316 A0060**

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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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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251892**

Initial Inspection Date: **08/19/2025**

Repeat Offender:

Location Address: **410 AMERICANA ST**

Tax ID #: **411316 A0060**

Owner(s): **ARNOLD ROSA**

410 AMERICANA ST

TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

- 1** Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.
Repair or replace damaged carport and porch.

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

Boarding a structure will not bring the property into compliance. If 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 8338 9826 50

TCE251892 NOV/NOH INITIAL
ARNOLD ROSA
410 AMERICANA ST
TALLAHASSEE FL 32305-7049

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ROE BRANDON

3434 LAURA ST

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252221**

Location of Violation: **3434 LAURA ST**

Tax ID #: **311840 G0170**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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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,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252221**

Initial Inspection Date: **09/26/2025**

Repeat Offender:

Location Address: **3434 LAURA ST**

Tax ID #: **311840 G0170**

Owner(s): **ROE BRANDON**

3434 LAURA ST

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, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers
- 4** IPMC, Exterior Structure, 304.1 General

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.

Ensure to cut all high grass, weeds, and overgrowth from entire property.

- 2** Remove all trash, litter, and debris from the entire property.

Ensure that all trash, debris and litter is removed from entire property and disposed of properly.

- 3** Place approved address numbers on your home and/or mailbox in a position that is clearly legible and visible. Ensure numbers are a minimum of 3 inches in height and ½ inch wide.

Ensure that all address numbers are displayed and visible.

- 4** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.

Ensure that porch is repaired to be structurally sound and free of defects.

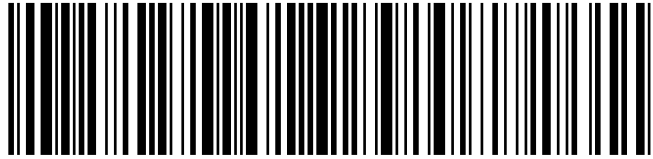
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8339 1012 65

TCE252221 NOV/NOH INITIAL
ROE BRANDON
3434 LAURA ST
TALLAHASSEE FL 32305-7352

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 21, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

COPPEDGE ANITA W
SMITH J RANDY ESTATE
2963 PADDINGTON DR
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252231**

Location of Violation: **310415 0001 LIVE OAK DR**

Tax ID #: **310415 0001**

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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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,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252231**

Initial Inspection Date: **09/26/2025**

Repeat Offender:

Location Address: **310415 0001 LIVE OAK DR**

Tax ID #: **310415 0001**

Owner(s): COPPEDGE ANITA W
SMITH J RANDY ESTATE
2963 PADDINGTON DR
TALLAHASSEE FL 32309

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** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 2** IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways

Corrective Actions Required:

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

Ensure that Red Chevy pickup truck and attached trailer located at front entrance are removed from property or display valid tags to bring property into compliance.

- 2** Ensure all sidewalks, walkways, stairs, driveways, parking spaces, and similar areas are maintained to prevent disrepair and hazardous conditions.

Ensure that all potholes down the entirety of driveway are repaired and maintained to prevent disrepair and hazardous conditions.

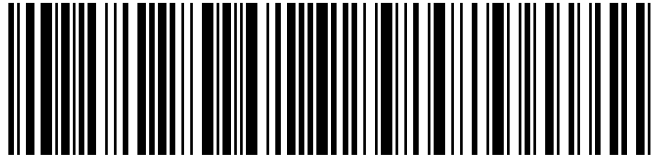
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8338 9849 37

TCE252231 NOV/NOH INITIAL
COPPEDGE ANITA W & SMITH J RANDY ESTATE
C/O: ST AUGUSTINE VILLAGE HO
2963 PADDINGTON DR
TALLAHASSEE FL 32309-6870

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

VELISEK GEORGE O JR

3607 S LAKEWOOD DR

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252396**

Location of Violation: **3607 LAKEWOOD DR S**

Tax ID #: **311880 10010**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252396**

Initial Inspection Date: **10/06/2025**

Repeat Offender:

Location Address: **3607 LAKEWOOD DR S**

Tax ID #: **311880 10010**

Owner(s): **VELISEK GEORGE O JR**

3607 S LAKEWOOD DR

TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

- 1** 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.
Ensure that high grass, weeds, and overgrowth is cut from entire property and maintained properly.
- 2** Ensure all vehicles are operable and display a valid license plate.
Ensure that all vehicles display a current/valid tag or are removed from property. Covering or turning vehicles around will not bring property into compliance.

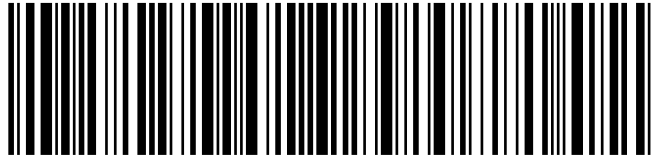
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 1059 80

TCE252396 NOV/NOH INITIAL
VELISEK GEORGE O JR
3607 S LAKEWOOD DR
TALLAHASSEE FL 32305-5205

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SWEE GLENN L

919 KENDALL DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252501**

Location of Violation: **919 KENDALL DR**

Tax ID #: **310725 H0080**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252501**

Initial Inspection Date: **10/16/2025**

Repeat Offender:

Location Address: **919 KENDALL DR**

Tax ID #: **310725 H0080**

Owner(s): **SWEE GLENN L**

919 KENDALL DR

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

- 1** IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required

Corrective Actions Required:

- 1** Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements.
Ensure that the electrical service drop is attached to exterior of 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.

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 8339 1115 16

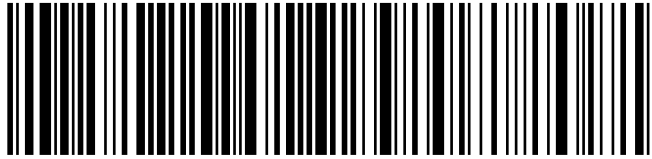
TCE252501 NOV/NOH INITIAL
SWEE GLENN L
3206 CHESHIRE CT
TALLAHASSEE FL 32312-1922

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

Postage: \$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 1107 62

TCE252501 NOV/NOH INITIAL
SWEE GLENN L
919 KENDALL DR
TALLAHASSEE FL 32301-7033

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BENNETT MICHAEL D
BENNETT JO ANNE M
709 BIVINS AVE
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE251808**

Location of Violation: **709 BIVINS AVE**

Tax ID #: **212360 G0100**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251808**

Initial Inspection Date: **08/08/2025**

Repeat Offender:

Location Address: **709 BIVINS AVE**

Tax ID #: **212360 G0100**

Owner(s): BENNETT MICHAEL D
BENNETT JO ANNE M
709 BIVINS AVE
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 1 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

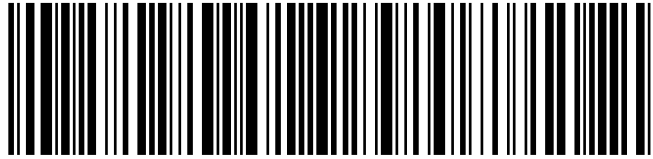
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8339 4043 59

TCE251808 NOV/NOH INITIAL
BENNETT MICHAEL D & BENNETT JO ANNE M
709 BIVINS AVE
TALLAHASSEE FL 32303-4703

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 23, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BUSTER HUMPHRIES LLC
CC: PETRANDIS KRISTINA
400 CAPITAL CIR SE SIDE 18-303
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252207**

Location of Violation: **1421 TAMI TRL**

Tax ID #: **3103500000820**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252207**

Initial Inspection Date: **09/26/2025**

Repeat Offender:

Location Address: **1421 TAMI TRL**

Tax ID #: **3103500000820**

Owners: **BUSTER HUMPHRIES LLC
CC: PETRANDIS KRISTINA
400 CAPITAL CIR SE**

**SIDE 18-303
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 30 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 4** IPMC, Exterior Property Areas, 302.7 Accessory Structures

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.

Ensure that all high grass, weeds, and overgrowth of entire property is cut and maintained properly.

- 2** Remove all trash, litter, and debris from the entire property.

Ensure that all trash, debris, and litter is removed from entire property and disposed of properly.

- 3** Remove and dispose of all dead trees from the property.

Ensure that any dead trees are cut or removed from property.

- 4** Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

Ensure that shed accessory structure is secured properly as to prevent it from being open and available.

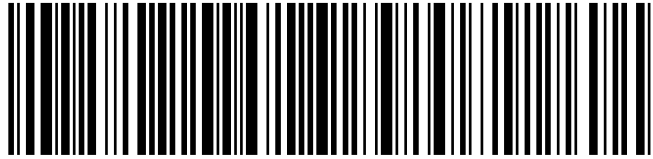
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8339 2201 71

TCE252207 NOV/NOH INITIAL
BUSTER HUMPHRIES LLC
400 CAPITAL CIR SE
SIDE 18-303
TALLAHASSEE FL 32301-3802

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MALDONADO CARLOS ALEXANDER

709 E BRICKYARD RD

MIDWAY FL 32343

Respondent

Case No.: **TCE252398**

Location of Violation: **311 PINEY RD**

Tax ID #: **311880 M0050**

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252398**

Initial Inspection Date: **10/06/2025**

Repeat Offender:

Location Address: **311 PINEY RD**

Tax ID #: **311880 M0050**

Owner(s): **MALDONADO CARLOS ALEXANDER**

709 E BRICKYARD RD

MIDWAY FL 32343

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** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.6 Exterior Walls
- 3** TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls

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.
Ensure that all high grass, weeds, and overgrowth is cut from entire property and properly maintained.
- 2** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
Ensure that all exterior wall surfaces are free from defects, weather tight, and properly surface coated.
- 3** Repair or remove the fence/wall that is in disrepair and considered unsafe.
Ensure that all damaged fencing is repaired or removed from property.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 4061 00

TCE252398 NOV/NOH INITIAL
MALDONADO CARLOS ALEXANDER
709 E BRICKYARD RD
MIDWAY FL 32343-2706

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CMP I TALLAHASSEE OWNER LLC
545 E JOHN CARPENTER FWY STE 1400
IRVING TX 75062

Respondent

Case No.: **TCE252432**

Location of Violation: **1018 APALACHEE PKWY**

Tax ID #: **113165 A0010**

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 **12/09/2025** 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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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252432**

Initial Inspection Date: **10/09/2025**

Repeat Offender:

Location Address: **1018 APALACHEE PKWY**

Tax ID #: **113165 A0010**

Owner(s): **CMP I TALLAHASSEE OWNER LLC**

545 E JOHN CARPENTER FWY STE 1400

IRVING TX 75062

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** 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.
Ensure that retaining wall is free of all graffiti.

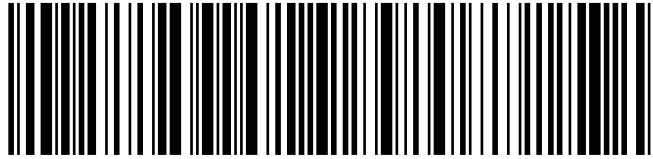
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8339 4102 20

TCE252432 NOV/NOH INITIAL
CMP I TALLAHASSEE OWNER LLC
545 E JOHN CARPENTER FWY
STE 1400
IRVING TX 75062-3933

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 27, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

JACKSON LATOYA MARTIN

2211 YAUPON DR

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252310**

Location of Violation: **2211 YAUPON DR**

Tax ID #: **212380 F0150**

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 **12/09/2025** 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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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252310**

Initial Inspection Date: **09/24/2025**

Repeat Offender:

Location Address: **2211 YAUPON DR**

Tax ID #: **212380 F0150**

Owner(s): **JACKSON LATOYA MARTIN**

2211 YAUPON 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 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.
Ensure that all yard debris, tree debris, and trash is removed from the property.
- 2** Remove and dispose of all dead trees from the property.

Ensure that all dead trees and tree debris is removed from the property.

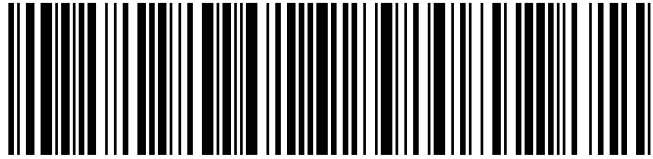
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 5548 63

TCE252310 NOV/NOH INITIAL
JACKSON LATOYA MARTIN
2211 YAUPON DR
TALLAHASSEE FL 32303-3918

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 27, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WEST ANNE M

1961 SETTING SUN TRL

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252397**

Location of Violation: **1111 LINWOOD DR**

Tax ID #: **212860 C0030**

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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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,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252397**

Initial Inspection Date: **10/09/2025**

Repeat Offender:

Location Address: **1111 LINWOOD DR**

Tax ID #: **212860 C0030**

Owner(s): **WEST ANNE M**

1961 SETTING SUN TRL

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 1 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure all tags are current on all vehicles.

Ensure all tires are inflated on all vehicles.

- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property.

Ensure that items not normally stored outside is removed for the exterior of the property or stored inside to include exercise equipment, etc.

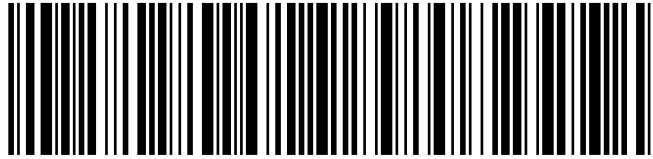
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 5394 26

TCE252397 NOV/NOH INITIAL
WEST ANNE M
1961 SETTING SUN TRL
TALLAHASSEE FL 32303-2636

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 27, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ZHAO LICHUN

1787 CASSATT DR

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE252434**

Location of Violation: **3171 HUTTERSFIELD CIR**

Tax ID #: **211640 AA0250**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252434**

Initial Inspection Date: **10/09/2025**

Repeat Offender:

Location Address: **3171 HUTTERSFIELD CIR**

Tax ID #: **211640 AA0250**

Owner(s): **ZHAO LICHUN**

1787 CASSATT DR

TALLAHASSEE FL 32317

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that any item's not normally stored outside is removed for the exterior of the property.
- 3** Ensure all vehicles are operable and display a valid license plate.

All vehicles must have currant tags.
All vehicles must have inflated tires.

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 5513 29

TCE252434 NOV/NOH INITIAL
ZHAO LICHUN
1787 CASSATT DR
TALLAHASSEE FL 32317-1420

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 27, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BLACKWOOD JOSEPH DAVID

920 CHESTWOOD AVE

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252474**

Location of Violation: **920 CHESTWOOD AVE**

Tax ID #: **212380 H0080**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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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,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252474**

Initial Inspection Date: **10/14/2025**

Repeat Offender:

Location Address: **920 CHESTWOOD AVE**

Tax ID #: **212380 H0080**

Owner(s): **BLACKWOOD JOSEPH DAVID**

920 CHESTWOOD AVE

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 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.

Ensure that all yard debris and trash is removed from the property.

- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property.

Ensure that all item's not normally stored outside is properly disposed of to include tires, construction items, etc.

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 8339 5601 85

TCE252474 NOV/NOH INITIAL
BLACKWOOD JOSEPH DAVID
920 CHESTWOOD AVE
TALLAHASSEE FL 32303-4635

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

JONES HAROLD
CYNTHIA Y JONES JOHNSON
2300 EASTGATE WAY
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE251299**

Location of Violation: **V/L N. of 2621 S Adams**

Tax ID #: **4112200350000**

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 **12/09/2025 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251299**

Initial Inspection Date: **06/30/2025**

Repeat Offender:

Location Address: **V/L N. of 2621 S Adams**

Tax ID #: **4112200350000**

Owner(s): JONES HAROLD
CYNTHIA Y JONES JOHNSON
2300 EASTGATE WAY
TALLAHASSEE FL 32308

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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 30 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

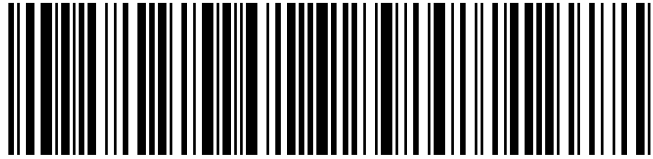
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 1923 37

TCE251299 AMENDED NOV/NOV
JONES HAROLD & CYNTHIA Y JONES JOHNSON
2300 EASTGATE WAY
TALLAHASSEE FL 32308-3820

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

DANIELS WILLIAM H SR
1919 35TH ST S
SAINT PETERSBURG FL 33711

Respondent

Case No.: **TCE251549**

Location of Violation: **2147 PASCO ST**

Tax ID #: **410156 G0042**

AMENDED HEARING DATE

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251549**

Initial Inspection Date: **07/17/2025**

Repeat Offender:

Location Address: **2147 PASCO ST**

Tax ID #: **410156 G0042**

Owner(s): **DANIELS WILLIAM H SR**

1919 35TH ST S

SAINT PETERSBURG FL 33711

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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 and dispose of all dead trees from the property.

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 1864 04

TCE251549 AMENDED HEARING/NOV
DANIELS WILLIAM H SR
1919 35TH ST S
SAINT PETERSBURG FL 33711-3229

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

THORPE SCOTT

717 FLORAL ST

TALLAHASSEE FL 32310

Respondent

Case No.: **TCE251780**

Location of Violation: **411132 D0050 V/L NEXT TO 2218 KEITH ST**

Tax ID #: **411132 D0050**

AMENDED HEARING DATE

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251780**

Initial Inspection Date: **07/30/2025**

Repeat Offender:

Location Address: **411132 D0050 V/L NEXT TO 2218 KEITH ST**

Tax ID #: **411132 D0050**

Owner(s): **THORPE SCOTT**

717 FLORAL ST

TALLAHASSEE FL 32310

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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.

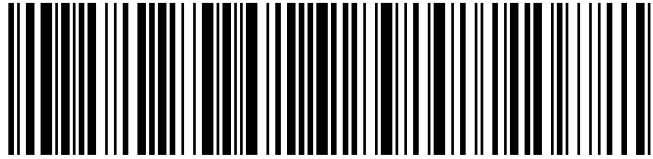
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 1952 39

TCE251780 AMENDED NOH /NOV
THORPE SCOTT
717 FLORAL ST
TALLAHASSEE FL 32310-5406

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FOX JONATHAN

13953 S HOYT PEAK CIR
RIVERTON UT 84096-6438

Respondent

Case No.: **TCE251827**

Location of Violation: **1115 ALBRITTON DR**

Tax ID #: **310480 B0030**

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.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251827**

Initial Inspection Date: **08/06/2025**

Repeat Offender:

Location Address: **1115 ALBRITTON DR**

Tax ID #: **310480 B0030**

Owner(s): **FOX JONATHAN**

13953 S HOYT PEAK CIR

RIVERTON UT 84096-6438

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

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.

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 8340 1418 85

TCE251827 AMENDED NOH/NOV
FOX JONATHAN
13953 S HOYT PEAK CIR
RIVERTON UT 84096-6438

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TALLAHASSEE LENDERS CONSORTIUM INC

224 OFFICE PLAZA DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE251966**

Location of Violation: **508 LAURA LEE AVE**

Tax ID #: **310740 A0040**

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 **12/09/2025 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251966**

Initial Inspection Date: **08/22/2025**

Repeat Offender:

Location Address: **508 LAURA LEE AVE**

Tax ID #: **310740 A0040**

Owner(s): **TALLAHASSEE LENDERS CONSORTIUM INC**

224 OFFICE PLAZA 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 1 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains
- 3** IPMC, Exterior Structure, 304.7 Roof and Drains

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** Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 3** Repair, remove, and/or replace the roof drains, gutters, and downspouts.
Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance.

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 1899 24

TCE251966 AMENDED HEARING / NOV
TALLAHASSEE LENDERS CONSORTIUM INC
224 OFFICE PLAZA DR
TALLAHASSEE FL 32301-2808

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

AREA 13 LLC
404 W VIRGINIA ST
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252017**

Location of Violation: **2606 MCELROY ST**

Tax ID #: **410450 X0001**

AMENDED HEARING DATE

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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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,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252017**

Initial Inspection Date: **08/26/2025**

Repeat Offender:

Location Address: **2606 MCELROY ST**

Tax ID #: **410450 X0001**

Owner(s): **AREA 13 LLC**

404 W VIRGINIA ST

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 1 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, 302.4 Weeds

Corrective Actions Required:

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

Remove all dead tree debris on property

- 2** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 1968 54

TCE252017 AMENDED NOH / NOV
AREA 13 LLC
404 W VIRGINIA ST
TALLAHASSEE FL 32301-1030

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 28, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SIMMONS BRUCE W JR

1429 LYNN LN

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252324**

Location of Violation: **1429 LYNN LN**

Tax ID #: **3103500001160**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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.

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252324**

Initial Inspection Date: **09/25/2025**

Repeat Offender:

Location Address: **1429 LYNN LN**

Tax ID #: **3103500001160**

Owner(s): **SIMMONS BRUCE W JR**

1429 LYNN LN

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 30 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.
Ensure vehicle (Chevy Tahoe) displays a current/valid tag or is removed from property.
Ensure vehicle (dark, 2 door, missing tire) has all tires intact and displays a current/valid tag or is removed from property.

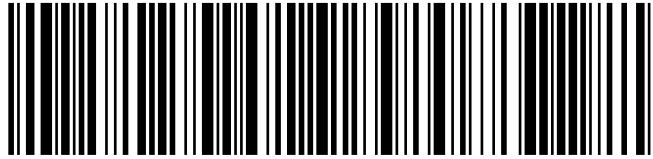
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 7277 48

TCE252324 NOV/NOH INITIAL
SIMMONS BRUCE W JR
1429 LYNN LN
TALLAHASSEE FL 32311-5213

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 28, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

W & L ASSOCIATES LLC D/B/A WEINLUBE ASSOCIATES LLC

C/O: ANDREW TALBERT

16239 PANTHEON PASS

DELRAY BEACH FL 33446

Respondent

Case No.: **TCE252454**

Location of Violation: **2400 N MONROE ST**

Tax ID #: **2124202250000**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252454**

Initial Inspection Date: **10/11/2025**

Repeat Offender:

Location Address: **2400 N MONROE ST**

Tax ID #: **2124202250000**

Owner(s): W & L ASSOCIATES LLC D/B/A WEINLUBE ASSOCIATES LLC
C/O: ANDREW TALBERT
16239 PANTHEON PASS

DELRAY BEACH FL 33446

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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.
Ensure that all graffiti on retention wall located along Monticello and N Monroe is covered/removed.

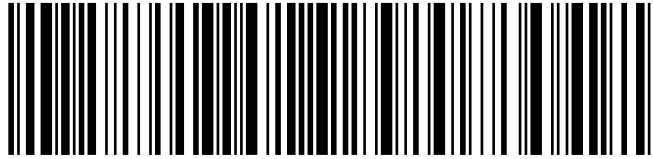
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 7296 81

TCE252454 NOV/NOH INITIAL
W & L ASSOCIATES LLC D/B/A WEINLUBE
C/O: ANDREW TALBERT
16239 PANTHEON PASS
DELRAY BEACH FL 33446-2316

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FIRST CHURCH OF THE NAZARENE OF TLH INC

CC: David Pullen

1983 MAHAN DR

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE252249**

Location of Violation: **1900 TY TY CT**

Tax ID #: **1129180000090**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252249**

Initial Inspection Date: **09/26/2025**

Repeat Offender:

Location Address: **1900 TY TY CT**

Tax ID #: **1129180000090**

Owner(s): **FIRST CHURCH OF THE NAZARENE OF TLH INC**

CC: DAVID PULLEN

1983MAHAN 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 30 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that dead tree located rear of property is removed.

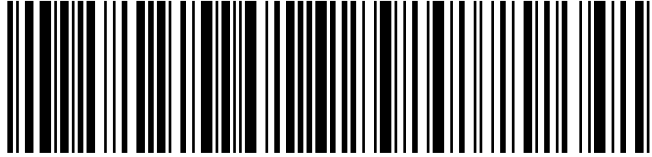
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8340 0624 70

TCE252249 NOV/NOH
FIRST CHURCH OF THE NAZARENE OF TLH INC
CC: DAVID PULLEN
1983 MAHAN DR
TALLAHASSEE FL 32308-6121

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

IRWIN SUSAN
IRWIN J KJELL
1829 ALMETA AVE NE
ATLANTA GA 30307

Respondent

Case No.: **TCE252299**

Location of Violation: **809 E 6TH AVE**

Tax ID #: **113060 A0100**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252299**

Initial Inspection Date: **09/25/2025**

Repeat Offender:

Location Address: **809 E 6TH AVE**

Tax ID #: **113060 A0100**

Owner(s): **IRWIN SUSAN
IRWIN J KJELL
1829 ALMETA AVE NE
ATLANTA GA 30307**

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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 30 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

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 every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Repair or replace damaged front window.

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 8340 1604 11

TCE252299 NOV/NOH INITIAL
IRWIN SUSAN
IRWIN J KJELL
1829 ALMETA AVE NE
ATLANTA GA 30307-1738

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MAHAN WALK LLC

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252548**

Location of Violation: **1456 S MONROE ST**

Tax ID #: **4101200760000**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Lesia Vause**

Case #: **TCE252548**

Initial Inspection Date: **10/28/2025**

Repeat Offender:

Location Address: **1456 S MONROE ST**

Tax ID #: **4101200760000**

Owner(s): **MAHAN WALK LLC**

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

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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 30 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 Structure, 304.9 Overhang Extensions
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 5** TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers
- 6** IPMC, Exterior Structure, 304.1 General
- 7** IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property.
- 3** 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. Remove damaged material at the rear door overhang. Replace with good material, ensuring the overhang is in good repair and securely anchored.
- 4** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Remove and replace the broken window in the front part of the building.
- 5** Place approved address numbers on your home and/or mailbox in a position that is clearly legible and visible. Ensure numbers are a minimum of 3 inches in height and ½ inch wide.

- 6 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
Remove all wood rot around soffits, fascia and exterior surfaces. Replace with good material.
- 7 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.
Ensure all replaced wood is coated in a protective surface such as paint.

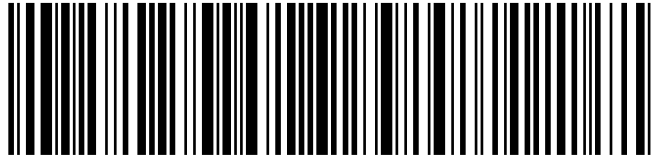
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 1900 29

TCE252548 NOV/NOH INITIAL
MAHAN WALK LLC
4178 APALACHEE PKWY
TALLAHASSEE FL 32311-4109

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

RS TALLAHASSEE LLC

2560 KING ARTHUR BLVD STE 124-104
LEWISVILLE TX 75056

Respondent

Case No.: **TCE252549**

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.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Lesa Vause**

Case #: **TCE252549**

Initial Inspection Date: **10/28/2025**

Repeat Offender:

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.

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 identified in Chapter 3, Article X.

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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
- 3** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 4** IPMC, Exterior Structure, 304.1 General
- 5** IPMC, Exterior Structure, 304.2 Protective Treatment
- 6** IPMC, Exterior Structure, 304.7 Roof and Drains
- 7** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 8** IPMC, Exterior Structure, 304.5 Foundation Walls

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 household items, building material, building rubbish, or similar items from the exterior of the property.
Remove furniture from the exterior property.

- 4 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
Remove wood rotted materials from the structure. This includes all wooden portions of the structure, including but not limited to the overhang, post-supports, eaves, soffit, fascia and frames.
- 5 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.
Ensure all replaced wood is covered in a protective coating such as paint. Remove any peeling paint and re-coat the surfaces.
- 6 Repair and/or replace the roof to prevent water entry and damage to roof structure.
The roof shows evidence of damage. Ensure all roofing tiles are intact and secured to the structure. Ensure roof is weathertight and free from leaks.
- 7 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Remove all wood rot from all window or door frames. Replace with good material and coat in a protective surface.
- 8 Repair foundation walls to be free from open cracks and breaks, ensure plumbness, and keep in a condition to prevent the entry of rodents and other pests.
Repair the block structure walls that have evidence of breaks and cracks. An engineer may be required to evaluate for structural damage.

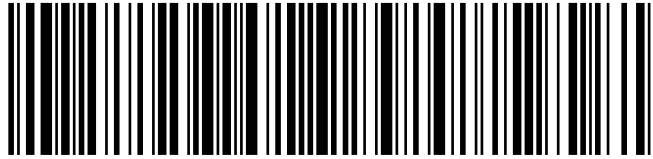
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8340 2057 47

TCE252549 NOV/NOH INITIAL
RS TALLAHASSEE LLC
2560 KING ARTHUR BLVD
STE 124-104
LEWISVILLE TX 75056-5921

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

LANKFORD GARY K
LANKFORD M F
PO BOX 263
WESTERVILLE OH 43086

Respondent

Case No.: **TCE252562**

Location of Violation: **1642 MAYHEW ST**

Tax ID #: **410226 G0320**

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 **12/09/2025** 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252562**

Initial Inspection Date: **10/29/2025**

Repeat Offender:

Location Address: **1642 MAYHEW ST**

Tax ID #: **410226 G0320**

Owner(s): **LANKFORD GARY K**

LANKFORD M F

PO BOX 263

WESTERVILLE OH 43086

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

Corrective Actions Required:

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

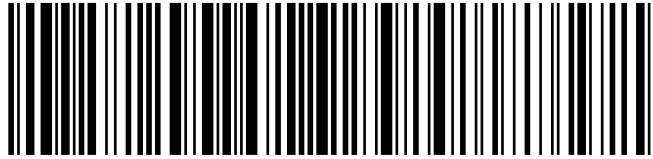
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 3941 44

TCE252562 NOV/NOH INITIAL
LANKFORD GARY K
LANKFORD M F
PO BOX 263
WESTERVILLE OH 43086-0263

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SAINTPIERREBROTHERS LLC

12038 TOWER CREEK

SAN ANTONIO TX 78253

Respondent

Case No.: **TCE252563**

Location of Violation: **1659 MAYHEW ST**

Tax ID #: **410226 H0090**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252563**

Initial Inspection Date: **10/29/2025**

Repeat Offender:

Location Address: **1659 MAYHEW ST**

Tax ID #: **410226 H0090**

Owner(s): **SAINTPIERREBROTHERS LLC**

12038 TOWER CREEK

SAN ANTONIO TX 78253

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** 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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 2219 07

TCE252563 NOV/NOH INITIAL
SAINTPIERREBROTHERS LLC
12038 TOWER CRK
SAN ANTONIO TX 78253-6726

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SIKOSKI JOHN S

PO BOX 61

AMHERST MA 01004

Respondent

Case No.: **TCE252564**

Location of Violation: **1686 SHARKEY ST**

Tax ID #: **410226 F0050**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252564**

Initial Inspection Date: **10/29/2025**

Repeat Offender:

Location Address: **1686 SHARKEY ST**

Tax ID #: **410226 F0050**

Owner(s): **SIKOSKI JOHN S**

PO BOX 61

AMHERST MA 01004

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Code(s) in Violation:

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Corrective Actions Required:

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 2102 91

TCE252564 NOV/NOH INITIAL
SIKOSKI JOHN S
PO BOX 61
AMHERST MA 01004-0061

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SELLERS FAMILY TRUST U/T/A DATED 11/01/2022

1913 MAYMEADOW LN

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252565**

Location of Violation: **1671 SHARKEY ST**

AMENDED HEARING DATE

Tax ID #: **410226 G0020**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252565**

Initial Inspection Date: **10/29/2025**

Repeat Offender:

Location Address: **1671 SHARKEY ST**

Tax ID #: **410226 G0020**

Owner(s): **SELLERS FAMILY TRUST U/T/A DATED 11/01/2022**

1913 MAYMEADOW LN

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.

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Code(s) in Violation:

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Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
Remove trash and boxes from carport outdoor storage is not allowed.

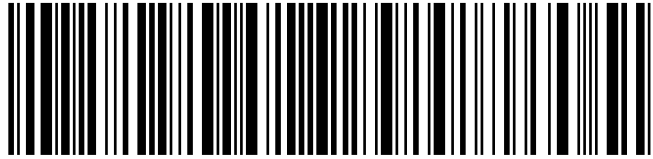
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 3770 62

TCE252565 NOV/NOH AMENDED
SELLERS FAMILY TRUST
SELLERS BEVERLY A TRUSTEE
1913 MAYMEADOW LN
TALLAHASSEE FL 32303-3577

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

EMMANUEL ARIEL D

400 W PEACHTREE ST NW UNIT 3502

ATLANTA GA 30308

Respondent

Case No.: **TCE252566**

Location of Violation: **1619 SHARKEY ST**

Tax ID #: **410226 G0150**

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252566**

Initial Inspection Date: **10/29/2025**

Repeat Offender:

Location Address: **1619 SHARKEY ST**

Tax ID #: **410226 G0150**

Owner(s): **EMMANUEL ARIEL D**

400 W PEACHTREE ST NW UNIT 3502

ATLANTA GA 30308

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** 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.

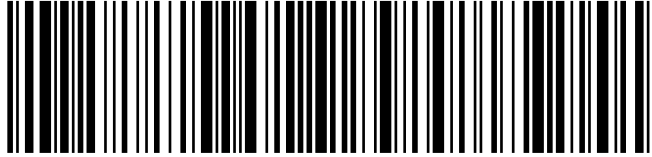
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 3990 26

TCE252566 NOV/NOH INITIAL
EMMANUEL ARIEL D
400 W PEACHTREE ST NW
UNIT 3502
ATLANTA GA 30308-3558

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HEACOCK WILLIAM BAYARD AND PEREZ RITA; HEACOCK WILLIAM BAYARD TRUSTEE
PEREZ RITA LOUISE TRUSTEE

2501 NW 18TH WAY
GAINESVILLE FL 32605

Respondent

Case No.: **TCE252567**

Location of Violation: **1405 ATKAMIRE DR**

Tax ID #: **410259 E0020**

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252567**

Initial Inspection Date: **10/29/2025**

Repeat Offender:

Location Address: **1405 ATKAMIRE DR**

Tax ID #: **410259 E0020**

Owner(s): HEACOCK WILLIAM BAYARD AND PEREZ RITA; HEACOCK WILLIAM BAYARD TRUSTEE
PEREZ RITA LOUISE TRUSTEE

2501 NW 18TH WAY

GAINESVILLE FL 32605

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** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** 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** Remove all trash, litter, and debris from the entire property.
- 3** Ensure all vehicles are operable and display a valid license plate.

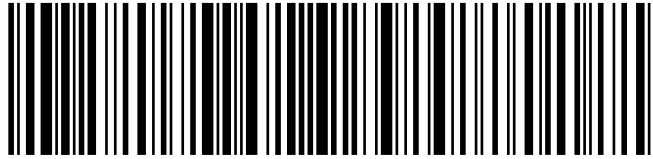
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 4025 59

TCE252567 NOV/NOH INITIAL
HEACOCK WILLIAM BAYARD AND PEREZ RITA
HEACOCK WILLIAM BAYARD TRUSTEE
PEREZ RITA LOUISE TRUSTEE
2501 NW 18TH WAY
GAINESVILLE FL 32605-3800

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

VON HOLLEN LUCAS PEREZ

1541 AIRPORT DR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252574**

Location of Violation: **1409 ATKAMIRE DR**

Tax ID #: **410259 E0030**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252574**

Initial Inspection Date: **10/29/2025**

Repeat Offender:

Location Address: **1409 ATKAMIRE DR**

Tax ID #: **410259 E0030**

Owner(s): **VON HOLLEN LUCAS PEREZ**

1541 AIRPORT DR

TALLAHASSEE FL 32304

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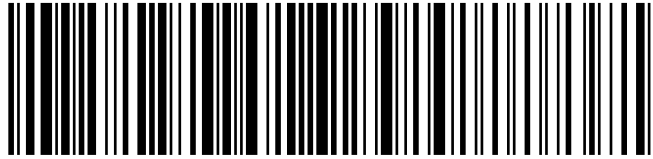
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 4040 72

TCE252574 NOV/NOH INITIAL
VON HOLLEN LUCAS PEREZ
1541 AIRPORT DR
TALLAHASSEE FL 32304-4706

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.8600



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: Jaye Grant

Initial Inspection Date: 10-23-25

Tax Identification Number: 410135 D0141

Violation Address: 1314 S ADAMS ST

ESO Incident No.:

Case No.:TCE251853

Owner(s): RAILROAD CROSSINGS LLC
608-2 RAILROAD SQ
TALLAHASSEE, FL 32310

RAILROAD CROSSINGS LLC
AGENT: ASH, DWAYNE C JONES
685 HENRY JONES RD
TALLAHASSEE, FL 32305

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 12/9/2025 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 inperson, 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 11/24/2025 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



Tallahassee Fire Department
Inspection Report

Oh' Lemonade INC - 1314 Adams STS S, BLDG Unnamed, Tallahassee FL 32301

911 Easterwood Drive

INSPECTION DETAILS

Inspection Date	Inspection Type	Inspection Number	
01/31/2025	ANNUAL INSPECTION REINSPECTION	105465-R4	
Lead Inspector	Shift	Station	Unit
JAYE GRANT	Staff	TFD Administration	PREV7
Other Inspectors			
N/A			

SUMMARY OF INSPECTION

✓ 0 ✗ 3
Passed codes Failed codes

NEXT STEPS

Please direct questions about your inspection to:

JAYE GRANT
Jaye.Grant@talgov.com

Reinspection Date
03/02/2025

GENERAL NOTES

JAYE GRANT - 01/31/2025 @ 15:53

Upon system inspection by FOTIA. I was notified that there is no hood suppression agent to service the system in case of an emergency. Upon researching the plan for the system the current setup does not match the approved plans. I spoke with Captain McCloud and reported the situation. Captain McCloud recommends pausing cooking operations until hood suppression system is fully operational. The message was relayed to the owner Mr. Ash. Mr. Ash was also notified that due to the outstanding violation the process for taking this case to the City Code Magistrate will begin.

SIGNATURES

Contact signature

Inspector signature

Quinton Johnson

01/31/2025

JAYE GRANT

01/31/2025

CHECKLISTS

Reinspection

Status	Code	Description
Fail 	50.6.2.1 - Inspection, Testing & Maintenance / Fire Suppression System Maintenance of the fire-extinguishing systems and listed exhaust hoods containing a constant or fire-activated water system that is listed to extinguish a fire in the grease removal devices, hood exhaust plenums, and exhaust ducts shall be made by properly trained, qualified, and certified person(s) acceptable to the AHJ at least every 6 months. [96:11]	Location: Hood suppression system need to be inspected
		
Fail 	50.6.5 - Inspection, Testing & Maintenance / Hoods Listed hoods containing mechanical or fire-actuated dampers, internal washing components, or other mechanically operated devices shall be inspected and tested by properly trained, qualified, and certified persons every 6 months or at frequencies recommended by the manufacturer in accordance with their listings. [96:11.5]	Location: Hood exhaust system need to be inspected
Fail 	Sec. 2-183 - Notice of Violation If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the code inspector, the case may be presented to the code enforcement board or code magistrate, even if the violation has been corrected prior to the hearing, and the notice shall so 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.	



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

November 10, 2025

JONES REGINA

**3206 NOTRE DAME ST
TALLAHASSEE FL 32305**

Re: CASE NUMBER TCE251017

LOCATION: 3206 NOTRE DAME ST

Tax I.D. #(s): 411175 B0320

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 11/04/2025. This final hearing will be held on **December 9, 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 **11/24/2025** 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.

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

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

Sincerely,

Martin Atorresagasti

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.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE251017

VIOLATION ADDRESS: 3206 NOTRE DAME ST

VIOLATION TAX ID #: 411175 B0320

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 411175 B0320 and the physical address is identified **3206 NOTRE DAME ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: JONES REGINA (hereinafter "Property Owner(s)").
3. On 05/15/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Structure, 304.7 Roof and Drains
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/23/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Structure, 304.7 Roof and Drains

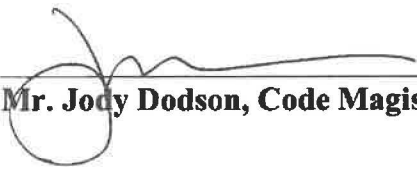
Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Remove tarp on carport roof and repair damage.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.



Mr. Jody Dodson, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

November 10, 2025

SMITH DENISE V

**4439 STRATFORDSHIRE CT
TALLAHASSEE FL 32309**

Re: CASE NUMBER TCE252273

LOCATION: 4439 STRATFORDSHIRE CT

Tax I.D. #(s): 143410 H0020

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 11/04/2025. This final hearing will be held on **December 9, 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 11/24/2025 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.

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

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

Sincerely,

Martin Aterresagasti

Code Enforcement Division

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

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE252273

VIOLATION ADDRESS: 4439 STRATFORDSHIRE CT

VIOLATION TAX ID #: 143410 H0020

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 143410 H0020 and the physical address is identified **4439 STRATFORDSHIRE CT, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: SMITH DENISE V (hereinafter "Property Owner(s)").
3. On 09/25/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards.
B. IPMC, Mechanical and Electrical Requirements, 605.1 Installation
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/25/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards.

Corrective Action Required: 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. Property must have active city utilities, occupancy without utilities is prohibited. Plumbing must be functional to maintain a sanitary structure.

B. IPMC, Mechanical and Electrical Requirements, 605.1 Installation

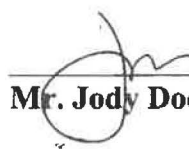
Corrective Action Required: Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner. Property must have active city utilities, occupancy without utilities is prohibited.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING

November 07, 2025

JONES MARY LIZA JACKS / N MITCHELL ESTATE
PO BOX 11253
TALLAHASSEE FL 32302-3253

Re: CASE NUMBER TCE232202
LOCATION: 1337 ALABAMA ST
Tax I.D. #(s): 212635 N0020

NEW HEARING DATE

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 11/07/2023. This final hearing will be held on **February 3, 2026 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street.

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 01/25/2026 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.

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

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

Sincerely,

Angela Land

Code Enforcement Division

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

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL (BOARDING) ORDER**

CASE NO.: TCE232202

VIOLATION ADDRESS: 1337 ALABAMA ST

VIOLATION TAX ID #: 212635 N0020

COPY

On 11/07/2023, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 212635 N0020 and the physical address is identified as 1337 ALABAMA ST, Tallahassee, Florida.
 2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MITCHELL MARY LIZA ESTATE (hereinafter "Property Owner(s)").
 3. On 09/06/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Chapter 3, Section (304) – Exterior Structure
 - B. General Code of Ordinances, Chapter 9, Article III – Offensive Accumulations & Growth
 - C. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)
 - D. TLDC, Chapter 1, Section 1-2 (10) – Dangerous Building
 4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/07/2023, before the Municipal Code Enforcement Board/Magistrate.
-

5. Property Owner(s) and/or Property Owner(s) Representative(s):

~~_____~~ DID attend the initial hearing.

_____ DID NOT attend the initial hearing.

The following violations remain:

- A. **IPMC, Chapter 3, Section (304) – Exterior Structure**
Corrective Action Required: Roof/Fascia needs to be free from all defects, holes, wood rot and weather tight.
 - B. **General Code of Ordinances, Chapter 9, Article III – Offensive Accumulations & Growth**
Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain.
 - C. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
Corrective Action Required: Remove all trash, litter and debris from property including tree debris and continue to maintain.
 - D. **TLDC, Chapter 1, Section 1-2 (10) – Dangerous Building**
Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. All windows must be free from all defects, weather tight and secure when structure is vacant. Boarding windows does not bring property into compliance. Please contact Officer. Land (850 891 7012) to discuss case further.
6. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
-

7. MITCHELL MARY LIZA ESTATE may board the property that is identified as 1337 ALABAMA ST until NOV. 7, 2024 (ONE YEAR) at which time he/she/they shall remove all boards on all structures on the property and correct any violations that had been concealed by the boards. During this time the property must be maintained according to city codes.
8. If the above referenced property does not remove the boards and correct all concealed violations by the time specified. This case will be scheduled for a Final Hearing due to non-compliance were he/she/they shall be fined.
9. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filling a lien against all property owned by the above – named property owner(s) until such time as all cost reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

DONE and ORDERED this 7th day of NOVEMBER 2023.



KEVIN SOSSONG, CODE MAGISTRATE



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 05, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FS#119 EDGAR TAWARAN
FS#119 TERESA MA TAWARAN
819 N. 5th STREET
TACOMA, WA 98403

Respondent

NEW HEARING DATE

Case No.: **TCE251424**

Location of Violation: **773 VICTORY GARDEN DR**

Tax ID #: **113350 C0020**

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

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 **12/09/2025 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Code Enforcement Division



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land on behalf of S. Bush**

Case #: **TCE251424**

Initial Inspection Date: **06/30/2025**

Repeat Offender:

Tax ID #: **113350 C0020**

Location Address: **773 VICTORY GARDEN DR**

Owner(s): **FS#119 EDGAR TAWARAN
FS#119 TERESA MA TAWARAN
819 n. 5th St**

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, 302.8 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 Remove all tree debris and fallen tree limbs from the entire property.**
- 3 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.



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

November 04, 2025

**FLORIDA GULF & ATLANTIC RAILROAD LLC
310 W COLLEGE AVE STE 210
TALLAHASSEE FL 32301**

Re: CASE NUMBER TCE251352

LOCATION: 917 RAILROAD AVE

NEW HEARING DATE

Tax I.D. #(s): 4101209510000

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 09/02/2025. This final hearing will be held on **December 9, 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 11/28/2025 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.

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

For further information regarding the hearing process, please visit Talgov.com/Code 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.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE251352

VIOLATION ADDRESS: 917 RAILROAD AVENUE

VIOLATION TAX ID #: 4101209510000

On 09/02/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 4101209510000 and the physical address is identified **917 RAILROAD AVENUE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: FLORIDA GULF & ATLANTIC RAILROAD LLC (hereinafter "Property Owner(s)").
3. On 06/17/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Exterior Property Areas, 302.4 Weeds
 - B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
 - C. IPMC, Exterior Property Areas, 302.9 Defacement of Property
 - D. IPMC, Exterior Structure, 304.7 Roof and Drains
 - E. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/02/2025 before the Code Magistrate.
5. On 07/22/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on September 2, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

☒ DID attend this hearing
☐ DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

Corrective Action Required: Remove all trash, litter, and debris from the entire property.

C. IPMC, Exterior Property Areas, 302.9 Defacement of Property

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

D. IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Wood rot is evident at the soffit area of the building. Ensure all damaged material is removed and replaced with good material. Ensure the roof is free of leaks.

E. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

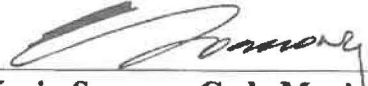
Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Repair any broken windows and repair.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on October 7, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 2nd day of September 2, 2025.



Mr. Kevin Sossong, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

November 04, 2025

MOODY ERNEST D III

**2101 JOYNER DR
TALLAHASSEE FL 32303**

Re: CASE NUMBER TCE241295

LOCATION: 1749 KAY AVE

Tax I.D. #(s): 310875 A0142

NEW HEARING DATE

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 10/08/2025. This final hearing will be held on **December 9, 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 11/28/2025 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.

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

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

Sincerely,

Stacey Holmes

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.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241295

VIOLATION ADDRESS: 1749 KAY AVE

VIOLATION TAX ID #: 310875 A0142

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310875 A0142** and the physical address is identified **1749 KAY AVE Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MOODY ERNEST D III (hereinafter "Property Owner(s)").
3. On 06/20/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

 - A. IPMC, 304.1 - General
 - B. IPMC, 308.1 - Accumulation of rubbish or garbage
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/04/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

☒ DID attend this hearing.
☐ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 304.1 - General

Corrective Action Required: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Ensure that all rotted and damaged wood and materials are removed before repairing. Ensure that all structural members are free from deterioration and shall be capable of safely supporting the imposed dead and live loads. Ensure that the exterior walls are free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Ensure that the exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Ensure that every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

B. IPMC, 308.1 - Accumulation of rubbish or garbage

Corrective Action Required: Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Ensure that all tree debris, tree trimmings, and tree branches are removed from the property.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 60 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 02-04-2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.


Mr. Jody Dodson, Code Magistrate



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

November 07, 2025

THAXTON PEGGIE L

**5031 Box Wood
TALLAHASSEE FL 32303**

Re: CASE NUMBER TCE251556

LOCATION: 1422 JANET DR

Tax I.D. #(s): 3103500000880

**ALSO MAILED TO:
1422 JANET DRIVE
TALLAHASSEE, FL 32311**

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 09/02/2025. This final hearing will be held on **December 9, 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 **11/24/2025** 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.

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

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

Sincerely,

Angela Land

Code Enforcement Division

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

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE251556

VIOLATION ADDRESS: 1422 JANET DRIVE

VIOLATION TAX ID #: 3103500000880

On 09/02/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 3103500000880 and the physical address is identified **1422 JANET DRIVE** Tallahassee, Florida.
 2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: THAXTON PEGGIE L (hereinafter "Property Owner(s)").
 3. On 07/11/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
 - B. IPMC, Exterior Property Areas, 302.7 Accessory Structures
 - C. IPMC, Exterior Structure, 304.1 General
 - D. IPMC, General, 301.3 Vacant Structures and Land
 4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/02/2025 before the Code Magistrate.
 5. On 07/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on September 2, 2025 by certified mail, hand delivery and/or posting of property.
-

6. Property Owner(s) and/or Property Owner(s) Representative(s):

☐ DID attend this hearing

☒ DID NOT attend this hearing

7. The following violations remain:

A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

Corrective Action Required: Remove all trash, litter, and debris from the entire property.

Remove all damaged material and debris from the entire property.

B. IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Action Required: Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

C. IPMC, Exterior Structure, 304.1 General

Corrective Action Required: Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Ensure all fire damaged walls and material are repaired/replaced with good material and maintained in good repair, structurally sound and in a sanitary condition.

D. IPMC, General, 301.3 Vacant Structures and Land

Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition to prevent unlawful entry.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 2nd day of September 2, 2025.



Mr. Kevin Sossong, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 12, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

EMMANUELS BAIL BONDS LLC

2431 W PENSACOLA ST

TALLAHASSEE FL 32304-3014

NEW HEARING DATE

Respondent

Case No.: **TCE251400**

Location of Violation: **2717 PEACHTREE DR**

Tax ID #: **2128700000900**

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 **12/09/2025 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.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Initial Inspection Date: **06/24/2025**

Case #: **TCE251400**

Repeat Offender:

Tax ID #: **2128700000900**

Location Address: **2717 PEACHTREE DR**

Owner(s): **EMMANUELS BAIL BONDS LLC**

2431 W PENSACOLA ST

TALLAHASSEE FL 32304-3014

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, 304.1 General
- 2** IPMC, Exterior Structure, 304.2 Protective Treatment
- 3** IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
- 4** IPMC, Exterior Structure, 304.12 Handrails and Guards
- 5** IPMC, Exterior Structure, 304.14 Insect Screens
- 6** IPMC, Exterior Structure, 304.18.1 Building Security Doors
- 7** IPMC, Interior Structure, 305.1 General
- 8** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 9** IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 10** IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies
- 11** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 12** IPMC, Interior Structure, 305.6 Interior Doors
- 13** IPMC, Fire Safety Requirements, 702.1 General

Corrective Actions Required:

- 1 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
- 2 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.
Ensure all new or replaced wood is covered in a protective coating, such as paint or the like.
- 3 Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Remove any wood rot from decks or ramps. Replace with good material.
- 4 Ensure every handrail and guard is firmly fastened and capable of supporting normally imposed loads and maintained in good condition.
Front ramp and backstairs require rails.
- 5 Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.
All openable windows require insect screens. Ensure existing screens are free from defect and tightfitting.
- 6 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.
All exterior doors should be supplied with a deadbolt locking device.
Ensure sliding door is repaired to close and lock.
Sliding door require weatherstripping.
- 7 Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
Ensure flooring throughout the structure is installed in a manner as the manufacture intended. Floors must be solid and have no trip hazards.
The bathroom and kitchen floors must be watertight. Replace/repair missing/damaged all cabinet doors.
Repair damaged or holes in walls and doors.
- 8 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.
Ensure all stove burners are operable.
Repair damage and non-working A/C units.

- 9 Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
- 10 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.
Ensure permeant heating is provided throughout the home.
- 11 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.
Every sleeping area requires a smoke alarm. A smoke alarm is required outside the bedrooms. Any existing smoke alarm are required to be functional.
- 12 Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks. Ensure every interior door has means of egress and shall be readily openable from the side from which egress is to be made with the need for keys.
- 13 Ensure a safe, continuous and unobstructed path of travel is provided from any point in a building or structure to the public way.
Ensure that exterior stairway be properly installed and anchored and capable of supporting the imposed loads for means of egress at the backdoor.

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.