

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

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USPS CERTIFIED MAIL



9214 8901 9403 8343 0567 28

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TCE232573 NOV NOH  
WATSON RIVER WATSON JUDY T WATSON JULIAN R  
APT 3  
1202 CROSS CREEK WAY  
TALLAHASSEE FL 32301-3668

Return Reference Number:  
Username: Bonita Paige  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$7.1800



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 29, 2023

CITY OF TALLAHASSEE
Petitioner,

vs.

WATSON RIVER, WATSON JUDY T, WATSON JULIAN R
1202 CROSS CREEK WAY APT 3
TALLAHASSEE FL 32301

Respondent

Case No.: TCE232573

Location of Violation: 1202 CROSS CREEK WAY UNIT 3

Tax ID #: 310404 200C0

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 03/05/2024 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0880
TDD: 711 • Talgov.com

JOHN J. DAILEY
Mayor

DUANN WILLIAMS-CON
Mayor Pro Tem

JACQUELINE "JACK" POWELL
Commissioner

CURTIS RICHARDSON
Commissioner

JEREMY MATTHEW
Commissioner

REISE COAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOK, IV
City Treasurer/Clerk

DENNIS R. SUTTON
Inspector General



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment

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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **10/16/2023**

Case No.: **TCE232573**

Tax Identification Number: **310404 200C0**

Repeat Offender: **No**

Violation Address: **1202 CROSS CREEK WAY UNIT 3**

Owner(s):

WATSON RIVER, WATSON JUDY T, WATSON JULIAN R  
1202 CROSS CREEK WAY APT 3  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in proper state of repair and maintained free from hazardous conditions.  
  
Repair and/or replace the driveway to the proper state of repair and it shall be maintained free from hazardous conditions.
- 2** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare. Any structural members, sidings, roofing, doors, frames, windows, and foundations must be in good repair according to existing Code Standards. Permits may be required.

Repair the rafter on the back of the property's structure. It shall be maintained and adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

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

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

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CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

W TENN LLC

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

Respondent

Case No.: TCE232651

Location of Violation: 1839 CAPITAL CIR NE

Tax ID #: 1121204660000

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



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **10/27/2023** Case No.: **TCE232651**  
Tax Identification Number: **1121204660000** Repeat Offender: **No**  
Violation Address: **1839 CAPITAL CIR NE**

Owner(s):

W TENN LLC  
4178 APALACHEE PKWY  
TALLAHASSEE FL 32311

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

Code(s) in Violation:

**Code of General Ordinances**

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

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

Corrective Actions Required:

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

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

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

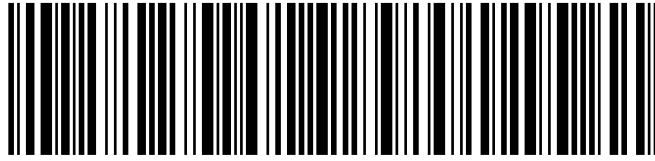
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



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TCE232651 NOV/NOH INITIAL  
W TENN LLC  
4178 APALACHEE PKWY  
TALLAHASSEE FL 32311-4109

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

Postage: \$7.1800



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 02, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WILLIAMS VINNETTE G ESTATE

1421 OLDFIELD DR

TALLAHASSEE FL 32308

Respondent

Case No.: TCE232877

Location of Violation: 1421 OLDFIELD DR

Tax ID #: 111790 10060

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**.

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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Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **11/29/2023** Case No.: **TCE232877**  
Tax Identification Number: **111790 I0060** Repeat Offender: **No**  
Violation Address: **1421 OLDFIELD DR**

Owner(s):

WILLIAMS VINNETTE G ESTATE  
1421 OLDFIELD DR  
TALLAHASSEE FL 32308

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 304 ~ Exterior Structure  
**Land Development Code**
- 2** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Wood rot exists at the soffits and eaves in the front of the home. Please remove all rotted material and replace it with good material.  
New wood must be treated in a protective coating such as paint or the like.
- 2** Remove all trash, litter, and debris from the property. Including but not limited to items in the yard and drive area such as tarps, television, limbs, etc.

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

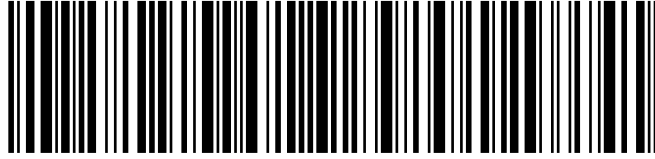
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8343 1398 34

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TCE232877 NOV/NOH INITIAL  
WILLIAMS VINNETTE G ESTATE  
1421 OLDFIELD DR  
TALLAHASSEE FL 32308-0515

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

Postage: \$7.1800



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

Respondent

Case No.: TCE232827

Location of Violation: 4019 ROBERTS AVE

Tax ID #: 410480 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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CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Jency Probert

Code Enforcement Division

Attachment

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **01/04/2024**

Case No.: **TCE232827**

Tax Identification Number: **410480 A0010**

Repeat Offender: **No**

Violation Address: **4019 ROBERTS AVE**

Owner(s):

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

Code(s) in Violation:

**Code of General Ordinances**

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

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

**3** TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth. Cut all the way back to the metal chain link fence.
- 2** Remove all trash, litter and debris from property. Store items like buckets, tires, and the bulk of the items in the yard and items designed for interior use, inside.
- 3** Repair or remove the fence/wall that is in disrepair. There are areas of fencing that is in disrepair, inspect all of the fencing that is in your yard and repair or remove the fencing that is in disrepair. Leave the black chain link fencing in place.



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

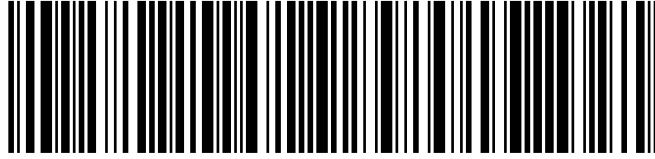
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8343 9453 98

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TCE232827 NOV/NOH INITIAL  
PO BOX 3901  
TALLAHASSEE FL 32315-3901

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

Postage: \$7.1800



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

Respondent

Case No.: TCE232839

Location of Violation: Vacant Lot west of 4019 Roberts Ave

Tax ID #: 4105150000200

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 03/05/2024 at 1:00 pm, or as soon thereafter as said matter can be heard in the 2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the Code Magistrate.

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

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



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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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,

Jency Probert

Code Enforcement Division

Attachment

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **01/04/2024**

Case No.: **TCE232839**

Tax Identification Number: **4105150000200**

Repeat Offender: **No**

Violation Address: **Vacant Lot west of 4019 Roberts Ave**

Owner(s):

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

Code(s) in Violation:

**Code of General Ordinances**

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

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

**3** TLDC Chapter 3, Section 3-401 - Fences & Walls,

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth. Cut all the way back to the metal chain link fence.
- 2** Remove all trash, litter and debris from property. Store items like buckets, tires, and the bulk of the items in the yard and items designed for interior use, inside.
- 3** Repair or remove the fence/wall that is in disrepair. There are areas of fencing that is in disrepair, inspect all of the fencing that is in your yard and repair or remove the fencing that is in disrepair. Leave the black chain link fencing in place.

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

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8343 9394 89

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TCE232839 NOV/NOH INITIAL  
PO BOX 3901  
TALLAHASSEE FL 32315-3901

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

Postage: \$7.1800



CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TAYLOR CHARLES M; TAYLOR CHARLES M JR; & TAYLOR AMY ROSE

3068 ADKINS FOREST LN

TALLAHASSEE FL 32311

Respondent

Case No.: TCE232879

Location of Violation: 3068 ADKINS FOREST LN

Tax ID #: 310328 A0120

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

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

JOHN E. DAILEY
Mayor

DIANNE WILLIAMS-COX
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

JEREMY MATLOW
Commissioner

REESE GOAD
City Manager

CASSANDRA K. JACKSON
City Attorney

JAMES O. COOKE, IV
City Treasurer-Clerk

DENNIS R. SUTTON
Inspector General





CITY OF TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **11/29/2023** Case No.: **TCE232879**  
Tax Identification Number: **310328 A0120** Repeat Offender: **No**  
Violation Address: **3068 ADKINS FOREST LN**

Owner(s):

TAYLOR CHARLES M; TAYLOR CHARLES M JR; & TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311

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

Code(s) in Violation:

**Code of General Ordinances**

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

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

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.
- 2** Remove all trash, litter and debris from property. Store appliances inside or if being disposed of, remove the door and place at the curb for bulk pick-up. Store the construction materials inside. Call solid waste for the proper way to dispose of unwanted construction materials.

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

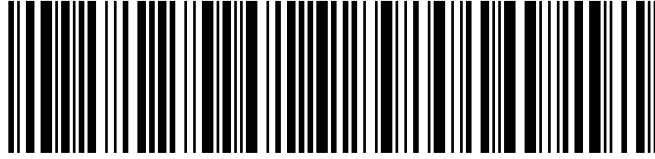
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8343 9286 12

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TCE232879 NOV/ NOH INITIAL  
TAYLOR CHARLES M; TAYLOR CHARLES M JR;  
& TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311-5256

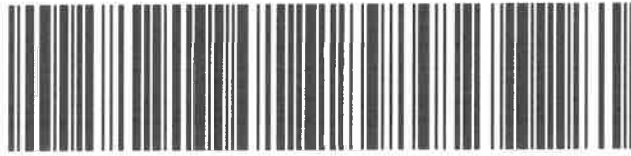
Return Reference Number:  
Username: Denise Garrett  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$7.1800

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

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USPS CERTIFIED MAIL



9214 8901 9403 8344 7560 23

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TCE232814 NOV NOH HEARING DATE CHANGE  
LAUER FAMILY TRUST U/A/D 7/12/16U/A/D 7/12/16 LAUER BARBARA F TRUSTEE  
PO BOX 14859  
TALLAHASSEE FL 32317-4859

Return Reference Number:  
Username: Bonita Paige  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$7.1800



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 11, 2024

CITY OF TALLAHASSEE  
Petitioner,

HEARING DATE CHANGE

vs.

LAUER FAMILY TRUST U/A/D 7/12/16U/A/D 7/12/16 LAUER BARBARA F TRUSTEE  
PO BOX 14859

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE232814**

Location of Violation: **1539 ISABEL CT**

Tax ID #: **113063 E0010**

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 **03/05/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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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).

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

Sincerely,

*Lesa Vause*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **11/15/2023**

Case No.: **TCE232814**

Tax Identification Number: **113063 E0010**

Repeat Offender: **No**

Violation Address: **1539 ISABEL CT**

Owner(s):

LAUER FAMILY TRUST U/A/D 7/12/16U/A/D 7/12/16 LAUER BARBARA F TRUSTEE  
PO BOX 14859  
TALLAHASSEE FL 32317

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** The roof on this structure is damaged and must be repaired according to the City Code of Ordinance. Remove all damaged material and replace it with good material. Pull permits as required.

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PACIFICA SPRINGWOOD LLC

1775 HANCOCK ST

SAN DIEGO CA 92110

Respondent

Case No.: **TCE232536**

Location of Violation: **2660 OLD BAINBRIDGE RD**

Tax ID #: **2115206100000**

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,

**Jency Probert**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: <b>Jency Probert</b>	Permit No.:	<b>NA</b>
Initial Inspection Date: <b>10/17/2023</b>	Case No.:	<b>TCE232536</b>
Tax Identification Number: <b>2115206100000</b>	Repeat Offender:	<b>No</b>
Violation Address: <b>2660 OLD BAINBRIDGE RD</b>		

Owner(s):

PACIFICA SPRINGWOOD LLC  
1775 HANCOCK ST  
SAN DIEGO CA 92110

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas
- 2** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 3** IPMC Chapter 3, Section 304 ~ Exterior Structure

**Land Development Code**

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

Corrective Actions Required:

- 1** The retaining wall/fence along the east side of the play ground area is in disrepair and failing. Obtain a licensed professional to evaluate the retaining wall/fence as required. Repair/replace the retaining wall/fence as required to the applicable building codes. A building permit, an environmental permit, and a licensed contractor will be required.

Repair/replace/remove all damaged play ground equipment as required. Ensure that all of the outdoor playground equipment that remains on site is not in disrepair and remains fully functional .

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

Repair or replace all handrails and guardrails as required to the applicable building code on all exterior stair cases as required. Ensure all guard rails and hand rails are fully functional.

- 3 Ensure that all of the exterior stairs/steps are in good repair and are fully functional. Repair or replace all damaged exterior stairs as required to the applicable building codes.
- 4 Remove all trash, litter and debris from property. Remove all trash and debris from the holding pond area, located west of the office. Remove all trash and debris from around the fencing that surrounds the holding pond. Remove the trash and debris from in and around the trash compactor north of the holding pond.
- 5 Repair or replace the damaged or missing fencing that surrounds the holding pond as required to the applicable building code . Repair or replace the damaged or missing fencing that surrounds the play ground area located east of building 14.

Repair or replace the damaged concrete wall and fencing that surrounds the garbage compactor, located north of the holding pond, as required to the applicable building code. Ensure that the compactor is fully functional.

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

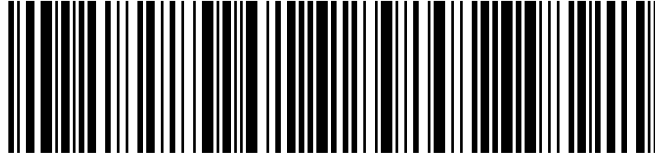
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8344 9086 44

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TCE232536 NOV/NOH INITIAL  
PACIFICA SPRINGWOOD LLC  
1775 HANCOCK ST  
SAN DIEGO CA 92110-2034

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

Postage: \$7.1800



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

BASSETT THOMAS J

PO BOX 6146

TALLAHASSEE FL 32314

Respondent

Case No.: **TCE232884**

Location of Violation: **1716 BELVEDERE ST**

Tax ID #: **112980 D0090**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/05/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **11/30/2023**

Case No.: **TCE232884**

Tax Identification Number: **112980 D0090**

Repeat Offender: **No**

Violation Address: **1716 BELVEDERE ST**

Owner(s):

BASSETT THOMAS J  
PO BOX 6146  
TALLAHASSEE FL 32314

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

Code(s) in Violation:

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

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

**2** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)  
**Land Development Code**

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

Corrective Actions Required:

- 1** Debris from the carport is blocking egress at the front door. You must have a 3 foot clearance for emergency services.
- 2** All vehicle(s) must be operable and display a valid tag. May be subject to towing.  
Blue ford truck with expired tag.  
Blue VW with flat tire and no tag.
- 3** Remove all trash, litter and debris from carport area.

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



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

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USPS CERTIFIED MAIL



9214 8901 9403 8344 9050 70

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TCE232884 NOV/NOH INITIAL  
BASSETT THOMAS J  
PO BOX 6146  
TALLAHASSEE FL 32314-6146

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

Postage: \$7.1800



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 12, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

101INVESTMENTS LLC

PO BOX 6801

TALLAHASSEE FL 32314

Respondent

Case No.: **TCE240030**

Location of Violation: **101 GLENVIEW DR #20**

Tax ID #: **2124204610000**

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 **03/05/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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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,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **01/10/2024** Case No.: **TCE240030**  
Tax Identification Number: **2124204610000** Repeat Offender: **No**  
Violation Address: **101 GLENVIEW DR #20**

Owner(s):

101INVESTMENTS LLC  
PO BOX 6801  
TALLAHASSEE FL 32314

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

Code(s) in Violation:

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

- 1** IPMC Chapter 3, Section 305 ~ Interior Structure
- 2** IPMC Chapter 3, Section 309 ~ Pest Elimination
- 3** IPMC Chapter 4, Section 403 ~ Ventilation
- 4** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 5** IPMC Chapter 6, Section 602 ~ Heating Facilities
- 6** IPMC Chapter 6, Section 603 ~ Mechanical Equipment
- 7** IPMC Chapter 6, Section 605 ~Electrical Equipment
- 8** IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Actions Required:

- 1** APARTMENT 20  
Repair walls which are damaged, sagging or deteriorated. Repair all holes in walls. All walls should be plumb.  
Repair all floors to be solid. Floor covering should be without flaw. Bathroom flooring should be without flaw and watertight.  
The front door is damaged and should be replaced.  
The front door should be weather tight.

- 2 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.
- 3 The bathroom is required to have an openable window or a fan which is ventilated to the outdoors.
- 4 The bathroom sink and showerhead both leak.  
There is not enough pressure in the toilet per flush.  
A licensed plumber should inspect and provide verification of repairs.
- 5 Heating facilities shall be provided in structures as required by this section.
- 6 The A/C unit is not working.
- 7 Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.  
The bathroom requires a GFCI outlet.  
Flexible cords shall not be used permanent wiring.  
A licensed electrician must provide verification that the wiring for this building is safe and sufficient.
- 8 A smoke alarm is required in this unit.

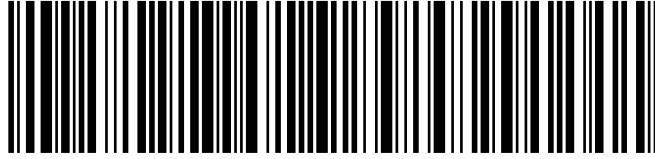
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8344 8446 52

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TCE240030 NOV/NOH INITIAL  
101INVESTMENTS LLC  
PO BOX 6801  
TALLAHASSEE FL 32314-6801

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

Postage: \$7.1800



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TCB TALLAHASSEE PLANTATIONS LLC

100 HIGH ST STE 1102

BOSTON MA 02110

Respondent

Case No.: **TCE240073**

Location of Violation: **2305 KILLEARN CENTER BLVD #B30**

Tax ID #: **1109202240000**

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

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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 **03/05/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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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).

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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  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **01/12/2024** Case No.: **TCE240073**  
Tax Identification Number: **1109202240000** Repeat Offender: **No**  
Violation Address: **2305 KILLEARN CENTER BLVD #B30**

Owner(s):

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

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

Code(s) in Violation:

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

- 1** IPMC Chapter 5, Section 501 Responsibility
- 2** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures

Corrective Actions Required:

- 1** The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.
- 2** There is evidence of a water leak that has persisted after several repairs. Provide verification from licensed plumber that the cause of the leak has been identified and repaired.

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

USPS CERTIFIED MAIL



9214 8901 9403 8345 7828 09

TCE240073 NOV/NOH INITIAL  
TCB TALLAHASSEE PLANTATIONS LLC  
STE 1102  
100 HIGH ST  
BOSTON MA 02110-1757

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 22, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TCB TALLAHASSEE PLANTATIONS LLC

100 HIGH ST STE 1102

BOSTON MA 02110

Respondent

Case No.: **TCE240074**

Location of Violation: **2305 KILLEARN CENTER BLVD #B31**

Tax ID #: **1109202240000**

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

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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,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **01/12/2024** Case No.: **TCE240074**  
Tax Identification Number: **1109202240000** Repeat Offender: **No**  
Violation Address: **2305 KILLEARN CENTER BLVD #B31**

Owner(s):

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

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

Code(s) in Violation:

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

- 1** IPMC Chapter 5, Section 501 Responsibility
- 2** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures
- 3** IPMC Chapter 3, Section 305 ~ Interior Structure

Corrective Actions Required:

- 1** The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner-occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter.
- 2** There is evidence of a water leak that has persisted after several repairs. The leak is evident in the bathroom and in the dining/living area. Parts of the floor exhibit water that weeps out of the wood laminate coming from no obvious source. Provide verification from licensed plumber that the cause of the leak has been identified and repaired.
- 3** Repair warped and damaged wallboard or wood behind the toilet which is a former repair from a prior leak. Remove all bad material and replace with good material.

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

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8345 7823 66

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TCE240074 NOV/NOH INITIAL  
TCB TALLAHASSEE PLANTATIONS LLC  
STE 1102  
100 HIGH ST  
BOSTON MA 02110-1757

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 24, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FORD KENDRIC L

1206 # 2 CROSSCREEK WAY

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE232615**

Location of Violation: **1206 CROSS CREEK WAY UNIT 2**

Tax ID #: **310404 400B0**

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.

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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,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **10/19/2023**

Case No.: **TCE232615**

Tax Identification Number: **310404 400B0**

Repeat Offender: **No**

Violation Address: **1206 CROSS CREEK WAY UNIT 2**

Owner(s):

FORD KENDRIC L  
1206 # 2 CROSSCREEK WAY  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1 The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare. Any structural members, sidings, roofing, doors, frames, windows, and foundations must be in good repair according to existing Code Standards. Permits may be required.

All roof drains, gutters, and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

Repair and/or replace the gutters and maintain in good repair and free from obstructions.

All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting, or other protective covering or treatment. All siding shall be weather resistant and watertight. All masonry joints shall be sufficiently tuck pointed to insure water and air tightness.

Repair the chipping paint on the exterior surfaces of the property and/or apply protective covering or treatment to the exterior surface of the property.

Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Replace the deteriorating wood around the property's exterior and the front stairs, so that it is weatherproof and properly surface coated, where required, to prevent deterioration.

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

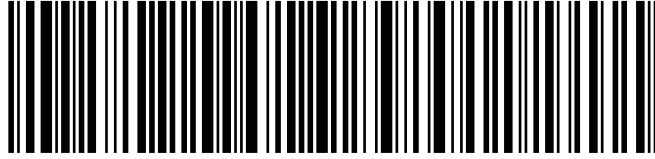
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8346 1814 34

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TCE232615 NOV/NOH INITIAL  
FORD KENDRIC L  
APT 2  
1206 CROSS CREEK WAY  
TALLAHASSEE FL 32301-3670

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 24, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LEONI DOUGLAS; LEONI JONATHAN; LEONI CHARLES

820 -H E PARK AVE

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE232980**

Location of Violation: **Collinsford road**

Tax ID #: **1133170020001**

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.

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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  
Code Enforcement**

**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **12/20/2023**

Case No.: **TCE232980**

Tax Identification Number: **1133170020001**

Repeat Offender: **No**

Violation Address: **Collinsford road**

Owner(s):

LEONI DOUGLAS; LEONI JONATHAN; LEONI CHARLES  
820 -H E PARK AVE  
TALLAHASSEE FL 32301

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

Code(s) in Violation:

**Land Development Code**

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

Corrective Actions Required:

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

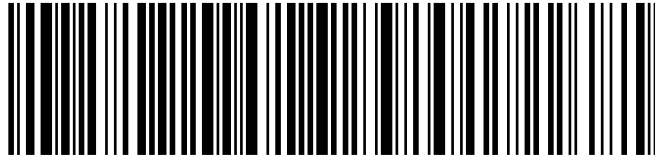
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8346 1131 76

TCE232980 NOV/NOH INITIAL  
LEONI DOUGLAS (DIRECTOR OF TUSCANY HILLSIDE VILLAS INC);  
LEONI JONATHAN (DIRECTOR-TUSCANY HILLSIDE VILLAS INC);  
LEONI CHARLES (DIRECTOR - TUSCANY HILLSIDE VILLAS INC)  
820 H E PARK AVE  
TALLAHASSEE FL 32301-2621

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

Postage: \$7.3600





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 24, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LIH MAGNOLIA TERRACE LP

509 E MAGNOLIA DR

TALLAHASSEE FL 32301-6456

Respondent

Case No.: **TCE233031**

Location of Violation: **509 E MAGNOLIA DR APT C209**

Tax ID #: **310745 A0030**

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,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Martin Atorresagasti** Permit No.: **NA**  
Initial Inspection Date: **01/23/2024** Case No.: **TCE233031**  
Tax Identification Number: **310745 A0030** Repeat Offender: **No**  
Violation Address: **509 E MAGNOLIA DR APT C209**

Owner(s):

LIH MAGNOLIA TERRACE LP  
509 E MAGNOLIA DR  
TALLAHASSEE FL 32301-6456

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

Code(s) in Violation:

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

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

Corrective Actions Required:

- 1** Repair or replace the bathroom shower faucet diverter valve is nonfunctioning and water comes out of both shower head and tub faucet at the same time.
- 2** Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

Repair or replace the Central A/C and Heat that is not functioning properly.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8346 1242 02

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TCE233031 NOV/NOH INITIAL  
LIH MAGNOLIA TERRACE LP  
509 E MAGNOLIA DR  
TALLAHASSEE FL 32301-6456

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 24, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

WASDIN EDWARD L JR

4837 SANDERS DR

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240038**

Location of Violation: **3530 CARNATION CT S**

Tax ID #: **2109470000133**

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  
Code Enforcement**

**Notice of Violation**

Code Officer: **Angela Land** Permit No.: **NA**  
Initial Inspection Date: **01/10/2024** Case No.: **TCE240038**  
Tax Identification Number: **2109470000133** Repeat Offender: **No**  
Violation Address: **3530 CARNATION CT S**

Owner(s):

WASDIN EDWARD L JR  
4837 SANDERS DR  
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

**1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas  
**Code of General Ordinances**

**2** Chapter 20, Section 20-131 & 20-134 - Abandoned & Non-Operating Vehicle(s)

Corrective Actions Required:

- 1** Owner must keep exterior property which occupant controls in a clean and sanitary condition. Exterior property must be kept free from rodent/bug harborage and infestation. All garbage and trash and debris must be removed from back of truck and properly discarded.
- 2** All vehicle(s) must be operable and display a valid tag. Truck must have a valid tag displayed and continue to be displayed.

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

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

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

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

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WASDIN EDWARD L JR  
4837 SANDERS DR  
TALLAHASSEE FL 32303-7363

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

Postage: \$7.3600





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

January 31, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

PARKWAY PLACE PTNRS LTD

241 JOHN KNOX RD STE 200

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240127**

Location of Violation: **2320 APALACHEE PKWY**

Tax ID #: **310480 B0240**

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 **03/05/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement**

**Notice of Violation**

Code Officer: **Shameka Bush** Permit No.: **NA**  
Initial Inspection Date: **01/23/2024** Case No.: **TCE240127**  
Tax Identification Number: **310480 B0240** Repeat Offender: **No**  
Violation Address: **2320 APALACHEE PKWY**

Owner(s):

PARKWAY PLACE PTNRS LTD  
241 JOHN KNOX RD STE 200  
TALLAHASSEE FL 32303

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

Code(s) in Violation:

**Land Development Code**

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

Corrective Actions Required:

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

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

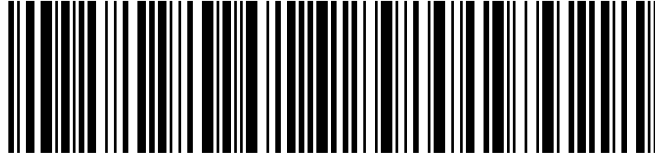
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TCE240127 NOV/NOH INITIAL  
PARKWAY PLACE PTNRS LTD  
STE 200  
241 JOHN KNOX RD  
TALLAHASSEE FL 32303-6677

Return Reference Number:  
Username: Denise Garrett  
Custom 1:  
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