



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 08, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

GRIFFIN JOEL B JR
126 PARKBROOK CIR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252358**

Location of Violation: **126 PARKBROOK CIR**

Tax ID #: **1133080060040**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252358**

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

Repeat Offender:

Location Address: **126 PARKBROOK CIR**

Tax ID #: **1133080060040**

Owner(s): **GRIFFIN JOEL B JR**

126 PARKBROOK CIR

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove and dispose of all dead trees from the property.
Ensure to have dead tree rear of property removed and disposed of properly.**

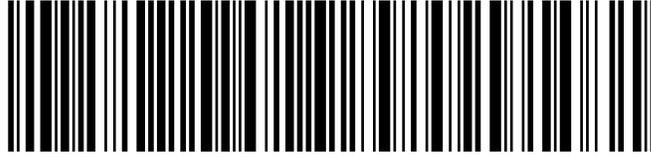
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8345 9743 96

TCE252358 NOV/NOH
GRIFFIN JOEL B JR
126 PARKBROOK CIR
TALLAHASSEE FL 32301-8912

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 08, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

STURTEVANT TONI
1505 HASOSAW NENE
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE251235**

Location of Violation: **1505 HASOSAW NENE**

Tax ID #: **310550 AA0120**

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

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**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE251235**

Initial Inspection Date: **06/18/2025**

Repeat Offender:

Location Address: **1505 HASOSAW NENE**

Tax ID #: **310550 AA0120**

Owner(s): **STURTEVANT TONI
1505 HASOSAW NENE
TALLAHASSEE FL 32301**

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

Code(s) in Violation:

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

Corrective Actions Required:

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

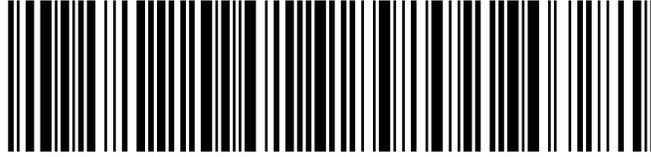
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8345 8996 68

TCE251235 NOV/NOH
STURTEVANT TONI
1505 HASOSAW NENE
TALLAHASSEE FL 32301-5829

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 08, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BAKER VICTORIA T ESTATE
BAKER WILLIE A
819 GRIFFIN ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE251748**

Location of Violation: **1101 ELLINGTON CT**

Tax ID #: **212635 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.

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

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251748**

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

Repeat Offender:

Location Address: **1101 ELLINGTON CT**

Tax ID #: **212635 E0010**

Owner(s): **BAKER VICTORIA T ESTATE**

BAKER WILLIE A

819 GRIFFIN ST

TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.6 Exterior Walls
- 3** IPMC, Exterior Structure, 304.14 Insect Screens
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 5** IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
All rotten wood or damage siding must be removed and replaced with the proper material needed to make the repairs on the exterior walls of the home. Ensure that exterior wall repairs have a protective coating applied to prevent deterioration.
- 3** Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.
All windows must have insect screens that in good condition and weathertight.
- 4** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
All windows need to be replaced or repaired and free of cracks and holes in the glazing material. They will need to be installed or repaired properly and weather tight and sealed.

- 5 Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Ensure that railings, stairs on the porches are replaced or repaired with the removal of damaged or rotten wood replaced with the proper materials. The porch must be kept in sound condition, good repair, and weathertight.

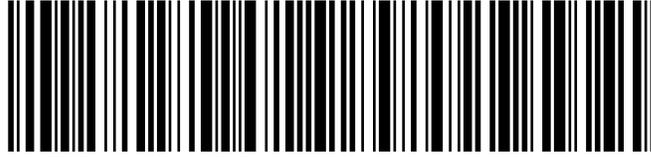
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8345 9049 97

TCE251748 NOV/NOH
BAKER VICTORIA T ESTATE
BAKER WILLIE A
819 GRIFFIN ST
TALLAHASSEE FL 32304-2242

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 08, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

LAWSON JARROD L
LAWSON KYWANA
3177 LOOKOUT TRL
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252230**

Location of Violation: **715 COBLE DR**

Tax ID #: **310725 C0430**

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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TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252230**

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

Repeat Offender:

Location Address: **715 COBLE DR**

Tax ID #: **310725 C0430**

Owner(s): **LAWSON JARROD L
LAWSON KYWANA
3177 LOOKOUT TRL
TALLAHASSEE FL 32309**

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

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways
- 2** IPMC, Exterior Structure, 304.14 Insect Screens
- 3** IPMC, Light, Ventilation and Occupancy Limitations, 401.2 Responsibility
- 4** IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 5** IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 6** IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 7** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 8** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

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

Ensure driveway is repaired and maintained to prevent disrepair and hazardous conditions.

- 2 Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.

Ensure that all windows, doors, and porch areas have screens that fit and are free of defects.

- 3 Ensure all lights and ventilation are maintained in a good condition.

Ensure that all lights have protective globes.

Ensure that all A/C vents are secured and free of defects.

- 4 Ensure every bathroom has natural or properly discharged mechanical ventilation.

Ensure that bathroom vent is secure and free of defects.

- 5 Ensure plumbing fixtures and facilities are maintained.

Ensure that the tub has a secured knob fixture.

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

Ensure that all electric outlets have the required plate covering and can be used as intended.

Ensure all electric outlets are able to be used as intended.

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

Ensure that working smoke alarms are placed in all areas used for sleeping and their attached hallways.

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

Ensure that all windows are repaired or replaced and found to be in good condition.

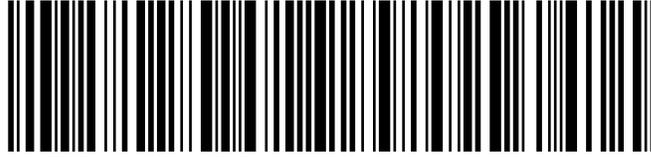
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

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9214 8901 9403 8345 9174 92

TCE252230 NOV/NOH
LAWSON JARROD L
LAWSON KYWANA
3177 LOOKOUT TRL
TALLAHASSEE FL 32309-1746

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 08, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

JAMES RAPHAEL L
JAMES JULIAN
906 MILLARD ST
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252368**

Location of Violation: **906 MILLARD ST**

Tax ID #: **310725 H0140**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252368**

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

Repeat Offender:

Location Address: **906 MILLARD ST**

Tax ID #: **310725 H0140**

Owner(s): **JAMES RAPHAEL L**

JAMES JULIAN

906 MILLARD ST

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove and dispose of all dead trees from the property.
Ensure to remove and dispose of properly the dead tree located rear of property.

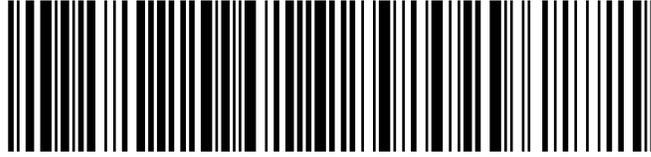
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8345 9764 06

TCE252368 NOV/NOH
JAMES RAPHAEL L
JAMES JULIAN
906 MILLARD ST
TALLAHASSEE FL 32301-7042

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 08, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

ROBINSON WILLIAM H
2928 MOCK DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252553**

Location of Violation: **2786 HARTSFIELD RD**

Tax ID #: **2121511183414**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252553**

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

Repeat Offender:

Location Address: **2786 HARTSFIELD RD**

Tax ID #: **2121511183414**

Owner(s): **ROBINSON WILLIAM H**

2928 MOCK DR

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that the back yard is cut.

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

Ensure that yard debris, tree debris and trash is removed for the entire property.

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

Ensure that all items not normally used or kept outside is removed for the entire exterior of the property to include tires, storage containers, etc.

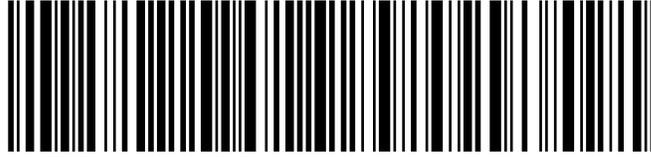
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8345 9778 85

TCE252553
ROBINSON WILLIAM H
2928 MOCK DR
TALLAHASSEE FL 32301-6976

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 08, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SMITH DENISE V

4439 STRATFORDSHIRE CT

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252741**

Location of Violation: **4439 STRATFORDSHIRE CT**

Tax ID #: **143410 H0020**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252741**

Initial Inspection Date: **12/03/2025**

Repeat Offender:

Location Address: **4439 STRATFORDSHIRE CT**

Tax ID #: **143410 H0020**

Owner(s): **SMITH DENISE V**

4439 STRATFORDSHIRE CT

TALLAHASSEE FL 32309

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Remove all trash and debris from back porch. Outdoor storage is not allowed remove items and store inside.

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

Repair damaged siding by front door entrance way.

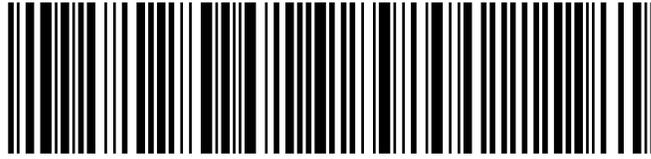
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8346 0101 23

TCE252741 NOV/NOH
SMITH DENISE V
4439 STRATFORDSHIRE CT
TALLAHASSEE FL 32309-2289

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 08, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

JONES SANDRA S
1529 PINE FOREST DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252742**

Location of Violation: **1529 PINE FOREST DR**

Tax ID #: **310450 B0130**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252742**

Initial Inspection Date: **12/03/2025**

Repeat Offender:

Location Address: **1529 PINE FOREST DR**

Tax ID #: **310450 B0130**

Owner(s): **JONES SANDRA S**

1529 PINE FOREST DR

TALLAHASSEE FL 32301

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate. Must have all tires inflated.

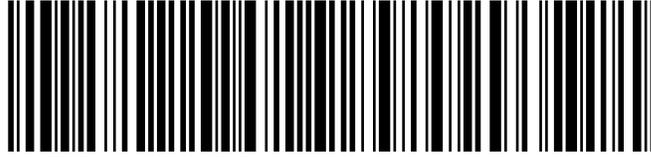
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8345 9878 60

TCE252742 NOV/NOH
JONES SANDRA S
1529 PINE FOREST DR
TALLAHASSEE FL 32301-4915

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 10, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

COOPER JIMMIE L
COOPER BERNETTA A
311 RIDGECREST RD
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252394**

Location of Violation: **311 RIDGECREST ST**

Tax ID #: **311880 I0100**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252394**

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

Repeat Offender:

Location Address: **311 RIDGECREST ST**

Tax ID #: **311880 10100**

Owner(s): **COOPER JIMMIE L
COOPER BERNETTA A
311 RIDGECREST RD
TALLAHASSEE FL 32305**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.
Ensure that all vehicles display a current/valid tag or are removed from property. Covering or turning the vehicle around does not bring the property into compliance.
- 2** Repair and/or replace the roof to prevent water entry and damage to roof structure.
Ensure that roof is free of all defects and weather tight.

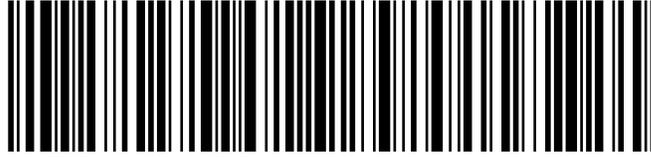
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 4735 60

TCE252394 NOV/NOH
COOPER JIMMIE L
COOPER BERNETTA A
311 RIDGECREST RD
TALLAHASSEE FL 32305-7241

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 10, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

GARCIA LOUIS FRANCISCO
1909 RAA AVE
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252536**

Location of Violation: **1909 RAA AVE**

Tax ID #: **212235 J0250**

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **3/3/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252536**

Initial Inspection Date: **10/24/2025**

Repeat Offender:

Location Address: **1909 RAA AVE**

Tax ID #: **212235 J0250**

Owner(s): **GARCIA LOUIS FRANCISCO**

1909 RAA AVE

TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.13.2 Openable Windows
- 2** IPMC, Interior Structure, 305.3 Interior Surfaces
- 3** IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 4** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 5** IPMC, Mechanical and Electrical Requirements, 605.2 Receptacles
- 6** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms

Corrective Actions Required:

- 1** Ensure all windows, other than a fixed window, are easily openable and capable of being held in position and secured by window hardware.

Bedroom (2) Bathroom window will not open and is broken.

All windows that are broken must be replaced and in good working condition with the required locking systems.

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

Hallway ceiling light outside rooms 2 and 3.

Living Room Patio door walls

Ensure that the surface around the ceiling light is sealed correctly with the proper materials needed.

Ensure that the water damage is repaired and the cause of the damage must be repaired to prevent future damage.

- 3 Ensure every bathroom has natural or properly discharged mechanical ventilation.

Bedroom (1) No ventilation in the bathroom.

Ensure that a mechanical ventilation system is installed to prevent moisture build up and mold growth. The fan must be directly to the outdoors and not into an attic or crawl space.

- 4 Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed.

Bedroom (2) Bathroom Exhausts fan not working.

Living room Ceiling fan not working.

The IPMC has a general maintenance provision stating that all "equipment, systems devices and safeguards required by this code shall be maintained in good working order".

Since an exhaust fan was installed, it falls under this rule and must be repaired if it stops functioning.

Ensure the bathroom exhausts fan is working as intended per the manufacture instructions.

Ensure that the living room ceiling fan is working as intended per the manufacture instructions.

- 5 Ensure every habitable space in a dwelling shall contain not less than two receptacle outlets. Ensure all receptacle outlets shall have the appropriate faceplate cover for the location.

Bedroom (1) Two receptacle not working.

All receptacles' outlets must be working condition. Non-working receptacle is considered a hazard that violate this standard.

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

All (3) bedrooms and hallways outside of the bedrooms must have working smoke detectors.

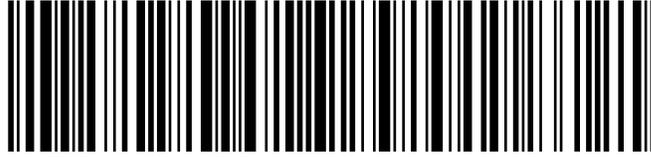
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 2669 64

TCE252536 NOV/NOH
GARCIA LOUIS FRANCISCO
1909 RAA AVE
TALLAHASSEE FL 32303-4419

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

December 10, 2025

DOWLING LTD PARTNSP
522 VINNEDGE RIDE
TALLAHASSEE FL 32303

Re: Address: **1129206190000 V/L NEXT TO 1705 MAHAN DR**
Case No.: **TCE252598** Tax I.D. # **1129206190000**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252598**

Initial Inspection Date: **11/07/2025**

Repeat Offender:

Location Address: **1129206190000 V/L NEXT TO 1705 MAHAN DR**

Tax ID #: **1129206190000**

Owner(s): **DOWLING LTD PARTNSP
522 VINNEDGE RIDE
TALLAHASSEE FL 32303**

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

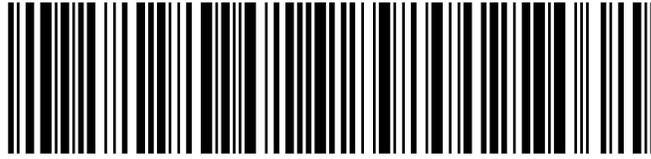
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 2760 62

TCE252598 LM/NOV
DOWLING LTD PARTNSP
522 VINNEDGE RIDE
TALLAHASSEE FL 32303-5142

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 10, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

SMITH WHITNEY
2504 JIM LEE RD
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252688**

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

Tax ID #: **3107700000130**

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

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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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252688**

Initial Inspection Date: **11/25/2025**

Repeat Offender:

Location Address: **2504 JIM LEE RD**

Tax ID #: **3107700000130**

Owner(s): **SMITH WHITNEY**

2504 JIM LEE RD

TALLAHASSEE FL 32301

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls
- 3** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Repair or remove the fence/wall that is in disrepair and considered unsafe.
- 3** Ensure all vehicles are operable and display a valid license plate.
Maroone Honda C.D. States tag exp. 3-24.

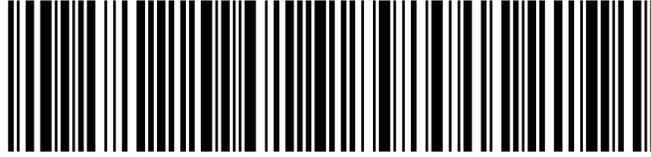
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8346 4745 29

TCE252688 NOV/NOH
SMITH WHITNEY
2504 JIM LEE RD
TALLAHASSEE FL 32301-6746

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 10, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

JENKINS BRITTANY J
PO BOX 14859
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE252718**

Location of Violation: **1116 PINECREST DR**

Tax ID #: **310460 K0130**

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

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252718**

Initial Inspection Date: **12/04/2025**

Repeat Offender:

Location Address: **1116 PINECREST DR**

Tax ID #: **310460 K0130**

Owner(s): **JENKINS BRITTANY J**

PO BOX 14859

TALLAHASSEE FL 32317

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Structure, 304.2 Protective Treatment
- 3** IPMC, Exterior Structure, 304.7 Roof and Drains
- 4** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 5** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 6** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

Remove all trees debris from Backyard.

- 2** Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

Please coat all unprotected wood on soffit at the front of house.

- 3** Repair, remove, and/or replace the roof drains, gutters, and downspouts. Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance.
- 4** Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.

Repair water leak and restore water supply.

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

Replace missing a smoke detector in one bedroom.

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

Remove all underbrush and overgrowth at back of property.

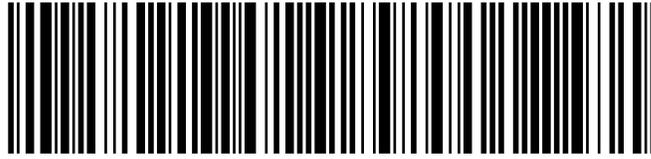
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 3153 89

TCE252718 NOV/NOH
JENKINS BRITTANY J
PO BOX 14859
TALLAHASSEE FL 32317-4859

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 11, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HUMPHRIES BUD

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE251553**

Location of Violation: **3122 CONNIE DR**

Tax ID #: **310350000060**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE251553**

Initial Inspection Date: **07/11/2025**

Repeat Offender:

Location Address: **3122 CONNIE DR**

Tax ID #: **310350000060**

Owner(s): **HUMPHRIES BUD**

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

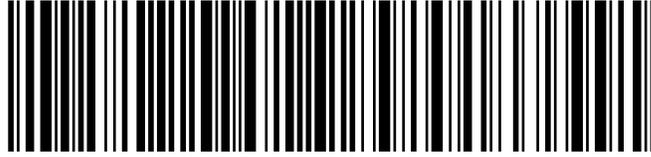
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 6668 94

TCE251553 NOV/NOH
HUMPHRIES BUD
400 CAPITAL CIR SE
UNIT 18-303
TALLAHASSEE FL 32301-3802

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 16, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

101INVESTMENTS LLC
PO BOX 6801
TALLAHASSEE FL 32314

Respondent

Case No.: **TCE252451**

Location of Violation: **406 FAIRBANKS DR**

Tax ID #: **213436 A0070**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252451**

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

Repeat Offender:

Location Address: **406 FAIRBANKS DR**

Tax ID #: **213436 A0070**

Owner(s): **101INVESTMENTS LLC**

PO BOX 6801

TALLAHASSEE FL 32314

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Please remove dead tree from back right side of property.

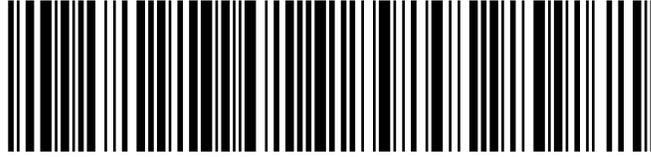
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8347 2479 24

TCE252451 NOV/NOH
101INVESTMENTS LLC
PO BOX 6801
TALLAHASSEE FL 32314-6801

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 16, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

COLLEGEPLACE FSU AVENUES I LLC

15758 TWIN COVE DR

FRISCO TX 75035-6810

Respondent

Case No.: **TCE252689**

Location of Violation: **725 W PENSACOLA ST**

Tax ID #: **213595000070**

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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Case #: **TCE252689**

Initial Inspection Date: **11/24/2025**

Repeat Offender:

Location Address: **725 W PENSACOLA ST**

Tax ID #: **2135950000070**

Owner(s): **COLLEGEPLACE FSU AVENUES I LLC**
15758 TWIN COVE DR
FRISCO TX 75035-6810

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls

Corrective Actions Required:

- 1** Repair or remove the fence/wall that is in disrepair and considered unsafe.
Ensure that all damaged fencing is either removed or replaced from property.

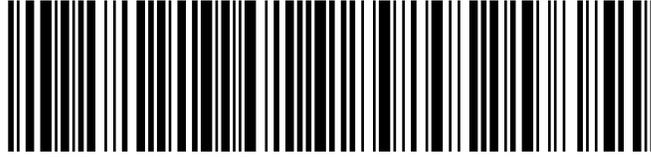
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8347 2598 66

TCE252689 NOV/NOH
TACOT G A TRUST
9512 HIDDEN POND RD
TALLAHASSEE FL 32317-8034

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 16, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

RIVER RUN PROPERTY LLC

400 CAPITAL CIR SE STE 18

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252815**

Location of Violation: **3130 TIFFANY ST**

Tax ID #: **310350000490**

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252815**

Initial Inspection Date: **12/11/2025**

Repeat Offender:

Location Address: **3130 TIFFANY ST**

Tax ID #: **3103500000490**

Owner(s): RIVER RUN PROPERTY LLC
400 CAPITAL CIR SE STE 18
TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

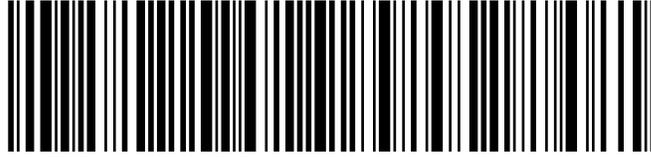
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8347 2807 92

TCE252815 NOV/NOH
RIVER RUN PROPERTY LLC
400 CAPITAL CIR SE
STE 18
TALLAHASSEE FL 32301-3839

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

Postage: \$8.8600

City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: **3305 SUNNYSIDE DR**

CE Case No.: **TCE252828**

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

Lesa Vause

Lesa Vause (Dec 17, 2025 15:27:53 EST)

Enforcing Official, Code Enforcement

17/12/2025

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BUGGS LEROY; BUGGS DAVID JR;
BUGGS KENNETH R; BUGGS MELINDA L
3305 SUNNYSIDE DR
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252828**

Location of Violation: **3305 SUNNYSIDE DR**

Tax ID #: **411475 H0310**

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 **03/03/2026** 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,

Gabrielle Bailey

Code Enforcement Division

Attachment



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

Code Officer: **Gabrielle Bailey**

Case #: **TCE252828**

Initial Inspection Date: **12/15/2025**

Repeat Offender:

Location Address: **3305 SUNNYSIDE DR**

Tax ID #: **411475 H0310**

Owner(s): **BUGGS LEROY; BUGGS DAVID JR;
BUGGS KENNETH R; BUGGS MELINDA L
3305 SUNNYSIDE DR
TALLAHASSEE FL 32305**

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

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 2 IPMC, Mechanical and Electrical Requirements, 605.1 Installation

Corrective Actions Required:

- 1 Ensure all vehicles are operable and display a valid license plate. Ensure that all vehicles display a current/valid tag or are removed from property.
- 2 Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
Ensure that if home is occupied utilities are active. Occupancy without utilities is prohibited.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8347 4735 07

TCE252828 DB PLACARD/NOV
BUGGS LEROY
BUGGS DAVID JR
BUGGS KENNETH R
BUGGS MELINDA L
3305 SUNNYSIDE DR
TALLAHASSEE FL 32305-7105

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

Postage: \$8.8600

TCE252828

Final Audit Report

2025-12-17

Created:	2025-12-17
By:	Brianna Cronan (brianna.cronan@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbPcAQS3cQbzhQp09z1BBaOTZhhXvahA

"TCE252828" History

-  Document created by Brianna Cronan (brianna.cronan@talgov.com)
2025-12-17 - 7:52:05 PM GMT
-  Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature
2025-12-17 - 7:52:11 PM GMT
-  Email viewed by Lesa Vause (lesa.vause@talgov.com)
2025-12-17 - 8:27:30 PM GMT
-  Document e-signed by Lesa Vause (lesa.vause@talgov.com)
Signature Date: 2025-12-17 - 8:27:53 PM GMT - Time Source: server
-  Agreement completed.
2025-12-17 - 8:27:53 PM GMT



Adobe Acrobat Sign

City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: **3309 SUNNYSIDE DR**

CE Case No.: **TCE252829**

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

Lesa Vause

Lesa Vause (Dec 17, 2025 15:27:24 EST)

Enforcing Official, Code Enforcement

17/12/2025

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HERRING JAMES
HERRING JUANITA HAYES
PO BOX 958
WOODVILLE FL 32362

Respondent

Case No.: **TCE252829**

Location of Violation: **3309 SUNNYSIDE DR**

Tax ID #: **411475 H0300**

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

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/03/2026** 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,

Gabrielle Bailey

Code Enforcement Division

Attachment



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

Code Officer: **Gabrielle Bailey**

Case #: **TCE252829**

Initial Inspection Date: **12/15/2025**

Repeat Offender:

Location Address: **3309 SUNNYSIDE DR**

Tax ID #: **411475 H0300**

Owner(s): **HERRING JAMES
HERRING JUANITA HAYES
PO BOX 958
WOODVILLE FL 32362**

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

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

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

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2 IPMC, General, 301.3 Vacant Structures and Land
- 3 IPMC, Exterior Structure, 304.15 Doors

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property. Ensure that all trash and debris is cleared from property to include tires and loose buckets.
- 2 If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition. Ensure that property is properly secured as to prevent unwanted entry.
- 3 Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure.
Ensure attached garage displays a proper door and is able to perform as intended and free of defects.

Case No.: TCE252829

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8347 4912 66

TCE252829 DB PLACARD/NOV
HERRING JAMES
HERRING JUANITA HAYES
PO BOX 958
WOODVILLE FL 32362-0958

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

Postage: \$8.8600

TCE252829

Final Audit Report

2025-12-17

Created:	2025-12-17
By:	Brianna Cronan (brianna.cronan@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZfXWgsPwY6fuwpcAoMclY--dpWBZ7HxH

"TCE252829" History

-  Document created by Brianna Cronan (brianna.cronan@talgov.com)
2025-12-17 - 8:02:53 PM GMT
-  Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature
2025-12-17 - 8:02:59 PM GMT
-  Email viewed by Lesa Vause (lesa.vause@talgov.com)
2025-12-17 - 8:26:24 PM GMT
-  Document e-signed by Lesa Vause (lesa.vause@talgov.com)
Signature Date: 2025-12-17 - 8:27:24 PM GMT - Time Source: server
-  Agreement completed.
2025-12-17 - 8:27:24 PM GMT



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

AUSTIN DERRICK C
JACQUELINE L CROMARTIE
910 KENDALL DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252499**

Location of Violation: **910 KENDALL DR**

Tax ID #: **310725 G0240**

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252499**

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

Repeat Offender:

Location Address: **910 KENDALL DR**

Tax ID #: **310725 G0240**

Owner(s): **AUSTIN DERRICK C
JACQUELINE L CROMARTIE
910 KENDALL DR
TALLAHASSEE FL 32301**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure that all high grass, weeds, and overgrowth is cut from entire property.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure that all trash and litter to include tree debris is cleared from entire property and properly disposed of.
- 3** Repair and/or replace the roof to prevent water entry and damage to roof structure.
Ensure that roof is free of all defects and weathertight.

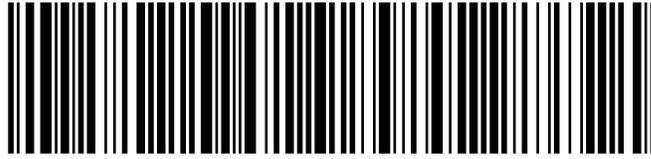
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 2741 41

TCE252499 NOV/NOH
AUSTIN DERRICK C
JACQUELINE L CROMARTIE
910 KENDALL DR
TALLAHASSEE FL 32301-7034

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

COCHRAN JEFF B
COCHRAN RAYMOND M JR
Mark Cochran
1720 BELVEDERE ST
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE252656**

Location of Violation: **1720 BELVEDERE ST**

Tax ID #: **112980 D0080**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252656**

Initial Inspection Date: **11/18/2025**

Repeat Offender:

Location Address: **1720 BELVEDERE ST**

Tax ID #: **112980 D0080**

Owner(s): COCHRAN JEFF B
COCHRAN RAYMOND M JR
Mark Cochran
1720 BELVEDERE ST
TALLAHASSEE FL 32308

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property including driveway and carport area and continue to maintain. Outdoor storage prohibited.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 2747 21

TCE252656 NOV/NOH
COCHRAN JEFF B
COCHRAN RAYMOND M JR
COCHRAN MARK M
1720 BELVEDERE ST
TALLAHASSEE FL 32308-5270

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SINWELSKI SHARI A

6376 56TH AVE N

SAINT PETERSBURG FL 33709

Respondent

Case No.: **TCE252661**

Location of Violation: **1808 DOOMAR DR**

Tax ID #: **112150 B0040**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252661**

Initial Inspection Date: **11/18/2025**

Repeat Offender:

Location Address: **1808 DOOMAR DR**

Tax ID #: **112150 B0040**

Owner(s): **SINWELSKI SHARI A**

6376 56TH AVE N

SAINT PETERSBURG FL 33709

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Ensure all vehicles on property are operable (Inflated tires) and display a valid license plate and continue to be operable.

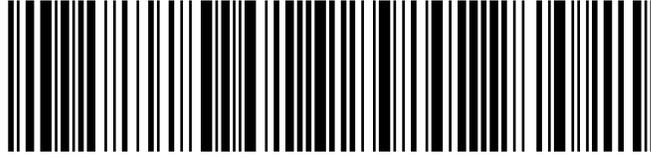
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 2774 87

TCE252661 NOV/NOH
SINWELSKI SHARI A
6376 56TH AVE N
SAINT PETERSBURG FL 33709-1712

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

HOLMES DESHIA
2108 HEMLOCK BAY RD
DUMFRIES VA 22026

Respondent

Case No.: **TCE252664**

Location of Violation: **2628 SAXON ST**

Tax ID #: **411190 B0200**

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 **03/03/2026** 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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Case #: **TCE252664**

Initial Inspection Date: **11/19/2025**

Repeat Offender:

Location Address: **2628 SAXON ST**

Tax ID #: **411190 B0200**

Owner(s): **HOLMES DESHIA**
2108 HEMLOCK BAY RD
DUMFRIES VA 22026

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

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 5 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure that all high grass, weeds, and overgrowth is cut from entire property and removed from structure.
- 2 Remove all trash, litter, and debris from the entire property.
Ensure that all loose trash, debris, and litter is removed from entire property and disposed of properly.
- 3 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

Ensure that all windows and doors are free from defects and properly secured if property is vacant. Boarding of windows and doors does not bring property into compliance, must obtain boarding order from City of Tallahassee Code Enforcement Magistrate to keep windows and doors boarded (not exceeding 1 year).

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 2882 92

TCE252664 NOV/NOH
HOLMES DESHIA
2108 HEMLOCK BAY RD
DUMFRIES VA 22026-2954

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 23, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

101INVESTMENTS LLC
John Washinton
PO BOX 6801
TALLAHASSEE FL 32314

Respondent

Case No.: **TCE252451**

Location of Violation: **406 FAIRBANKS DR**

RENOTICE HEARING

Tax ID #: **213436 A0070**

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 03/03/2026 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252451**

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

Repeat Offender:

Location Address: **406 FAIRBANKS DR**

Tax ID #: **213436 A0070**

Owner(s): **101INVESTMENTS LLC**

PO BOX 6801

TALLAHASSEE FL 32314

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Please remove dead tree from back right side of property.

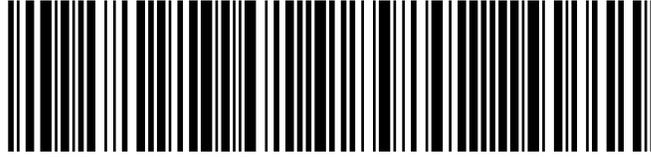
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 5395 54

TCE252451 RENOTICE NOV/NOH
101INVESTMENTS LLC
PO BOX 6801
TALLAHASSEE FL 32314-6801

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 23, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

Kevaras Morgan

104 Dixie Dr

Tallahassee, FL 32304

Respondent

Case No.: **TCE252592**

Location of Violation: **104 DIXIE DR Unit A**

Tax ID #: **212750 C0141**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252592**

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

Repeat Offender:

Location Address: **104 DIXIE DR Unit A**

Tax ID #: **212750 C0141**

Owner(s): **Kevars Morgan**

104 Dixie Dr

Tallahassee, FL 32304

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Property Areas, 302.2 Grading and Drainage
- 3** IPMC, Exterior Structure, 304.1 General
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 5** IPMC, Exterior Structure, 304.13.2 Openable Windows
- 6** IPMC, Exterior Structure, 304.14 Insect Screens
- 7** IPMC, Exterior Structure, 304.18.2 Windows
- 8** IPMC, Interior Structure, 305.6 Interior Doors
- 9** IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 10** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 11** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 12** IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
- 13** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms

Corrective Actions Required:

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

- 2** Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon.
Repair soil erosion at back corner of building behind unit A.
- 3** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
Back door must be sealed and weather tight.
- 4** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight

Replace damaged window glazing in front windows.

- 5** Ensure all windows, other than a fixed windows, are easily openable and capable of being held in position and secured by window hardware.
- 6** Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.
- 7** Ensure all operable windows located within 6 feet above ground level or near a walking surface have window sash locking device.
Ensure all windows openable and are lockable and operate as intended.
- 8** Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks.
Repair or replace damaged bedroom door.
- 9** Ensure every bathroom has natural or properly discharged mechanical ventilation.
Repair or replace non functional bathroom exhaust fans.
- 10** Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.

Repair Kitchen sink has no hot water.

Repair or replace leaking hose bibs connections for washing machine. Water heater blow off valve must piped to an external location.

- 11** Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed.

Repair or replace stove, both large burners are intermittent, and dish washer doesn't work properly.

- 12** Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light.
All light fixtures must have protective globes.
- 13** Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

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

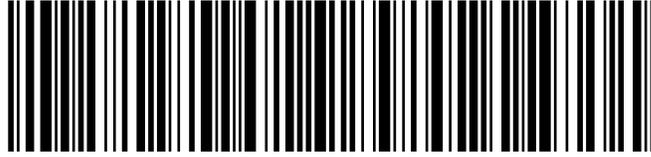
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 4799 35

TCE252592 NOV/NOH
MORGAN KEVARES
104 DIXIE DR
TALLAHASSEE FL 32304-3096

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 23, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MILK CRATE DEVELOPMENT LLC

4828 E 1250 ST

HEBER CITY UT 84032-3540

Respondent

Case No.: **TCE252597**

Location of Violation: **1528 W TENNESSEE ST**

Tax ID #: **212625 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,

Shawdranette House

Code Enforcement Division

Attachment

City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: 1022 RICHMOND ST

CE Case No.: TCE252793

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



Anita Morrell (Dec 23, 2025 08:37:26 EST)

Enforcing Official, Code Enforcement

23/12/2025

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

AHMED SEBASTIAN
7950 SW 30TH ST STE 200
DAVIE FL 33328

Respondent

Case No.: **TCE252793**

Location of Violation: **1022 RICHMOND ST**

Tax ID #: **212635 L0180**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252793**

Initial Inspection Date: **12/10/2025**

Repeat Offender:

Location Address: **1022 RICHMOND ST**

Tax ID #: **212635 L0180**

Owner(s): **AHMED SEBASTIAN**

7950 SW 30TH ST STE 200

DAVIE FL 33328

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

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.15 Doors
- 2** IPMC, General, 301.3 Vacant Structures and Land
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure. Continue to keep the property secured.
- 2** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition. Continue to monitor the property while vacant to prevent unlawful entry.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. All windows and doors at home must be secured with locks to prevent unlawful entry and maintained that way.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 2926 33

TCE252793 DB PLACARD/NOV/NOH
AHMED SEBASTIAN
7950 SW 30TH ST
STE 200
DAVIE FL 33328-1979

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

Postage: \$8.8600

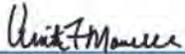
City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: 1425 LYNN LN

CE Case No.: TCE252861

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



Anita Morrell (Dec 23, 2025 08:36:15 EST)

Enforcing Official, Code Enforcement

23/12/2025

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

SIMMONS DOMANIC C
1425 LYNN LN
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252861**

Location of Violation: **1425 LYNN LN**

Tax ID #: **3103500001170**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Case #: **TCE252861**

Initial Inspection Date: **12/18/2025**

Repeat Offender:

Location Address: **1425 LYNN LN**

Tax ID #: **3103500001170**

Owner(s): **SIMMONS DOMANIC C
1425 LYNN LN
TALLAHASSEE FL 32311**

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

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

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- 1** IPMC, Exterior Structure, 304.15 Doors
- 2** IPMC, General, 301.3 Vacant Structures and Land
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure. Ensure door is capable of being secured as to prevent unwanted entry.
- 2** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition. Ensure that if property is intended to be vacant all doors and windows are secured as to prevent unwanted entry.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Ensure all windows are free from defects.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 3239 00

TCE252861 DB PLACARD/NOV/NOH
SIMMONS DOMANIC C
1425 LYNN LN
TALLAHASSEE FL 32311-5213

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

AUSTIN DERRICK C
JACQUELINE L CROMARTIE
910 KENDALL DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252499**

Location of Violation: **910 KENDALL DR**

Tax ID #: **310725 G0240**

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 **03/03/2026** 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

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Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



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

Code Officer: **Angela Land**

Case #: **TCE252499**

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

Repeat Offender:

Location Address: **910 KENDALL DR**

Tax ID #: **310725 G0240**

Owner(s): **AUSTIN DERRICK C
JACQUELINE L CROMARTIE
910 KENDALL DR
TALLAHASSEE FL 32301**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure that all high grass, weeds, and overgrowth is cut from entire property.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure that all trash and litter to include tree debris is cleared from entire property and properly disposed of.
- 3** Repair and/or replace the roof to prevent water entry and damage to roof structure.
Ensure that roof is free of all defects and weathertight.

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 23, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

Kevaris Morgan
104 Dixie Dr
Tallahassee, FL 32304

Respondent

Case No.: **TCE252592**

Location of Violation: **104 DIXIE DR Unit A**

Tax ID #: **212750 C0141**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



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

Code Officer: **Martin Atorresagasti**
Initial Inspection Date: **11/10/2025**
Location Address: **104 DIXIE DR Unit A**
Owner(s): **Kevaris Morgan**

Case #: **TCE252592**
Repeat Offender:
Tax ID #: **212750 C0141**

104 Dixie Dr
Tallahassee, FL 32304

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Property Areas, 302.2 Grading and Drainage
- 3** IPMC, Exterior Structure, 304.1 General
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 5** IPMC, Exterior Structure, 304.13.2 Openable Windows
- 6** IPMC, Exterior Structure, 304.14 Insect Screens
- 7** IPMC, Exterior Structure, 304.18.2 Windows
- 8** IPMC, Interior Structure, 305.6 Interior Doors
- 9** IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 10** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 11** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 12** IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
- 13** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms

Corrective Actions Required:

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

- 2 Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon.
Repair soil erosion at back corner of building behind unit A.
- 3 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
Back door must be sealed and weather tight.
- 4 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight

Replace damaged window glazing in front windows.

- 5 Ensure all windows, other than a fixed windows, are easily openable and capable of being held in position and secured by window hardware.
- 6 Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.
- 7 Ensure all operable windows located within 6 feet above ground level or near a walking surface have window sash locking device.
Ensure all windows openable and are lockable and operate as intended.
- 8 Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks.
Repair or replace damaged bedroom door.
- 9 Ensure every bathroom has natural or properly discharged mechanical ventilation.
Repair or replace non functional bathroom exhaust fans.
- 10 Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.

Repair Kitchen sink has no hot water.

Repair or replace leaking hose bibs connections for washing machine. Water heater blow off valve must piped to an external location.

- 11 Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed.

Repair or replace stove, both large burners are intermittent, and dish washer doesn't work properly.

- 12 Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light.
All light fixtures must have protective globes.
- 13 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 23, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

MILK CRATE DEVELOPMENT LLC
4828 E 1250 ST
HEBER CITY UT 84032-3540

Respondent

Case No.: **TCE252597**

Location of Violation: **1528 W TENNESSEE ST**

Tax ID #: **212625 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.

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 **03/03/2026** 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

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



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

Code Officer: **Shawdranette House**

Case #: **TCE252597**

Initial Inspection Date: **11/05/2025**

Repeat Offender:

Location Address: **1528 W TENNESSEE ST**

Tax ID #: **212625 A0010**

Owner(s): **MILK CRATE DEVELOPMENT LLC**

4828 E 1250 ST

HEBER CITY UT 84032-3540

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure you cut the entire property and remove all yard debris.

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

All yard debris and trash must be removed from the entire property.

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SIMMONS DOMANIC C

1425 LYNN LN

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252861**

Location of Violation: **1425 LYNN LN**

Tax ID #: **3103500001170**

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

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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 **03/03/2026** 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

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

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

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

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

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

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

Sincerely,

Gabrielle Bailey

Code Enforcement Division

Attachment



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

Code Officer: **Gabrielle Bailey**

Case #: **TCE252861**

Initial Inspection Date: **12/18/2025**

Repeat Offender:

Location Address: **1425 LYNN LN**

Tax ID #: **3103500001170**

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

1425 LYNN LN

TALLAHASSEE FL 32311

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

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.15 Doors
- 2** IPMC, General, 301.3 Vacant Structures and Land
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure. Ensure door is capable of being secured as to prevent unwanted entry.
- 2** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition. Ensure that if property is intended to be vacant all doors and windows are secured as to prevent unwanted entry.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Ensure all windows are free from defects.

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

AHMED SEBASTIAN

7950 SW 30TH ST STE 200

DAVIE FL 33328

Respondent

Case No.: **TCE252793**

Location of Violation: **1022 RICHMOND ST**

Tax ID #: **212635 L0180**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



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

Code Officer: **Shawdranette House**
Initial Inspection Date: **12/10/2025**
Location Address: **1022 RICHMOND ST**

Case #: **TCE252793**
Repeat Offender:
Tax ID #: **212635 L0180**

Owner(s): **AHMED SEBASTIAN**
7950 SW 30TH ST STE 200
DAVIE FL 33328

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

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.15 Doors
- 2 IPMC, General, 301.3 Vacant Structures and Land
- 3 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1 Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure. Continue to keep the property secured.
- 2 If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition. Continue to monitor the property while vacant to prevent unlawful entry.
- 3 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. All windows and doors at home must be secured with locks to prevent unlawful entry and maintained that way.

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HOLMES DESHIA

2108 HEMLOCK BAY RD

DUMFRIES VA 22026

Respondent

Case No.: **TCE252664**

Location of Violation: **2628 SAXON ST**

Tax ID #: **411190 B0200**

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 **03/03/2026** 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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Case #: **TCE252664**

Initial Inspection Date: **11/19/2025**

Repeat Offender:

Location Address: **2628 SAXON ST**

Tax ID #: **411190 B0200**

Owner(s): **HOLMES DESHIA**

2108 HEMLOCK BAY RD

DUMFRIES VA 22026

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

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 5 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure that all high grass, weeds, and overgrowth is cut from entire property and removed from structure.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure that all loose trash, debris, and litter is removed from entire property and disposed of properly.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

Ensure that all windows and doors are free from defects and properly secured if property is vacant. Boarding of windows and doors does not bring property into compliance, must obtain boarding order from City of Tallahassee Code Enforcement Magistrate to keep windows and doors boarded (not exceeding 1 year).

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SINWELSKI SHARI A

6376 56TH AVE N

SAINT PETERSBURG FL 33709

Respondent

Case No.: **TCE252661**

Location of Violation: **1808 DOOMAR DR**

Tax ID #: **112150 B0040**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



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

Code Officer: **Angela Land**

Case #: **TCE252661**

Initial Inspection Date: **11/18/2025**

Repeat Offender:

Location Address: **1808 DOOMAR DR**

Tax ID #: **112150 B0040**

Owner(s): **SINWELSKI SHARI A**

6376 56TH AVE N

SAINT PETERSBURG FL 33709

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1 Ensure all vehicles on property are operable (Inflated tires) and display a valid license plate and continue to be operable.

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 22, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

COCHRAN JEFF B
COCHRAN RAYMOND M JR
Mark Cochran
1720 BELVEDERE ST
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE252656**

Location of Violation: **1720 BELVEDERE ST**

Tax ID #: **112980 D0080**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



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

Code Officer: **Angela Land**

Case #: **TCE252656**

Initial Inspection Date: **11/18/2025**

Repeat Offender:

Location Address: **1720 BELVEDERE ST**

Tax ID #: **112980 D0080**

Owner(s): COCHRAN JEFF B
COCHRAN RAYMOND M JR
Mark Cochran
1720 BELVEDERE ST
TALLAHASSEE FL 32308

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property including driveway and carport area and continue to maintain. Outdoor storage prohibited.

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

DOBBINS DAMON W
WILHELMI TERRY
2768 RAINTREE CIR
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE252503**

Location of Violation: **2768 RAINTREE CIR**

Tax ID #: **110945 B0430**

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

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/03/2026** 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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252503**

Initial Inspection Date: **10/23/2025**

Repeat Offender:

Location Address: **2768 RAINTREE CIR**

Tax ID #: **110945 B0430**

Owner(s): DOBBINS DAMON W
WILHELMI TERRY
2768 RAINTREE CIR
TALLAHASSEE FL 32308

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

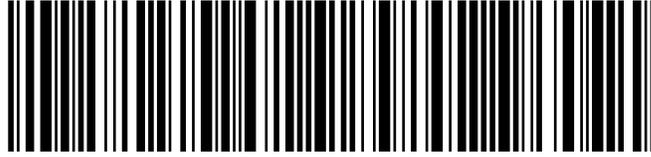
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 9065 85

TCE252503 NOV/NOH
DOBBINS DAMON W
WILHELMI TERRY
2768 RAINTREE CIR
TALLAHASSEE FL 32308-3828

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

STANLEY ELSIE

709 ALABAMA ST

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252710**

Location of Violation: **709 ALABAMA ST**

Tax ID #: **2126204040000**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252710**

Initial Inspection Date: **11/24/2025**

Repeat Offender:

Location Address: **709 ALABAMA ST**

Tax ID #: **2126204040000**

Owner(s): **STANLEY ELSIE**

709 ALABAMA ST

TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.7 Roof and Drains
- 2** IPMC, Exterior Structure, 304.9 Overhang Extensions

Corrective Actions Required:

- 1** Repair and/or replace the roof to prevent water entry and damage to roof structure. Ensure that the structure is weather tight and secure.
- 2** Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Make sure surfaces all free from defect include the roofs soffits.

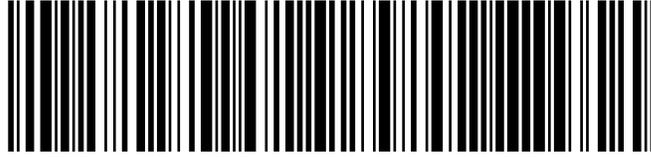
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 9960 98

TCE252710 NOV/NOH
STANLEY ELSIE
709 ALABAMA ST
TALLAHASSEE FL 32304-2208

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ADAMS JONATHAN MANSFIELD
BROWN ETHELEAN
723 ALABAMA ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252711**

Location of Violation: **723 ALABAMA ST**

Tax ID #: **2126204070000**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252711**

Initial Inspection Date: **11/25/2025**

Repeat Offender:

Location Address: **723 ALABAMA ST**

Tax ID #: **2126204070000**

Owner(s): ADAMS JONATHAN MANSFIELD
BROWN ETHELEAN
723 ALABAMA ST
TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.7 Roof and Drains
- 2 IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1 Repair and/or replace the roof to prevent water entry and damage to roof structure. Ensure that the structure is without defects, weathertight and secure.
- 2 Repair, remove, and/or replace the roof drains, gutters, and downspouts. Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance. Ensure that the gutters free from any defects and maintained in good conditions.

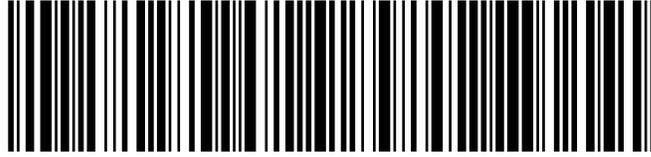
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8348 9997 30

TCE252711 NOV/NOH
ADAMS JONATHAN MANSFIELD
BROWN ETHELEAN
723 ALABAMA ST
TALLAHASSEE FL 32304-2208

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CAPITAL PROPERTIES OF TLH INC

325 JOHN KNOX RD

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252715**

Location of Violation: **V/L East of 2764 Raintree Cir**

Tax ID #: **110945 0001**

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

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

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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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252715**

Initial Inspection Date: **11/25/2025**

Repeat Offender:

Location Address: **V/L East of 2764 Raintree Cir**

Tax ID #: **110945 0001**

Owner(s): **CAPITAL PROPERTIES OF TLH INC**

325 JOHN KNOX RD

TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

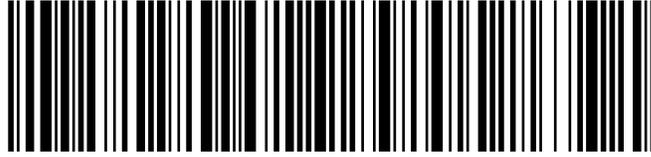
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8349 0071 68

TCE252715 NOV/NOH
CAPITAL PROPERTIES OF TLH INC
325 JOHN KNOX RD
TALLAHASSEE FL 32303-4113

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TYRON HICKS JAMESHIA CASON & JAMIK HICKS

HICKS TYRONE TRUSTEE

1755 SAN DAMIAN RD

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252717**

Location of Violation: **1755 SAN DAMIAN RD**

Tax ID #: **211526 E0080**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252717**

Initial Inspection Date: **11/26/2025**

Repeat Offender:

Location Address: **1755 SAN DAMIAN RD**

Tax ID #: **211526 E0080**

Owner(s): **TYRON HICKS JAMESHIA CASON & JAMIK HICKS AMENDED JOINT RE'
1755 SAN DAMIAN RD
TALLAHASSEE FL 32303**

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate. All vehicles must have inflated tires at all times.
- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property. Any items that are normally stored outside must be removed for the outside of the property to include the freezer chest on the front porch.

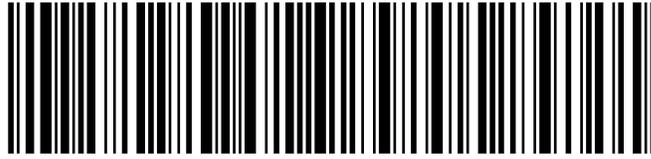
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 0094 38

TCE252717 NOV/NOH
TYRON HICKS JAMESHIA CASON & JAMIK HICKS
HICKS TYRONE TRUSTEE
1755 SAN DAMIAN RD
TALLAHASSEE FL 32303-2602

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 29, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

BUSH AARON L
BUSH SABRENA
2625 FAVERSHAM DR
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252764**

Location of Violation: **2625 FAVERSHAM DR**

Tax ID #: **211640 F0200**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252764**

Initial Inspection Date: **12/04/2025**

Repeat Offender:

Location Address: **2625 FAVERSHAM DR**

Tax ID #: **211640 F0200**

Owner(s): BUSH AARON L
BUSH SABRENA
2625 FAVERSHAM DR
TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property. Ensure that all yard debris and trash is removed from the property.
- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property. Ensure that all items that are not normally stored outside is removed from the outside of the property to include tires, wooden poles, etc.
- 3** Ensure all vehicles are operable and display a valid license plate. All vehicles must have current tags and inflated tires at all times.

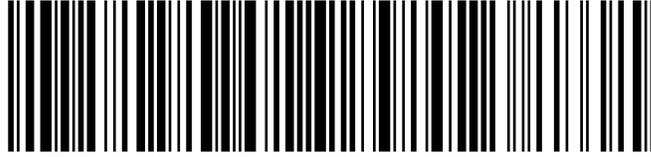
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8348 7863 61

TCE252764 NOV/NOH
BUSH AARON L
BUSH SABRENA
2625 FAVERSHAM DR
TALLAHASSEE FL 32303-2538

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 29, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNSON AVA RUTH REVOCABLE TRUST DATED 07/18/2012

JOHNSON SALLIE R TRUSTEE

1310 COVINGTON DR
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE252770**

Location of Violation: **1310 COVINGTON DR**

Tax ID #: **1117510000010**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252770**

Initial Inspection Date: **12/05/2025**

Repeat Offender:

Location Address: **1310 COVINGTON DR**

Tax ID #: **1117510000010**

Owner(s): JOHNSON AVA RUTH REVOCABLE TRUST DATED 07/18/2012
JOHNSON SALLIE R TRUSTEE
1310 COVINGTON DR
TALLAHASSEE FL 32312

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 2 IPMC, Exterior Structure, 304.7 Roof and Drains
- 3 IPMC, Fire Safety Requirements, 702.1 General

Corrective Actions Required:

- 1 Please ensure all vehicles are operable and display a valid license plate. Red in color 2 door Vehicle located on driveway to rear of property needs to be operable and needs current tag displayed. Covering vehicle with a tarp/car cover does not bring violation into compliance.
- 2 Repair and/or replace the roof, eave, fascia and soffit to prevent water entry and damage to roof structure. The roof, eave, fascia and soffit on the structure must be free from all defects, holes and wood rot and be weather tight.
- 3 Ensure a safe, continuous and unobstructed path of travel is provided from any point in a building or structure to the public way. All trash and debris must be removed from entire property including the front porch/front exterior door due to creating fire-egress issue and continue to maintain.

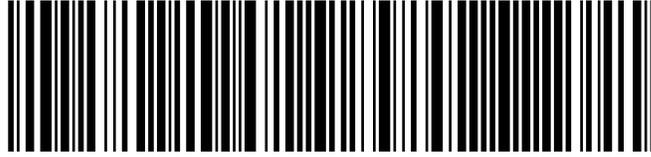
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 9023 58

TCE252770 NOV/NOH
JOHNSON AVA RUTH REVOCABLE TRUST
JOHNSON SALLIE R TRUSTEE
1310 COVINGTON DR
TALLAHASSEE FL 32312-2546

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 29, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

JENKINS VALARIE
2014 E INDIANHEAD DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252783**

Location of Violation: **3509 SUNNYSIDE DR**

Tax ID #: **411470 A0050**

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

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**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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Case #: **TCE252783**

Initial Inspection Date: **12/11/2025**

Repeat Offender:

Location Address: **3509 SUNNYSIDE DR**

Tax ID #: **411470 A0050**

Owner(s): **JENKINS VALARIE**

2014 E INDIANHEAD DR

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property. Ensure all trash and debris is removed from property and disposed of properly.

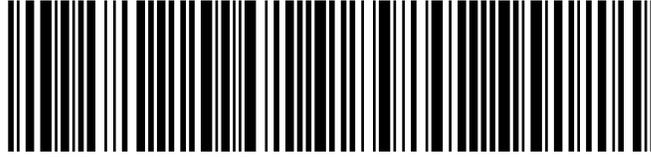
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8348 9084 28

TCE252783 NOV/NOH
JENKINS VALARIE
2014 E INDIANHEAD DR
TALLAHASSEE FL 32301-5838

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 29, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

LAMB CATHERINE
3748 ROSWELL DR
TALLAHASSEE FL 32310

Respondent

Case No.: **TCE252843**

Location of Violation: **3748 ROSWELL DR**

Tax ID #: **410480 E0340**

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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Case #: **TCE252843**

Initial Inspection Date: **12/18/2025**

Repeat Offender:

Location Address: **3748 ROSWELL DR**

Tax ID #: **410480 E0340**

Owner(s): **LAMB CATHERINE**

3748 ROSWELL DR

TALLAHASSEE FL 32310

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

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 2** IPMC, Exterior Structure, 304.4 Structural Members
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 4** IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate. Ensure all vehicles display a current or valid tag or are removed from the property.
- 2** Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads. Ensure exterior structure is free of defects.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Ensure all windows are repaired and free of defects.
- 4** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition. Ensure home is secure as to prevent unwanted entry.

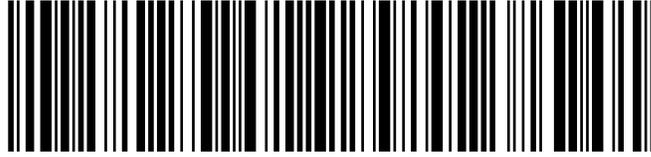
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8348 7871 77

TCE252843 NOV/NOH
LAMB CATHERINE
3748 ROSWELL DR
TALLAHASSEE FL 32310-4960

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 07, 2026

CITY OF TALLAHASSEE
Petitioner,

vs.

CROCKER KELLY V
CROCKER MARY ETTA
3427 LAURA ST
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252242**

Location of Violation: **3432 LAURA ST**

Tax ID #: **311840 G0160**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252242**

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

Repeat Offender:

Location Address: **3432 LAURA ST**

Tax ID #: **311840 G0160**

Owner(s): CROCKER KELLY V
CROCKER MARY ETTA
3427 LAURA ST
TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains
- 3** IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

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

Ensure that all items resembling building materials, household items or trash is removed and disposed of properly.

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

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

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

Ensure all accessory structures are repaired to be structurally sound and free from defects.

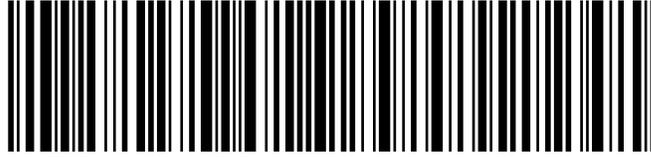
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8350 1626 58

TCE252242 NOV/NOH
CROCKER KELLY V
CROCKER MARY ETTA
3427 LAURA ST
TALLAHASSEE FL 32305-7351

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 08, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

WILLIAMS COMMUNICATIONS ONE WILLIAMS CENTE

1025 ELDORADO BLVD

BROOMFIELD CO 80021-8254

Respondent

Case No.: **TCE252833**

Location of Violation: **1416 S ADAMS ST**

Tax ID #: **410136 C0040**

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 **03/03/2026** 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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Case #: **TCE252833**

Initial Inspection Date: **12/17/2025**

Repeat Offender:

Location Address: **1416 S ADAMS ST**

Tax ID #: **410136 C0040**

Owner(s): WILLIAMS COMMUNICATIONS ONE WILLIAMS CENTER PROP TX DEF
1025 ELDORADO BLVD
BROOMFIELD CO 80021-8254

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.9 Defacement of Property

Corrective Actions Required:

- 1 Remove any damage from the structure and restore it to its original condition. Damage includes but is not limited to markings, graffiti, carving, or other defacing methods. Ensure that graffiti is removed from the rear wall facing Duval St. and the East facing wall.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8350 5461 75

TCE252833 NOV/NOH
WILLIAMS COMMUNICATIONS
1025 ELDORADO BLVD
BROOMFIELD CO 80021-8254

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2026

CITY OF TALLAHASSEE
Petitioner,

vs.

JOHNSON CARLOS
2606 SAXON ST
TALLAHASSEE FL 32310

Respondent

Case No.: **TCE252658**

Location of Violation: **116 FLEETWOOD ST**

Tax ID #: **411316 I0160**

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 **03/03/2026** 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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Case #: **TCE252658**

Initial Inspection Date: **11/17/2025**

Repeat Offender:

Location Address: **116 FLEETWOOD ST**

Tax ID #: **411316 10160**

Owner(s): **JOHNSON CARLOS**

2606 SAXON ST

TALLAHASSEE FL 32310

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.2 Protective Treatment
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Property Areas, 302.4 Weeds
- 4** IPMC, Exterior Structure, 304.6 Exterior Walls
- 5** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

Ensure that all exterior walls and surfaces are properly protected and covered to prevent exposure to the elements.
- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property.
Ensure all building material and debris is cleared from property or properly stored.
- 3** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches. Ensure that all grass and weeds are cut and properly maintained.
- 4** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Ensure all exterior walls have proper siding.

- 5 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Ensure all intended windows are in good repair and do not appear damaged.

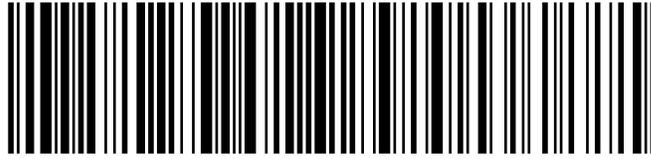
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 6764 63

TCE252658 NOV/NOH
JOHNSON CARLOS
2606 SAXON ST
TALLAHASSEE FL 32310-6251

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2026

CITY OF TALLAHASSEE
Petitioner,

vs.

CUI CHI
JIANG SHOXIANG
9146 EAGLES RIDGE DR
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE252767**

Location of Violation: **2992 VIKING WAY**

Tax ID #: **1109280000160**

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

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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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,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252767**

Initial Inspection Date: **12/05/2025**

Repeat Offender:

Location Address: **2992 VIKING WAY**

Tax ID #: **1109280000160**

Owner(s): CUI CHI
JIANG SHOXIANG
9146 EAGLES RIDGE DR
TALLAHASSEE FL 32312

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1 Please ensure all vehicles are operable and display a valid license plate. Red vehicle parked on driveway needs a current tag displayed and needs to be operable. Covering with a tarp/car cover does not bring property into compliance.

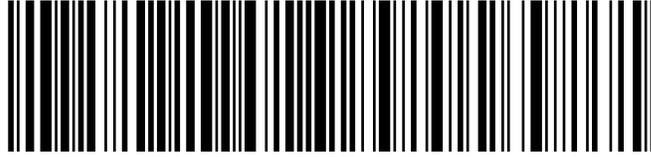
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 7684 03

TCE252767 NOV/NOH
CUI CHI TRUST
CUI CHI TRUSTEE
9146 EAGLES RIDGE DR
TALLAHASSEE FL 32312-4136

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

415 WEST COLLEGE AVENUE LLC

PO BOX 10389

TALLAHASSEE FL 32302

Respondent

Case No.: **TCE252785**

Location of Violation: **415 W COLLEGE AVE**

Tax ID #: **2136800037030**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Case #: **TCE252785**

Initial Inspection Date: **12/11/2025**

Repeat Offender:

Location Address: **415 W COLLEGE AVE**

Tax ID #: **2136800037030**

Owner(s): **415 WEST COLLEGE AVENUE LLC**

PO BOX 10389

TALLAHASSEE FL 32302

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property. Ensure that all trash and debris is properly disposed of and cleared from around dumpster area and maintained in a sanitary condition.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 7140 59

TCE252785 NOV/NOH
C/O: ICONIC CORNERS
PO BOX 10389
TALLAHASSEE FL 32302-2389

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

TELFAIR REBECCA B ESTATE

1115 BASIN ST

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252805**

Location of Violation: **1115 BASIN ST (AKA 1205 BASIN ST)**

Tax ID #: **212635 R0050**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252805**

Initial Inspection Date: **12/11/2025**

Repeat Offender:

Location Address: **1115 BASIN ST (AKA 1205 BASIN ST)**

Tax ID #: **212635 R0050**

Owner(s): TELFAIR REBECCA B ESTATE
1115 BASIN ST
TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Remove the board from the front window and repair or replace the window if broken or damaged.
- 2 Remove all trash, litter, and debris from the entire property. Ensure that all yard debris, trash is removed from the property.
- 3 Remove household items, building material, building rubbish, or similar items from the exterior of the property. Ensure that all items not normally kept outside must be removed from the outside of the property to include tires, etc.

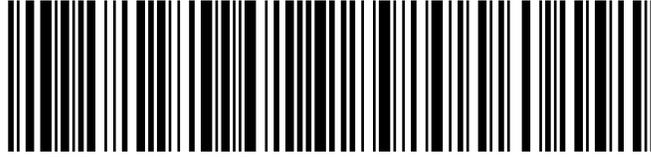
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 7156 43

TCE252805 NOV/NOH
TELFAIR REBECCA B ESTATE
1115 BASIN ST
TALLAHASSEE FL 32304-2124

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNSON GORDON RAYMOND

PO BOX 104

TALLAHASSEE FL 32302

Respondent

Case No.: **TCE252809**

Location of Violation: **826 ARKANSAS ST**

Tax ID #: **212685 G0050**

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

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**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,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252809**

Initial Inspection Date: **12/11/2025**

Repeat Offender:

Location Address: **826 ARKANSAS ST**

Tax ID #: **212685 G0050**

Owner(s): **JOHNSON GORDON RAYMOND**

PO BOX 104

TALLAHASSEE FL 32302

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Please cut entire property, sides as well

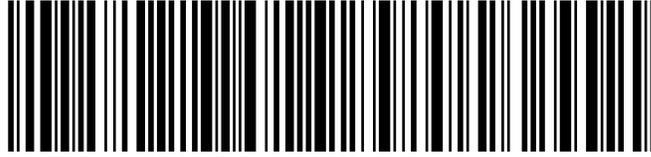
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8349 7630 95

TCE252809 NOV/NOH
JOHNSON GORDON RAYMOND
PO BOX 104
TALLAHASSEE FL 32302-0104

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2026

CITY OF TALLAHASSEE
Petitioner,

vs.

PERRY SHANIKA
1405 RITA RD
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252817**

Location of Violation: **1405 RITA RD**

Tax ID #: **3103500000360**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252817**

Initial Inspection Date: **12/11/2025**

Repeat Offender:

Location Address: **1405 RITA RD**

Tax ID #: **3103500000360**

Owner(s): **PERRY SHANIKA**

1405 RITA RD

TALLAHASSEE FL 32311

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.
Toyota and Infiniti SUVs must have Valid Tags.

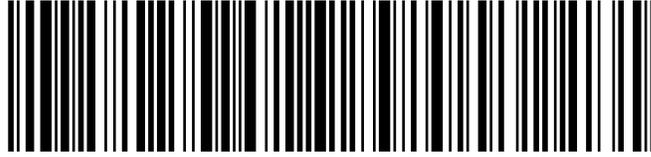
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8349 7201 42

TCE252817 NOV/NOH
PERRY SHANIKA
1405 RITA RD
TALLAHASSEE FL 32311-5215

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2026

CITY OF TALLAHASSEE
Petitioner,

vs.

CALLOWAY HOLDINGS OF MIAMI LLC
211 N KROME AVE
HOMESTEAD FL 33030

Respondent

Case No.: **TCE252818**

Location of Violation: **1430 RITA RD**

Tax ID #: **3103500001290**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252818**

Initial Inspection Date: **12/11/2025**

Repeat Offender:

Location Address: **1430 RITA RD**

Tax ID #: **3103500001290**

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

211 N KROME AVE

HOMESTEAD FL 33030

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Repair or remove the fence/wall that is in disrepair and considered unsafe.
Repair or removed damaged wood fence at the front of property.

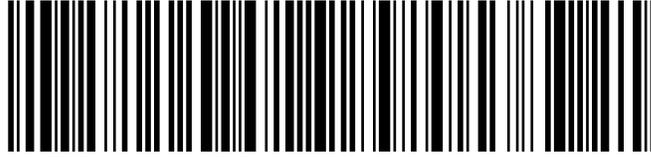
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 7566 91

TCE252818 NOV/NOH
CALLOWAY HOLDINGS OF MIAMI LLC
211 N KROME AVE
HOMESTEAD FL 33030-6018

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

LE JOHNNY TRANH
PHAM TRA XUAN
55 VIPER RD
SANTA ROSA BEACH FL 32459

Respondent

Case No.: **TCE252820**

Location of Violation: **1467 KNOXVILLE LN**

Tax ID #: **213061 B0440**

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/03/2026** 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).

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

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

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

Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252820**

Initial Inspection Date: **12/15/2025**

Repeat Offender:

Location Address: **1467 KNOXVILLE LN**

Tax ID #: **213061 B0440**

Owner(s): LE JOHNNY TRANH
PHAM TRA XUAN
55 VIPER RD

SANTA ROSA BEACH FL 32459

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Please cut grass around entire property and remove and tree debris.

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

Please remove any trash and tree debris.

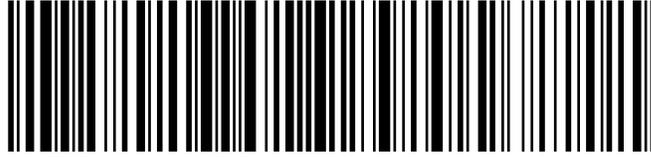
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 7603 08

TCE252820 NOV/NOH
LE JOHNNY TRANH
PHAM TRA XUAN
55 VIPER RD
SANTA ROSA BEACH FL 32459-6166

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

Postage: \$8.8600

City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: **2822 TARTARY DR**

CE Case No.: **TCE252890**

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

Lesla Vause

Lesla Vause (Jatt) 2026-05-01 15:28:45 EST

Enforcing Official, Code Enforcement

05/01/2026

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 05, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

SPRADLEY BRIAN A

7610 NW 20TH DR

PEMBROKE PINES FL 33024

Respondent

Case No.: **TCE252890**

Location of Violation: **2822 TARTARY DR**

Tax ID #: **310775 C0090**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252890**

Initial Inspection Date: **01/05/2026**

Repeat Offender:

Location Address: **2822 TARTARY DR**

Tax ID #: **310775 C0090**

Owner(s): **SPRADLEY BRIAN A**

7610 NW 20TH DR

PEMBROKE PINES FL 33024

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

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

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

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 2 IPMC, Interior Structure, 305.1 General
- 3 IPMC, Pest Elimination, 309.1 Infestation
- 4 IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 5 TLDC Chapter 1, Section 1-2 Dangerous Building (9): Those which, because of their condition, are unsafe and unsanitary or dangerous to the health, safety and general welfare of the people of the city.

Corrective Actions Required:

- 1 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Repair or replace damaged front window.
- 2 Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
Repair all interior wall and floor surfaces that are damaged and in disrepair.
- 3 Ensure the structure is kept free from insect and rodent infestation.
- 4 Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
Replace all missing electrical cover plates.
- 5 Repair or replace Heating facility must be capable of maintaining a room temperature of 68°F.

Case No.: TCE252890

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8349 7756 78

TCE252890 DB PLACARD/NOV/NOH
SPRADLEY BRIAN A
7610 NW 20TH DR
PEMBROKE PINES FL 33024-3639

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

Postage: \$8.8600

DB 252890

Final Audit Report

2026-01-05

Created:	2026-01-05
By:	Brianna Cronan (brianna.cronan@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAE-YZi8IV32UoyMmxUi3eeUcz975wZ6EQ

"DB 252890" History

-  Document created by Brianna Cronan (brianna.cronan@talgov.com)
2026-01-05 - 8:07:18 PM GMT
-  Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature
2026-01-05 - 8:07:22 PM GMT
-  Email viewed by Lesa Vause (lesa.vause@talgov.com)
2026-01-05 - 8:24:12 PM GMT
-  Document e-signed by Lesa Vause (lesa.vause@talgov.com)
Signature Date: 2026-01-05 - 8:24:49 PM GMT - Time Source: server
-  Agreement completed.
2026-01-05 - 8:24:49 PM GMT



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 14, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

CARLEN FAMILY TRUST & CARLEN HONEY B TRUSTEE

2320 TILLER CIR

VIRGINIA BEACH VA 23451-1724

Respondent

Case No.: **TCE252336**

Location of Violation: **1617 SALMON DR**

Tax ID #: **211530 C0050**

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

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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 re-inspection 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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252336**

Initial Inspection Date: **09/30/2025**

Repeat Offender:

Location Address: **1617 SALMON DR**

Tax ID #: **211530 C0050**

Owner(s): **CARLEN FAMILY TRUST & CARLEN HONEY B TRUSTEE**

**2320 TILLER CIR
VIRGINIA BEACH VA 23451-1724**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inch.
Ensure to cut the entire property
- 2** Remove all trash, litter, and debris from the entire property.
All yard debris, tree debris, and trash should be moved from the entire property.
- 3** Remove and dispose of all dead trees from the property.
Ensure to remove all dead trees from the property and remove all tree debris from the property.

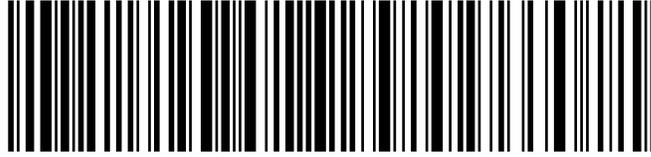
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8351 7170 62

TCE252336 AHD/AMA
CARLEN FAMILY TRUST & CARLEN HONEY B TRUSTEE
2320 TILLER CIR
VIRGINIA BEACH VA 23451-1724

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 14, 2026

CITY OF TALLAHASSEE
Petitioner,

vs.

CARLEN FAMILY TRUST / CARLEN HONEY B TRUSTEE
2320 TILLER CIRCLE
VIRGINIA BEACH VA 23451-1724

Respondent

Case No.: **TCE252535**

Location of Violation: **1848 SYLVAN CT**

Tax ID #: **212278 A0050**

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

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252535**

Initial Inspection Date: **10/24/2025**

Repeat Offender:

Location Address: **1848 SYLVAN CT**

Tax ID #: **212278 A0050**

Owner(s): **CARLEN FAMILY TRUST / CARLEN HONEY B TRUSTEE**

**2320 TILLER CIRCLE
VIRGINIA BEACH VA 23451-1724**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that yard debris, tree debris and trash from the entire property.

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

Ensure that all items that are normally used or kept outside must be removed from the exterior of the property.

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

All vehicles must have current tags and inflated tires.

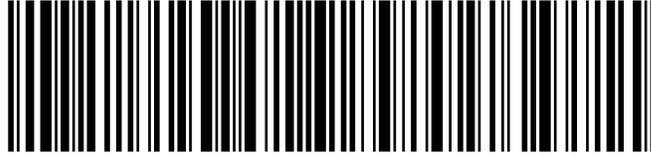
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8351 7689 34

TCE252535 AHD/AMA
CARLEN FAMILY TRUST & CARLEN HONEY B TRUSTEE
2320 TILLER CIR
VIRGINIA BEACH VA 23451-1724

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 12, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

MILLIGAN VALERIE WILLIAMS

5203 FAWNWAY CT

ORLANDO FL 32819

Respondent

Case No.: **TCE252870**

Location of Violation: **825 DUNN ST**

Tax ID #: **2126530020100**

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252870**

Initial Inspection Date: **12/22/2025**

Repeat Offender:

Location Address: **825 DUNN ST**

Tax ID #: **2126530020100**

Owner(s): **MILLIGAN VALERIE WILLIAMS**

5203 FAWNWAY CT

ORLANDO FL 32819

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property. Ensure that all yard debris, tree debris is removed from the property.

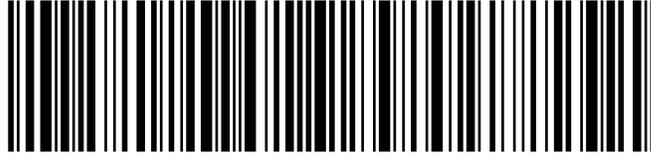
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8351 1007 58

TCE252870 NOV/NOH INITIAL
MILLIGAN VALERIE WILLIAMS
5203 FAWNWAY CT
ORLANDO FL 32819-3823

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 12, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

BARNES VANESSA Y

1077 HIGH MEADOW DR

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE260060**

Location of Violation: **2375 TINA DR**

Tax ID #: **113317 B0040**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE260060**

Initial Inspection Date: **01/12/2026**

Repeat Offender:

Location Address: **2375 TINA DR**

Tax ID #: **113317 B0040**

Owner(s): **BARNES VANESSA Y**
1077 HIGH MEADOW DR
TALLAHASSEE FL 32311

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Please cut tree down 4 more feet or remove tree completely.

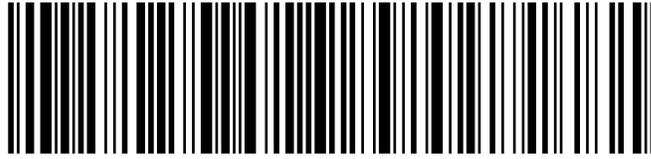
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8351 1015 64

TCE260060 NOV/NOH INITIAL
BARNES VANESSA Y
1077 HIGH MEADOW DR
TALLAHASSEE FL 32311-1220

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

Postage: \$8.8600



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

January 09, 2026

**MALDONADO CARLOS ALEXANDER
709 E BRICKYARD RD
MIDWAY FL 32343**

Re: CASE NUMBER TCE252398

LOCATION: 311 PINEY RD

Tax I.D. #(s): 311880 M0050

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 12/09/2025. This final hearing will be held on March 3, 2026 at 1 p.m. at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Gabrielle Bailey

Code Enforcement Division

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

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

CASE NO.: TCE252398

VIOLATION ADDRESS: 311 PINEY RD

VIOLATION TAX ID #: 311880 M0050

On 12/09/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **311880 M0050** and the physical address is **311 PINEY RD**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MALDONADO CAROLOS ALEXANDER** (hereinafter "Property Owner(s)").
3. On 10/06/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - 1 IPMC, Exterior Property Areas, 302.4 Weeds
 - 2 IPMC, Exterior Structure, 304.6 Exterior Walls
 - 3 TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 12/09/2025 before the Code Magistrate.
5. On 10/24/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on December 9, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

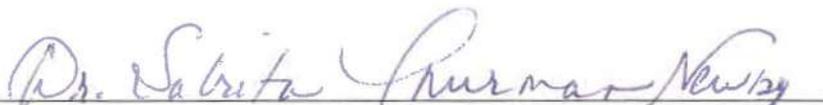
_____ DID attend this hearing

~~_____~~

DID NOT attend this hearing

7. The following violations remain:
1. IPMC, Exterior Property Areas, 302.4 Weeds
Corrective Actions Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches. Ensure that all high grass, weeds, and overgrowth is cut from entire property and properly maintained
 2. IPMC, Exterior Structure, 304.6 Exterior Walls
Corrective Action Required: Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Ensure that all exterior wall surfaces are free from defects, weather tight, and properly surface coated.
 3. TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls
Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe. Ensure that all damaged fencing is repaired or removed from property.
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on February 3, 2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of December, 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 10, 2026

**CUNNINGHAM ISABELLA G LIFE ESTATE
2075 MISTY SHORES WAY
WEST PALM BEACH FL 33411**

Re: CASE NUMBER TCE252471

LOCATION: 3040 ALTHEA GIBSON WAY

Tax I.D. #(s): 4112180000050

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on *2-3-26*. This final hearing will be held on **March 3, 2026 at 1 p.m** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on **02/24/2026** to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Martin Atoresagasti

Code Enforcement Division

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

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

CASE NO.: TCE252471

VIOLATION ADDRESS: 3040 ALTHEA GIBSON WAY

VIOLATION TAX ID #: 411218000050

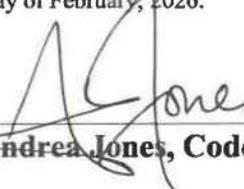
On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **411218000050** and the physical address is **3040 ALTHEA GIBSON WAY**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CUNNINGHAM ISABELLA G LIFE ESTATE/ CUNNINGHAM JOHN PRESTON (hereinafter "Property Owner(s)").
3. On 10/22/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.1 General**
 - B. **IPMC, Exterior Structure, 304.6 Exterior Walls**
 - C. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
 - D. **IPMC, Exterior Structure, 304.14 Insect Screens**
 - E. **IPMC, Interior Structure, 305.1 General**
 - F. **IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces**
 - G. **IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility**
 - H. **IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires**
 - I. **IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.

5. On 12/02/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
- DID attend this hearing
- DID NOT attend this hearing
7. The following violations remain: **SEE ATTACHMENT A**
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate

SEE ATTACHMENT A

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.1 General
- 2 IPMC, Exterior Structure, 304.6 Exterior Walls
- 3 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 4 IPMC, Exterior Structure, 304.14 Insect Screens
- 5 IPMC, Interior Structure, 305.1 General
- 6 IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
- 7 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 8 IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
- 9 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms

Corrective Actions Required:

- 1 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Front door must be weather tight not to admit rain or insects.
- 2 Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair damaged wall by front door.
- 3 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Replace damaged glazing at front window.
- 4 Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition. Repair or replace damaged window screen in front window.
- 5 Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Replace all missing walls in upstairs bathroom.
- 6 Ensure all stair and walking surfaces are maintained in good condition. Repair unfinished walking surface on staircase.
- 7 Ensure plumbing fixtures and facilities are maintained. Repair or replace upstairs shower faucet and open plumbing line in kitchen ceiling. Permits may be required.
- 8 Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light. Repair or replace dining room light in disrepair.
- 9 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required. Repair or replace smoke alarms in both front bedrooms that are in disrepair.



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 10, 2026

**LASTOWSKI VICKI H
LASTOWSKI STEVEN P
1641 -B METROPOLITAN CIR
TALLAHASSEE FL 32308**

Re: CASE NUMBER TCE252360

LOCATION: 2007 BRADFORD CT

Tax I.D. #(s): 1119820000150

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on ~~2-3-26~~. This final hearing will be held on March 3, 2026 at 1.pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

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

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

CASE NO.: TCE 252360

VIOLATION ADDRESS: 2007 BRADFORD CT

VIOLATION TAX ID #: 1119820000150

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **1119820000150** and the physical address is **2007 BRADFORD CT**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LASTOWSKI VICKI H/LASTOWSKI STEVEN P (hereinafter "Property Owner(s)").
3. On 10/06/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways
 - B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles
 - C. IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 12/09/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing
✓ _____ DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways

Corrective Action Required: Ensure all sidewalks, walkways, stairs, driveways, parking spaces, and similar areas are maintained to prevent disrepair and hazardous conditions. Repair all pot holes and missing driveway material

B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. All tires must be inflated, Silver Buick sedan.

C. IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies

Corrective Action Required: Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Repair or replace Stairway to unit D. There are loose boards, rotted wood and nails protruding up.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 10, 2026

WILLIAMS CYNTHIA GARDNER LIFE ESTATE

15201 ELKRIDGE WAY APT 3-E

SILVER SPRING MD 20906

Re: CASE NUMBER TCE252693

LOCATION: 501 N MACOMB ST

Tax I.D. #(s): 2136500105202

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on March 3, 2026 at 1 p.m. at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

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

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

CASE NO.: TCE252693

VIOLATION ADDRESS: 501 N MACOMB ST

VIOLATION TAX ID #: 2136500105202

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2136500105202** and the physical address is **501 N MACOMB ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WILLIAMS CYNTHIA GARDNER LIFE ESTATE (hereinafter "Property Owner(s)").
3. On 11/21/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.9 Defacement of Property**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 12/09/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

_____ DID NOT attend this hearing

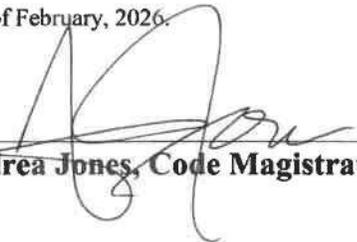
7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways

***Corrective Action Required:* Remove any damage from the structure and restore it to its original condition. Damage includes but is not limited to markings, graffiti, carving, or other defacing methods. Ensure that all graffiti is removed for the exterior building.**

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 12, 2026

**WASHINGTON KELVIN
1221 N WOODWARD AVE
TALLAHASSEE FL 32304**

**Re: CASE NUMBER TCE252633
LOCATION: 1221 N WOODWARD AVE
Tax I.D. #(s): 2126204170000**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on March 3, 2026 at 1 p.m. at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

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

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

CASE NO.: TCE252633

VIOLATION ADDRESS: 1221 N WOODWARD AVE

VIOLATION TAX ID #: 2126204170000

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2126204170000** and the physical address is **1221 N WOODWARD AVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WASHINGTON KELVIN (hereinafter "Property Owner(s)").
3. On 11/14/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 12/09/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

✓ _____ DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

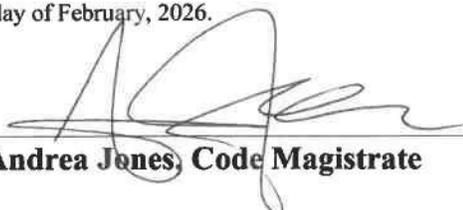
Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. All vehicles on the property must be operable with inflated tires and a current tag.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 12, 2026

FS#119 VICKY P. HURSE

2414 Ludmila Ln

Re: CASE NUMBER TCE252047

LOCATION: 2512 COLLEEN DR

Tax I.D. #(s): 211530 J0030

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on March 3, 2026 at 1 pm at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

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

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

CASE NO.: TCE252047

VIOLATION ADDRESS: 2512 COLLEEN DR

VIOLATION TAX ID #: 211530 J0030

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **211530 J0030** and the physical address is **2512 COLLEEN DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **VICKY P. HURSE** (hereinafter "Property Owner(s)").
3. On 08/28/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - C. **TLDC, Chapter 3, Article VIII, Section 3 434(b), Swimming Pool Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 11/24/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
 DID attend this hearing

_____ DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Ensure to cut the front and back yard and remove all yard debris.

B. IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. The roof and flashing must be sound, tight and not have defects that admit rain.

C. TLDC, Chapter 3, Article VIII, Section 3 434(b), Swimming Pool Maintenance

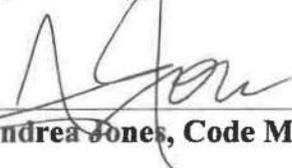
Corrective Action Required: Ensure swimming pools are maintained in a clean and sanitary condition and in good repair. The swimming pool must be clean and sanitary condition as to prevent mosquito harborage.

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

9. The Property Owner(s) is/are given 10 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 12, 2026

**SMITH ALONZO
SMITH DORIS
1208 ABRAHAM ST
TALLAHASSEE FL 32304**

**Re: CASE NUMBER TCE252065
LOCATION: 1029 ALABAMA ST
Tax I.D. #(s): 212635 C0080**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on March 3, 2026 at 1 p.m. at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

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

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

CASE NO.: TCE252065

VIOLATION ADDRESS: 1029 ALABAMA ST

VIOLATION TAX ID #: 212635 C0080

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212635 C0080** and the physical address is **1029 ALABAMA ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: SMITH ALONZO / SMITH DORIS (hereinafter "Property Owner(s)").
3. On 08/28/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
 - C. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 11/20/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

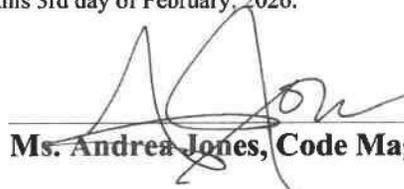
- A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
Corrective Action Required: Remove all trash, litter, and debris from the entire property. Ensure that all yard debris, tree debris, tires and trash is removed from the entire property. This also includes the tree debris on the roof of the shed.
- B. **TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe. All damaged, deteriorating and missing fencing must be removed or replaced with fencing material and must be maintained structurally sound and in good repair.
- C. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property. Any items that are not made to be stored outside must be placed in an interior structure. For example, indoor chairs.

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

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on April 7, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 12, 2026

**XIAO LING
LIU JIN
1336 LANSLOWNE RD
TALLAHASSEE FL 32317**

**Re: CASE NUMBER TCE252139
LOCATION: 2621 PEACHTREE DR
Tax I.D. #(s): 2128700000790**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on March 3, 2026 at 1 p.m at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

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

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

CASE NO.: TCE252139

VIOLATION ADDRESS: 2621 PEACHTREE DRIVE

VIOLATION TAX ID #: 2128700000790

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

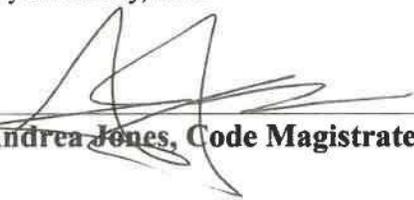
1. The above-described property is identified as Leon County Tax Parcel Identification Number **2128700000790** and the physical address is **2621 PEACHTREE DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: XIAO LING / LIU JIN (hereinafter "Property Owner(s)").
3. On 09/09/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 11/13/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

X_____ DID NOT attend this hearing

7. The following violations remain:
- A. **IPMC, Exterior Property Areas, 302.4 Weeds**
Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches. Cut entire property. Front/Back
 - B. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Ensure all window glazing is without any defects, cracks or broken. Ensure all broken windowpanes are replaced and installed as per the manufacture instructions. Make sure all windows are sealed correctly and watertight.
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 12, 2026

COSTA FABRIZIO

**13700 U. S. HWY 221 S
FLEETWOOD NC 28626**

Re: CASE NUMBER TCE252433

LOCATION: 2657 FARINGDON CT

Tax I.D. #(s): 211607000020

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on March 3, 2026 at 1.p.m at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

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

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

CASE NO.: TCE252433

VIOLATION ADDRESS: 2657 FARINGDON CT

VIOLATION TAX ID #: 2116070000020

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2116070000020** and the physical address is **2657 FARINGDON CT, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **COSTA FABRIZIO** (hereinafter "Property Owner(s)").
3. On 10/08/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 12/02/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

 X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches. Ensure all high grass, weeds, and overgrowth are cut from entire property. Previously cleared properties are not allowed to grow back to natural state.

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

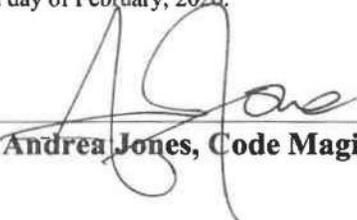
Corrective Action Required: Remove all trash, litter, and debris from the entire property. Ensure all trash, litter, debris is removed from entire property and disposed of properly.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2020 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2020.



Ms. Andrea Jones, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 12, 2026

**WESOLOWSKI DONALD A
WESOLOWSKI PATRICIA A
2201 HIGH RD
TALLAHASSEE FL 32303**

Re: CASE NUMBER TCE252551

LOCATION: 2201 HIGH RD

Tax I.D. #(s): 2122200510000

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on March 3, 2026 at 1 p.m. at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

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

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

CASE NO.: TCE252551

VIOLATION ADDRESS: 2201 HIGH RD

VIOLATION TAX ID #: 2122200510000

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2122200510000** and the physical address is **2201 HIGH RD**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WESOLOWSKI DONALD A / WESOLOWSKI PATRICIA A (hereinafter "Property Owner(s)").
3. On 10/28/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 11/13/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. Ensure that all vehicles have valid tags and inflated tires..

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

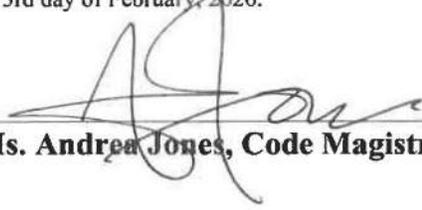
Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property. Ensure that all items not normally stored outside be removed from the exterior of the property to include buckets, fluid storage containers, construction materials, etc.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

February 12, 2026

**ROBINSON EMMA L ESTATE
1003 RICHMOND ST
TALLAHASSEE FL 32304**

Re: CASE NUMBER TCE252559

LOCATION: 1003 RICHMOND ST, Tallahassee, FL, 32304

Tax I.D. #(s): 212635 K0070

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on March 3, 2026 at 1 p.m at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd Floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/24/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

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

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

CASE NO.: TCE252559

VIOLATION ADDRESS: 1003 RICHMOND ST

VIOLATION TAX ID #: 212635 K0070

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212635 K0070** and the physical address is **1003 RICHMOND ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **ROBINSON EMMA L ESTATE** (hereinafter "Property Owner(s)").
3. On 10/28/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

- A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
- B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
- C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 12/09/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

 X DID attend this hearing

_____ DID NOT attend this hearing

7. The following violations remain:

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

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

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

Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property. Ensure that all items not normally stored outside is removed from the entire property to include items stored under tarps and appliances.

C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

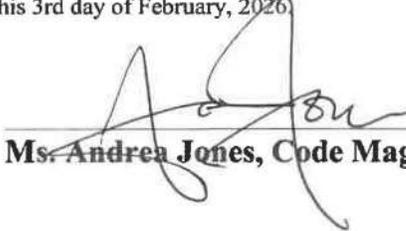
Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. Ensure that all vehicles have current tags and inflated tires at all times.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026



Ms. Andrea Jones, Code Magistrate



CITY OF
TALLAHASSEE

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

February 09, 2026

**GREEN JULIAN A
GREEN TIAMAYA S
803 RIDGE AVE
WILDWOOD FL 34785**

Re: CASE NUMBER TCE252593

LOCATION: 2412 VEGA DR

Tax I.D. #(s): 212880 B0110

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on **March 3, 2026 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/25/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

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

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

CASE NO.: TCE252593

VIOLATION ADDRESS: 2412 VEGA DR

VIOLATION TAX ID #: 212880 B0110

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212880 B0110** and the physical address is **2412 VEGA DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **GREEN JULIAN A / GREEN TIAMAYA S** (hereinafter "Property Owner(s)").
3. On 10/31/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.13.2 Openable Windows**
 - B. **IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances**
 - C. **IPMC, Mechanical and Electrical Requirements, 605.1 Installation**
 - D. **IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms**
 - E. **IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility**
 - F. **IPMC, Interior Structure, 305.1 General**
 - G. **IPMC, Exterior Structure, 304.2 Protective Treatment**

H. IPMC, Exterior Structure, 304.14 Insect Screens

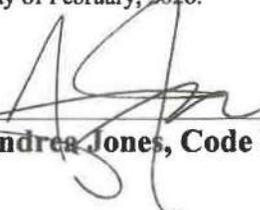
I. IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires

J. IPMC, Mechanical and Electrical Requirements, 605.1 Installation

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 11/18/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend this hearing
 DID NOT attend this hearing
7. The following violations remain: **SEE ATTACHMENT A**
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 10 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate

ATTACHMENT A

Code(s) in Violation:

- 1 IPMC, Exterior Structure, 304.13.2 Openable Windows
- 2 IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 3 IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 4 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 5 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 6 IPMC, Interior Structure, 305.1 General
- 7 IPMC, Exterior Structure, 304.2 Protective Treatment
- 8 IPMC, Exterior Structure, 304.14 Insect Screens
- 9 IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
- 10 IPMC, Mechanical and Electrical Requirements, 605.1 Installation

Corrective Actions Required:

- 1 Ensure all windows, other than a fixed window, are easily openable and capable of being held in position and secured by window hardware. All windows in the home that are not openable must be repaired or replaced so that they can open and close with ease.
- 2 Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. HVAC system in the home must be working as intended to provide Heating and Cooling features. The HVAC system must be maintained in good condition on a continual basis. The over the stove vent is not working and needs to be repaired or replaced. All ceiling fans must be anchored to the ceiling properly and securely.
- 3 Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner. All receptacle outlets and switch covers must have the appropriate face plates, be free from defects and work properly.
- 4 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required. Smoke detectors must be installed in all bedrooms, outside rooms used for sleeping and must be free from defects.
- 5 Ensure plumbing fixtures and facilities are maintained. The plumbing fixtures for the tub and shower in the hallway bathroom must be replaced and free from defects and working properly. The bathtub/shower wall needs to be repaired with the proper material and maintained in good condition, watertight.
- 6 Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. The ceiling and wall in the garage, master bathroom and master bedroom is damaged and needs to be repaired with the proper ceiling material. All fire damaged duct work material must be replaced and install properly. Damaged or rotten material around the HVAC unit must be replaced with the proper material and maintained in good condition.

- 7** Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight and properly surface coated to prevent deterioration. The exterior patio ceiling is damaged and needs to be repaired with the proper material. Patio ceiling must be maintained in good conditions.
- 8** Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition. All exterior windows must have insect screens replaced or repaired.
- 9** Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light. All lights must have a globe if missing or damaged.
- 10** Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner. Exposed electrical wires in the ceiling of the master bedroom and bathroom are considered dangerous. The electrical system in the home must be free from all hazards and properly repaired. Obtain permits from the City of Tallahassee where needed.



**CITY OF
TALLAHASSEE**

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

February 09, 2026

CRAIG SHERLANE

**2918 WOODRICH DR
TALLAHASSEE FL 32301**

Re: CASE NUMBER TCE252504

LOCATION: 2918 WOODRICH DR

Tax I.D. #(s): 310430 B0201

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on **March 3, 2026 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/25/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

Gabrielle Bailey

Code Enforcement Division

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

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

CASE NO.: TCE252504

VIOLATION ADDRESS: 2918 WOODRICH DR

VIOLATION TAX ID #: 310430 B0201

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310430 B0201** and the physical address is **2918 WOODRICH DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CRAIG SHERLANE (hereinafter "Property Owner(s)").
3. On 10/17/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Structure, 304.7 Roof and Drains

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 11/04/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.

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

X DID attend this hearing (tenant)

_____ DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Structure, 304.7 Roof and Drains

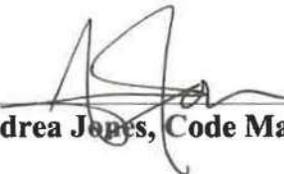
Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Ensure roof is free from all defects and weathertight.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate



CITY OF
TALLAHASSEE

MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
FINAL NOTICE OF HEARING

February 09, 2026

BAKER LEMON III
5874 HARTSFIELD RD
GREENWOOD FL 32443

Re: CASE NUMBER **TCE252630**
LOCATION: **210 FLEETWOOD ST**
Tax I.D. #(s): **411316 10100**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 02/03/2026. This final hearing will be held on **March 3, 2026 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 02/25/2026 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City occurred in the event the City must correct the violations.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Gabrielle Bailey

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE252630

VIOLATION ADDRESS: 210 FLEETWOOD STREET

VIOLATION TAX ID #: 411316 I0100

On 02/03/2026, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

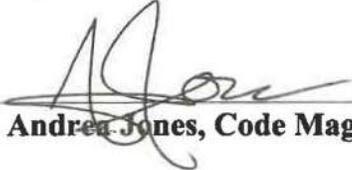
1. The above-described property is identified as Leon County Tax Parcel Identification Number **411316 I0100** and the physical address is **210 FLEETWOOD ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **BAKER LEMON III** (hereinafter "Property Owner(s)").
3. On 11/20/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **IPMC, Exterior Structure, 304.4 Structural Members**
 - C. **IPMC, General, 301.3 Vacant Structures and Land**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 02/03/2026 before the Code Magistrate.
5. On 11/25/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on February 3, 2026 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain: .
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
*Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure that all weeds, high grass, and overgrowth is cut from entire property.*
 - B. **IPMC, Exterior Structure, 304.4 Structural Members**
*Corrective Action Required: Ensure exterior structural members are free from deterioration and are capable of safely supporting the imposed dead and live loads.
Ensure that attached carport is repaired to be structurally sound.*
 - C. **IPMC, General, 301.3 Vacant Structures and Land**
Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition. Ensure that property is secured as to prevent unwanted entry.
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 10 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of February, 2026.



Ms. Andrea Jones, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 02, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

MCLIN JULIANNA M
1944 COUNTRY CLUB DR
BATON ROUGE LA 70808-1223

AMENDED NOTICE OF HEARING

Respondent

Case No.: **TCE251161**

Location of Violation: **1510 CHOCKSACKA NENE**

Tax ID #: **3105206260000**

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 **03/03/2026** 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,

Gabrielle Bailey

Code Enforcement Division

Attachment

**CITY OF
TALLAHASSEE****Housing and Community Resilience
Notice of Violation**Code Officer: **Gabrielle Bailey**Case #: **TCE251161**Initial Inspection Date: **06/18/2025**

Repeat Offender:

Tax ID #: **3105206260000**Location Address: **1510 CHOCKSACKA NENE**Owner(s): **MCLIN JULIANNA M****1944 COUNTRY CLUB DR****BATON ROUGE LA 70808-1223**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the Tallahassee Land Development Code Chapter 1, Sec 1-2, and identified in Chapter 3, Article X.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers
- 4** IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
- 5** IPMC, Exterior Structure, 304.14 Insect Screens
- 6** IPMC, General, 301.3 Vacant Structures and Land
- 7** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove and dispose of all dead trees from the property.
- 3** Place approved address numbers on your home and/or mailbox in a position that is clearly legible and visible. Ensure numbers are a minimum of 3 inches in height and ½ inch wide.
- 4** Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
- 5** Ensure all windows and doors required for ventilation have approved insect

screens. Ensure every screen door used for insect control has a self-closing device in good working condition.

- 6 If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
- 7 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 03, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

BLUEWOOD PROPERTY HOLDING LLC

19361 SW 39TH CT
MIRAMAR FL 33029

AMENDED HEARING

Respondent

Case No.: **TCE252579**

Location of Violation: **2305 S MERIDIAN ST**

Tax ID #: **310780 A0020**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

Pursuant to Chapter 162 of the Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, the Code Enforcement Officer hereby gives the notice of a violation on the above referenced property and hereby requests that a Hearing be scheduled before the Code Magistrate.

You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/03/2026** 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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Gabrielle Bailey**

Initial Inspection Date: **10/30/2025**

Case #: **TCE252579 AMENDED HEARING**

Repeat Offender:

Tax ID #: **310780 A0020**

Location Address: **2305 S MERIDIAN ST**

Owner(s): **BLUEWOOD PROPERTY HOLDING LLC**

19361 SW 39TH CT

MIRAMAR FL 33029

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Ensure all damaged windows are free of defects. Boarding of structure does not bring property into compliance.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 04, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

REDDINGS ANTONIO C
1100 E PAUL RUSSELL RD
TALLAHASSEE FL 32301

AMENDED HEARING

Respondent

Case No.: **TCE252354**

Location of Violation: **1100 E PAUL RUSSELL RD**

Tax ID #: **3107204090000**

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 **03/03/2026 at 1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street, Tallahassee, Florida**. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Angela Land

Code Enforcement Division

Attachment

**CITY OF
TALLAHASSEE****Housing and Community Resilience
Notice of Violation**Code Officer: **Angela Land**Initial Inspection Date: **09/30/2025**Case #: **TCE252354 AMENDED HEARING**

Repeat Offender:

Tax ID #: **3107204090000**Location Address: **1100 E PAUL RUSSELL RD**Owner(s): **REDDINGS ANTONIO C****1100 E PAUL RUSSELL RD****TALLAHASSEE FL 32301**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains
- 3** IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

- 1** Place approved address numbers on your home and/or mailbox in a position that is clearly legible and visible. Ensure numbers are a minimum of 3 inches in height and ½ inch wide.
Ensure that address numbers are in sound condition and are displayed visibly on structure or mailbox.
- 2** Repair and/or replace the roof to prevent water entry and damage to roof structure.
Ensure that roof is free of all defects and weathertight.
- 3** Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.
Ensure accessory structure is free of all defects and in a sound condition.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code

Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

February 10, 2026

CITY OF TALLAHASSEE

Petitioner,

vs.

AREA 13 LLC
FLANIGAN MICHAEL K
FLANIGAN AMI D
404 W VIRGINIA ST
TALLAHASSEE FL 32301

AMENDED HEARING

Respondent

Case No.: **TCE251641**

Location of Violation: **604 W BREVARD ST**

Tax ID #: **2125280000120**

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 **03/03/2026** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the **Code Magistrate** for an order to be issued determining the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

The **Code Magistrate** will receive testimony and evidence at said hearing and shall make findings of fact as are supported by the testimony and evidence pertaining to the matters alleged herein. If you fail to appear, the **Code Magistrate** may base its findings and conclusions solely on the testimony and evidence presented by the Code Enforcement Division.

Should you be found in violation of the Municipal Code, the **Code Magistrate** may impose a fine up to \$250.00 per day, per violation for each day that the violation(s) continues beyond the compliance date established by the **Code Magistrate** in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the **Code Magistrate** may impose a fine of up to \$500.00 per day, per violation for each day the violation continues beyond the compliance date established by the **Code Magistrate**.

If any person desires to appeal any decision, with respect to the matter considered at these meetings, such person will need a record of the proceedings and that, for this purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. The City of Tallahassee does not provide or prepare such a record (refer to Section 286.0105, Florida Statutes).

Any party aggrieved by the decisions of the **Code Magistrate** may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the order.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment

CITY OF
TALLAHASSEEHousing and Community Resilience
Notice of ViolationCode Officer: **Shawdranette House**Case #: **TCE251641**Initial Inspection Date: **07/25/2025**

Repeat Offender:

Tax ID #: **2125280000120**Location Address: **604 W BREVARD ST****AMENDED HEARING**Owner(s): AREA 13 LLC
FLANIGAN MICHAEL K
FLANIGAN AMI D
404 W VIRGINIA ST
TALLAHASSEE FL 32301

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 30 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.4 Weeds
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3 IPMC, Exterior Structure, 304.2 Protective Treatment
- 4 IPMC, Exterior Structure, 304.6 Exterior Walls
- 5 IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
- 6 IPMC, Exterior Structure, 304.12 Handrails and Guards
- 7 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 8 IPMC, Exterior Structure, 304.14 Insect Screens
- 9 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 10 IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 11 IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 12 IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
- 13 IPMC, Interior Structure, 305.6 Interior Doors
- 14 IPMC, Light, Ventilation and Occupancy Limitations, 401.2 Responsibility
- 15 IPMC, Interior Structure, 305.3 Interior Surfaces

16 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility**17** IPMC, Exterior Structure, 304.9 Overhang Extensions

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Cut the entire property.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure that all yard debris and trash is removed or the entire property.
- 3** Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight and properly surface coated to prevent deterioration.
Exterior surfaces including and not limited to doors, door and window frames, cornices, porches, trim, decks, fences must be in good conditions and maintained that way.
- 4** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
Ensure that all walls are in good condition and maintained that way.
- 5** Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. The exterior front and side door porches must be repaired or replaced.
Ensure that exterior wood that is deteriorating or damaged on the porches is removed and replaced with the proper material needed to make the repairs to the porches and railings.
- 6** Ensure every handrail and guard is firmly fastened and capable of supporting normally imposed loads and maintained in good condition.
- 7** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
All windows must be repaired or replaced in good condition and have a window sash locking device.
All exterior doors must be in sound condition and good repair.
Ensure that all exterior doors have weatherstripping that is weathertight and sealed.
- 8** Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.
Ensure that all windows and sliding glass doors have an insect screen.
- 9** Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.
Ensure that smoke alarms are in each sleeping area.
Ensure smoke alarms are not less than 3 feet of a bathroom.

- 10** Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Ensure that the water heater is repaired or replaced and maintained in a safe working conditions and shall be capable of performing the intended function as per manufacture manual.
Ensure that when using gas appliances, the correct exhaust ventilation system shall be provided to remove the contaminating agent at the source. Air shall be exhausted to the exterior and not to be recirculated to any space.
- 11** Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
All electrical receptacles need repaired or replaced and maintained in a safe working condition and be capable of performing the intended function.
All electrical receptacles outlets must have the appropriate face plate covers for their locations.
- 12** Ensure all stair and walking surfaces are maintained in good condition.
All walking surfaces that are deteriorating or has rotten wood must be replaced or repair with proper materials needed to make the repairs.
Ensure that all repairs are watertight and sealed properly without any trip hazards.
- 13** Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks.
Ensure interior door are in good condition without any cracking or peeling paint or loose plaster, decayed wood and other defective surface conditions must be corrected.
- 14** Ensure all lights and ventilation are maintained in a good condition.
Provide globes for all light fixtures in the interior and the exterior of the home.
- 15** Ensure all interior surfaces are maintained in good, clean working condition.
Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces.
Ensure that all kitchen and bathroom cabinets need to be repaired or replaced with the proper material.
Ensure that the cabinets are watertight and sealed properly to the surfaces.

Ensure all wall surfaces that are deteriorating or damaged need to be repaired or replaced with the proper material and properly installed, watertight and sealed.

16 Ensure plumbing fixtures and facilities are maintained.

Ensure that all plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.

All plumbing fixtures shall be maintained in a safe, sanitary and functional condition.

17 Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Ensure that the soffit is repaired or replaced and properly surface coated to prevent deterioration.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF HEARING

Inspection Officer: JAYE GRANT

Initial Inspection Date: 02/09/2026

Tax Identification Number: 2123202150000

Violation Address: **1375 PULLEN ROAD (BLDGS. 1,2,3 AND 4)**

ESO Incident No.: 128825-R5

Case No.: TCE260218

Owner(s): TERRA LAKES HEIGHTS LLC

7901 4TH ST N 300

SAINT PETERSBURG, FL 33702

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. **The hearing will be held on March 3, 2026 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.**

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing inperson, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 02/25/2026 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department



**CITY OF
TALLAHASSEE**

**Tallahassee Fire Department
Code Enforcement**

Inspection Officer: **Jaye Grant**
Initial Inspection Date: **02/06/2026**
Violation Address: **1375 Pullen Rd**
Delivery Method: **Hand Delivered**

ESO Incident No.: **128825**
Case No.: **TCE260218**
Repeat Offender: **Yes**

The Tallahassee Fire Department, the Authority Having Jurisdiction (AHJ), is notifying you that you are in violation of fire codes according to the Florida Fire Prevention Code (7th Edition). The Tallahassee Fire Department (AHJ) requires that you comply with all Florida Fire Prevention Code Violations within (5) days:

An inspection of the above-mentioned property revealed certain conditions that do not comply with the City Code of Ordinances and the Florida Fire Prevention Code (8th Edition) as identified. Those code violations are noted below:

Code(s) in Violation: **13.1.9 - Sprinkler System out of Service**

Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Corrective Actions Required: **All violations found on the fire sprinkler system need to be repaired- no water on fire sprinkler system.**

Code(s) in Violation: **13.3.3.2 - Sprinkler /Standpipe-Inspection, Testing & Maintenance / Missing Caps**

A sprinkler system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

Corrective Actions Required: Fire sprinkler system need to be inspected- last inspection was 06/2024.

Code(s) in Violation: 13.7.1.4.2* - Fire Alarm system not operating properly

To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72. [101:9.6.1.4]

Corrective Actions Required: Fire alarm system need to be repaired system showing multiple trouble codes.

Code(s) in Violation: 13.7.1.5.3 - Impaired and Nuisance Alarm Prone Systems/Fire Watch

The AHJ shall be authorized to require standby fire personnel or an approved fire watch in accordance with 1.7.16 at premises in which required fire alarm systems are impaired or classified as chronic nuisance alarm prone systems.

Corrective Actions Required: Unsure if fire alarm system will function properly.

Time to Correct: 5 Days

If all requirements of this Notice of Deficiency are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

The Code of Ordinances of our community and how we maintain individual properties have a significant impact on the quality of life in our neighborhoods and business districts. The City's Fire Prevention Division is tasked with monitoring these standards for our community and strives to enforce code compliance citywide.

The corrective action and time to correct are noted. If you are unable to meet this noted compliance date, notify this office in writing as to the reason why and provide an acceptable date for compliance.

The property will be inspected on the compliance date, and failure to comply may result in the City of Tallahassee taking such action as referring the matter to the City Attorney for resolution through the Municipal. Failure to comply may result in fines being levied by the Board in amounts up to \$250.00 per day for the first offense.

We hope you understand that our citizens expect compliance with the City Code of Ordinances and the National Fire Protection Code to ensure the integrity of our neighborhoods and community, and thank you in advance for your cooperation.

Call for inspection when the property is in compliance.

Sincerely,

Jaye Grant
Tallahassee Fire Department
911 Easterwood Drive
Tallahassee, Florida 32311
850-728-3458 (c)

Owner(s)/Representative: _____

Date: 07-10-2026

Print Name: _____

Massa Hill



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF HEARING

Inspection Officer: JAYE GRANT

ESO Incident No.: 94111-R4

Initial Inspection Date: 01/05/2026

Case No.: 260010

Tax Identification Number: 1132204140000

Violation Address: **1500 APALACHEE PKWY – SPIRIT HALLOWEEN / OLD MACY'S STE D100)**

Owner(s): SMITH INTEREST GEN PRTRN

PO BOX 101042

CHICAGO, IL 60610-9909

SMITH INTEREST GEN PTRN

ATTN: TAX DEPT

145 PROGRESS PL

CINCINNATI, OH 45246

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. **The hearing will be held on March 3, 2026 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.**

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 02/26/2026 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department



**CITY OF
TALLAHASSEE**

**Tallahassee Fire Department
Code Enforcement**

Inspection Officer: **Jaye Grant**
Initial Inspection Date: **10/15/2024**

ESO Incident No.: **94111**
Case No.: **TCE260010**

Violation Address: **1500 Apalachee Pkwy Suite D100**
(Macy's)

Repeat Offender: **Yes**

Delivery Method: **Hand Delivered**

Owner(s): **Smith Interest Gen PTRN**
ATTN: Tax Dept
145 Progress PL
Cincinnati, OH 45246

SMITH INTEREST GEN PTRN
PO BOX 101042
CHICAGO, IL 60610-9909

The Tallahassee Fire Department the Authority Having Jurisdiction (AHJ) notifying that you are in violation of fire codes according to the Florida Fire Prevention Code (7th Edition). The Tallahassee Fire Department (AHJ) is requiring that you comply with all Florida Fire Prevention Code Violations within (5) days:

An inspection of the above-mentioned property revealed certain conditions, which do not comply with the City Code of Ordinances and the Florida Fire Prevention Code (7th Edition) as identified. Those code violations are noted below:

Code(s) in Violation: 13.1.9 - Sprinkler System out of Service

Corrective Actions Required: Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Comment: All deficiencies found during the annual inspection need to be corrected.

Time to Correct: 5 Days

Corrective Actions Required: Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [101:7.10.5.2.1]

Comment: Exit Signs need to be repaired and replaced.

Code(s) in Violation: 13.1.9 - Sprinkler System out of Service

Corrective Actions Required: Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Original Comment: All violations found during the annual inspection need to be corrected. Red tag issued 11/2024.

Code(s) in Violation: 13.3.3.1 - Inspection, Testing, and Maintenance

Corrective Actions Required: A sprinkler system installed in accordance with this Code shall be properly maintained to provide at least the same level of performance and protection as designed. The owner shall be responsible for maintaining the system and keeping it in good working condition.

Comment: Fire sprinkler system needs to be inspected.

Time to Correct: 5 Days

If all requirements of this Notice of Deficiency are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

The Code of Ordinances of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods and business districts. The City's Fire Prevention Division is tasked with monitoring these standards for our community and strives to enforce code compliance citywide.

The corrective action and period of time to correct are noted. If you are unable to meet this noted compliance date, notify this office in writing as to the reason why and provide an acceptable date for compliance.

The property will be inspected on the compliance date and failure to comply may result in the City of Tallahassee taking such action as referring the matter to the City Attorney for resolution through the Municipal. Failure to comply may result in fines being levied by the Board in amounts up to \$250.00 per day for first offense.

We hope you understand that our citizens expect compliance with the City Code of Ordinances and the National Fire Protection Code ensures the integrity of our neighborhoods and community and thank you in advance for your cooperation.

Call for inspection when property is in compliance.

Sincerely,

Jaye Grant
Tallahassee Fire Department
911 Easterwood Drive
Tallahassee, Florida 32311
850-728-3458 (c)

Owner(s)/Representative: _____ **Date:** _____

Print Name: _____



Housing & Community Resilience Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION and NOTICE OF HEARING

Inspection Officer: Jaye Grant

ESO Incident No.: 107873-R3

Initial Inspection Date: 01/28/2026

Case No.: TCE260061

Tax Identification Number: 4112200200000

Violation Address: 400 PUTNAM DRIVE

**Owner(s): TALLAHASSEE OWNER 1 LLC
131 N GARDEN AVENUE
CLEARWATER, FL 33755**

**INCLUDING BUILDINGS: OFFICE SUITE,
SUITES 1, 4, 5, 6, 7, 8, 9, 10, 11, 12**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. **The hearing will be held on March 3, 2026 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.**

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department



**CITY OF
TALLAHASSEE**

**Tallahassee Fire Department
Code Enforcement**

Inspection Officer: **Jaye Grant**
Initial Inspection Date: **10/06/2025**
Violation Address: **400 Putnam Dr**
Delivery Method: **Hand Delivered**

ESO Incident No.: **111617**
Case No.: **TCE260061**
Repeat Offender: **Yes**

Owner(s): **Tallahassee Owner 1 LLC**
131 N Garden Ave
Clearwater, FL 33755

INCLUDING BLDGS: Office Suite
1,4,5,6,7,8,9,10,11,12

The Tallahassee Fire Department the Authority Having Jurisdiction (AHJ) notifying that you are in violation of fire codes according to the Florida Fire Prevention Code (7th Edition). The Tallahassee Fire Department (AHJ) is requiring that you comply with all Florida Fire Prevention Code Violations within (5) days:

An inspection of the above-mentioned property revealed certain conditions, which do not comply with the City Code of Ordinances and the Florida Fire Prevention Code (7th Edition) as identified. Those code violations are noted below:

Code(s) in Violation: 13.6.4.3.4.1 - Inspection needed / Extinguishers

Corrective Actions Required: Each fire extinguisher shall have a tag or label securely attached that indicates that maintenance was performed. [10:7.3.4.1]

Comment: All fire extinguishers need to be inspected

Code(s) in Violation: 14.14.5.2.1 - Continuous Illumination of signs / Exit lights inoperable

Corrective Actions Required: Every sign required to be illuminated by 14.14.6.3, 14.14.7, and 14.14.8.1 shall be continuously illuminated as required under the provisions of Section 14.12, unless otherwise provided in 14.14.5.2.2. [101:7.10.5.2.1]

Comment: Exit Signs need to be repaired and replaced.

Code(s) in Violation: 13.1.9 - Sprinkler System out of Service

Corrective Actions Required: Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Original Comment: All violations found during the annual inspection need to be corrected. Red tag issued 11/2024.

Code(s) in Violation: 13.3.3.1 - Inspection, Testing, and Maintenance

Corrective Actions Required: A sprinkler system installed in accordance with this Code shall be properly maintained to provide at least the same level of performance and protection as designed. The owner shall be responsible for maintaining the system and keeping it in good working condition.

Comment: Fire sprinkler system needs to be inspected.

Time to Correct: 5 Days

If all requirements of this Notice of Deficiency are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

The Code of Ordinances of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods and business districts. The City's Fire Prevention Division is tasked with monitoring these standards for our community and strives to enforce code compliance citywide.

The corrective action and period of time to correct are noted. If you are unable to meet this noted compliance date, notify this office in writing as to the reason why and provide an acceptable date for compliance.

The property will be inspected on the compliance date and failure to comply may result in the City of Tallahassee taking such action as referring the matter to the City Attorney for resolution through the Municipal. Failure to comply may result in fines being levied by the Board in amounts up to \$250.00 per day for first offense.

We hope you understand that our citizens expect compliance with the City Code of Ordinances and the National Fire Protection Code ensures the integrity of our neighborhoods and community and thank you in advance for your cooperation.

Call for inspection when property is in compliance.

Sincerely,

Jaye Grant
Tallahassee Fire Department
911 Easterwood Drive
Tallahassee, Florida 32311
850-728-3458 (c)

Owner(s)/Representative:



Date: 01-22-2026

Print Name:

Diamond Williams



**Housing & Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF HEARING

Inspection Officer: JAYE GRANT

ESO Incident No.: 115248

Initial Inspection Date: 10/15/2024

Case No.: TCE260007

Tax Identification Number: 1132204110000

Violation Address: 1500 APALACHEE PKWY STE D400

(Sear's)

Owner(s):

**Dear Sir/Madam: SMITH INTEREST GEN PTRN
ATTN: TAX DEPT
145 PROGRESS PL
CINCINNATI, OH 45246**

**SMITH INTEREST GEN PTRN
PO BOX 101042
CHICAGO, IL 60610**

This letter serves as your formal Notice of Hearing for the above referenced property due to noncompliance of The Florida Fire Prevention Code. **The hearing will be held on March 3, 2026 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.**

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing inperson, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 02/25/2026 to allow time to provide it to the . All information submitted will be recorded as case file information and entered into public record.

Sincerely,

Code Enforcement/ The Tallahassee Fire Department



**CITY OF
TALLAHASSEE**

**Tallahassee Fire Department
Code Enforcement**

Inspection Officer: **Jaye Grant**

Initial Inspection Date: **10/15/2024**

Violation Address: **1500 Apalachee Pkwy Suite D400
(SEARS)**

Delivery Method: **Hand Delivered**

ESO Incident No.: **115248**

Case No.: **TCE260007**

Repeat Offender: **Yes**

Owner(s): **Smith Interest Gen PTRN**

ATTN: Tax Dept

145 Progress PL

Cincinnati, OH 45246

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Comment: All deficiencies found during the annual inspection need to be corrected.

CITY HALL
300 South Adams Street
Tallahassee, FL 32301-1731
850-891-0000
TDD: 711 • Talgov.com

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

CURTIS RICHARDSON
Mayor Pro Tem

AMY M. TOMAN
Interim City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

JEREMY MATLOW
Commissioner

DENNIS R. SUTTON
Inspector General

DIANNE WILLIAMS-COX
Commissioner

Code(s) in Violation: 13.3.3.1 Inspection, Testing, and Maintenance

Corrective Actions Required: A sprinkler system installed in accordance with this Code shall be properly maintained to provide at least the same level of performance and protection as designed. The owner shall be responsible for maintaining the system and keeping it in good working condition.

Comment: Fire sprinkler system needs to be inspected for the year of 2024.

Time to Correct: 5 Days

If all requirements of this Notice of Deficiency are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

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Call for inspection when property is in compliance.

Sincerely,

Jaye Grant
Tallahassee Fire Department
911 Easterwood Drive
Tallahassee, Florida 32311
850-728-3458 (c)

Owner(s)/Representative: _____

Date: 01-26-2026

Print Name: _____