



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BROOKS DRUSILLA A
BROOKS LINDSEY ANNE
1646 ATKAMIRE DR
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252581**

Location of Violation: **1646 ATKAMIRE DR**

Tax ID #: **410259 A0180**

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 **02/03/2026** 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).

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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 #: **TCE252581**

Initial Inspection Date: **10/30/2025**

Repeat Offender:

Location Address: **1646 ATKAMIRE DR**

Tax ID #: **410259 A0180**

Owner(s):
BROOKS DRUSILLA A
BROOKS LINDSEY ANNE
1646 ATKAMIRE 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 10 days of receipt of this notice.

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

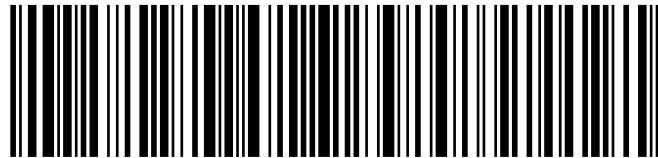
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 4519 46

TCE252581 NOV/NOH INITIAL
BROOKS DRUSILLA A & BROOKS LINDSEY ANNE
1646 ATKAMIRE DR
TALLAHASSEE FL 32304-4610

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FSU FLATS LLC

626 E PARK AVE

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252582**

Location of Violation: **1650 ATKAMIRE DR**

Tax ID #: **410259 A0170**

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252582**

Initial Inspection Date: **10/30/2025**

Repeat Offender:

Location Address: **1650 ATKAMIRE DR**

Tax ID #: **410259 A0170**

Owner(s): **FSU FLATS LLC**

626 E PARK AVE

TALLAHASSEE FL 32301

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Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Backyard included.
- 2** Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.
Remove dilapidated shed.

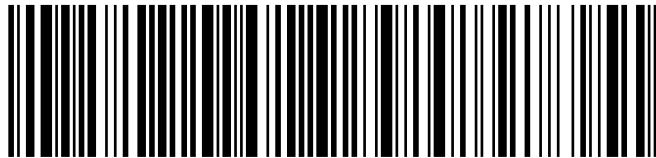
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 4511 68

TCE252582 NOV/NOH INITIAL
FSU FLATS LLC
626 E PARK AVE
TALLAHASSEE FL 32301-2527

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

KUSHNER BRETT; KUSHNER LES

KUSHNER ELISABETH

13001 SW 30TH CT

FORT LAUDERDALE FL 33330

Respondent

Case No.: **TCE252575**

Location of Violation: **1406 ATKAMIRE DR**

Tax ID #: **410259 C0240**

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Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252575**

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

Repeat Offender:

Location Address: **1406 ATKAMIRE DR**

Tax ID #: **410259 C0240**

Owner(s): **KUSHNER BRETT; KUSHNER LES; KUSHNER
ELISABETH
13001 SW 30TH CT
FORT LAUDERDALE FL 33330**

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Code(s) in Violation:

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

Corrective Actions Required:

1 Remove all tree debris from the entire property.

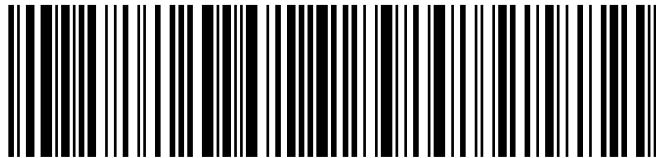
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 4520 04

TCE252575 NOV/NOH INITIAL
KUSHNER BRETT
KUSHNER LES
KUSHNER ELISABETH
13001 SW 30TH CT
FORT LAUDERDALE FL 33330

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MENDEZ-APONTE SERGIO
MENDEZ-APONTE ANDREA
1220 WELLINGTON TER
MAITLAND FL 32751

Respondent

Case No.: **TCE252578**

Location of Violation: **1625 ATKAMIRE DR**

Tax ID #: **410259 B0060**

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252578**

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

Repeat Offender:

Location Address: **1625 ATKAMIRE DR**

Tax ID #: **410259 B0060**

Owner(s):
MENDEZ-APONTE SERGIO
MENDEZ-APONTE ANDREA
1220 WELLINGTON TER

MAITLAND FL 32751

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Code(s) in Violation:

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

Corrective Actions Required:

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

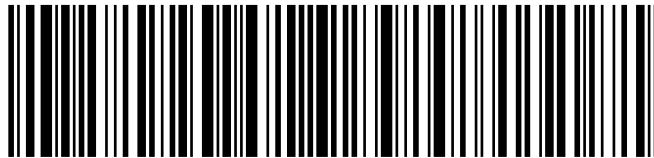
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 4650 59

TCE252578 NOV/NOH INITIAL
MENDEZ-APONTE SERGIO
MENDEZ-APONTE ANDREA
1220 WELLINGTON TER
MAITLAND FL 32751-3448

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BEL POSTO LLC

626 E PARK AVE

TALLAHASSEE FL 32301-2527

Respondent

Case No.: **TCE252580**

Location of Violation: **1626 ATKAMIRE DR**

Tax ID #: **410259 A0221**

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252580**

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

Repeat Offender:

Location Address: **1626 ATKAMIRE DR**

Tax ID #: **410259 A0221**

Owner(s): **BEL POSTO LLC**

626 E PARK AVE

TALLAHASSEE FL 32301-2527

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

Corrective Actions Required:

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

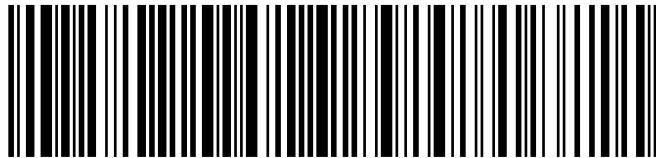
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 4669 33

TCE252580 NOV/NOH INITIAL
BEL POSTO LLC
626 E PARK AVE
TALLAHASSEE FL 32301-2527

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 31, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

REDDINGS ANTONIO C

1100 E PAUL RUSSELL RD

TALLAHASSEE FL 32301

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 **02/06/2026 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.

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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 #: **TCE252354**

Initial Inspection Date: **09/30/2025**

Repeat Offender:

Location Address: **1100 E PAUL RUSSELL RD**

Tax ID #: **3107204090000**

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 $\frac{1}{2}$ 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.

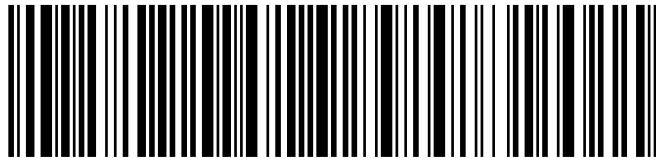
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 6754 96

TCE252354 NOV/NOG INITIAL
REDDINGS ANTONIO C
1100 E PAUL RUSSELL RD
TALLAHASSEE FL 32301-7067

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

November 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ST JOHNS CHURCH AT TLH

211 N MONROE ST

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE251651**

Location of Violation: **317 E CALL ST**

Tax ID #: **2136400373315**

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 **02/03/2026** 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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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE251651**

Initial Inspection Date: **07/23/2025**

Repeat Offender:

Location Address: **317 E CALL ST**

Tax ID #: **2136400373315**

Owner(s): **ST JOHNS CHURCH AT TLH**

211 N MONROE 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 Structure, 304.2 Protective Treatment
- 2** IPMC, Exterior Structure, 304.9 Overhang Extensions

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.
Remove all peeling and flaking protective coatings from exterior walls and recoat all unprotected surfaces.
- 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.
Repair or replace all rotten wood on soffits and coat unprotected surfaces.

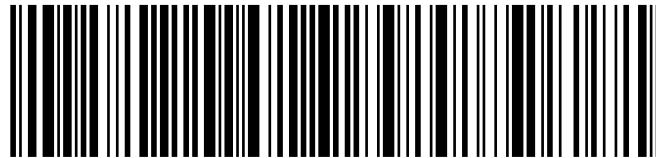
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 9425 74

TCE251651 NOV/NOH INITIAL
ST JOHNS CHURCH AT TLH
211 N MONROE ST
TALLAHASSEE FL 32301-7619

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

November 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

REDDINGS ANTONIO C

1100 E PAUL RUSSELL RD

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252354**

AMENDED HEARING DATE

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.

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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 **02/03/2026 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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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252354**

Initial Inspection Date: **09/30/2025**

Repeat Offender:

Location Address: **1100 E PAUL RUSSELL RD**

Tax ID #: **3107204090000**

Owner(s): **REDDINGS ANTONIO C**

1100 E PAUL RUSSELL RD

TALLAHASSEE FL 32301

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Code(s) in Violation:

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- 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 $\frac{1}{2}$ 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.
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Ensure accessory structure is free of all defects and in a sound condition.

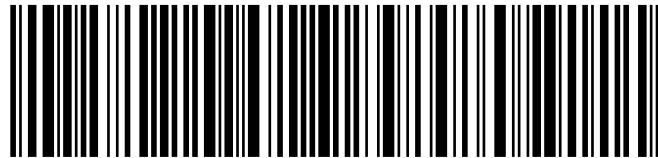
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 8799 17

TCE252354 AMENDED NOV/NOH
REDDINGS ANTONIO C
1100 E PAUL RUSSELL RD
TALLAHASSEE FL 32301-7067

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

November 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

AMELI NOURI
1775 SAN DAMIAN RD
TALLAHASSEE FL 32303-2602

Respondent

Case No.: **TCE252509**

Location of Violation: **810 ABBIEGAIL DR**

Tax ID #: **212360 S0170**

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**.

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 #: **TCE252509**

Initial Inspection Date: **10/19/2025**

Repeat Offender:

Location Address: **810 ABBIEGAIL DR**

Tax ID #: **212360 S0170**

Owner(s): **AMELI NOURI**

1775 SAN DAMIAN RD

TALLAHASSEE FL 32303-2602

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that all items not normally used outside must be removed for the exterior of the property to include tires, doors, etc.

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

Ensure that all vehicles have current tags and inflated tires.

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

Ensure that all cardboard and trash is removed for the property.

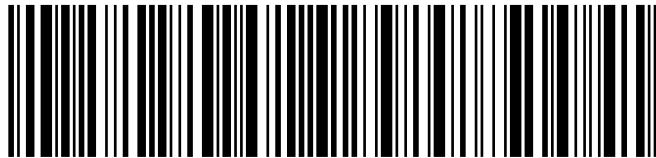
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8340 9459 88

TCE252509 NOV/NOH
AMELI NOURI
1775 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

November 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

KUSHNER BRETT

KUSHNER LES

KUSHNER ELISABETH

13001 SW 30TH CT

FORT LAUDERDALE FL 33330

Respondent

Case No.: **TCE252575**

Location of Violation: **1406 ATKAMIRE DR**

AMENDED HEARING DATE

Tax ID #: **410259 C0240**

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 **02/03/2026 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.

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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 #: **TCE252575**

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

Repeat Offender:

Location Address: **1406 ATKAMIRE DR**

Tax ID #: **410259 C0240**

Owner(s): **KUSHNER BRETT**

KUSHNER LES

13001 SW 30TH CT

FORT LAUDERDALE FL 33330

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Code(s) in Violation:

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

Corrective Actions Required:

1 Remove all tree debris from the entire property.

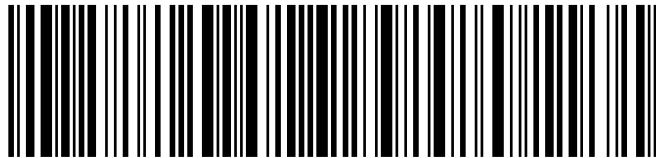
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 8814 22

TCE252575 AMENDED NOV/NOH
KUSHNER BRETT
KUSHNER LES
KUSHNER ELISABETH
13001 SW 30TH CT
FORT LAUDERDALE FL 33330

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

November 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MENDEZ-APONTE SERGIO
MENDEZ-APONTE ANDREA
1220 WELLINGTON TER
MAITLAND FL 32751

Respondent

Case No.: **TCE252578**

Location of Violation: **1625 ATKAMIRE DR**

AMENDED HEARING DATE

Tax ID #: **410259 B0060**

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 #: **TCE252578**

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

Repeat Offender:

Location Address: **1625 ATKAMIRE DR**

Tax ID #: **410259 B0060**

Owner(s):
MENDEZ-APONTE SERGIO
MENDEZ-APONTE ANDREA
1220 WELLINGTON TER

MAITLAND FL 32751

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Code(s) in Violation:

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

Corrective Actions Required:

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

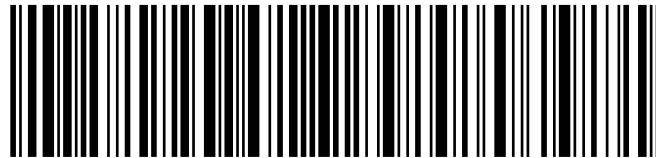
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 8874 86

TCE252578 AMENDED NOV/NOH
MENDEZ-APONTE SERGIO
MENDEZ-APONTE ANDREA
1220 WELLINGTON TER
MAITLAND FL 32751-3448

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

November 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BEL POSTO LLC

626 E PARK AVE

TALLAHASSEE FL 32301-2527

Respondent

Case No.: **TCE252580**

AMENDED HEARING DATE

Location of Violation: **1626 ATKAMIRE DR**

Tax ID #: **410259 A0221**

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 #: **TCE252580**

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

Repeat Offender:

Location Address: **1626 ATKAMIRE DR**

Tax ID #: **410259 A0221**

Owner(s): **BEL POSTO LLC**

626 E PARK AVE

TALLAHASSEE FL 32301-2527

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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 10 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.

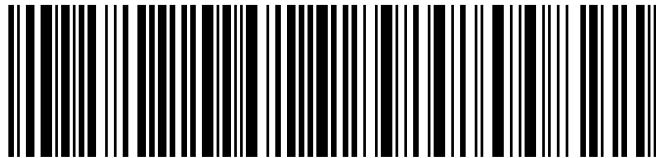
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 8887 66

TCE252580 AMENDED NOV/NOH
BEL POSTO LLC
626 E PARK AVE
TALLAHASSEE FL 32301-2527

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

November 04, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CRAIG SHERLANE

2918 WOODRICH DR

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252504**

Location of Violation: **2918 WOODRICH DR**

Tax ID #: **310430 B0201**

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252504**

Initial Inspection Date: **10/17/2025**

Repeat Offender:

Location Address: **2918 WOODRICH DR**

Tax ID #: **310430 B0201**

Owner(s): **CRAIG SHERLANE**

2918 WOODRICH 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 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 roof is free from all defects and weathertight.

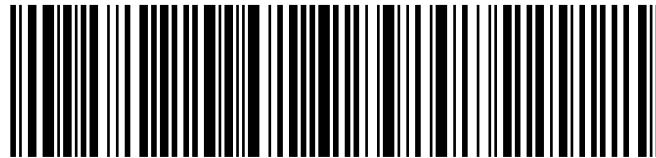
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8341 1621 24

TCE252504 NOV/NOH INITIAL
CRAIG SHERLANE
2918 WOODRICH DR
TALLAHASSEE FL 32301-3632

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

November 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SARATOGA MHP FUND I LLC

114 LOVELL RD STE 101

KNOXVILLE TN 37934

Respondent

Case No.: **TCE252201**

Location of Violation: **3501 ORANGE AVE W LOT 39**

Tax ID #: **4109202180000**

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 **02/03/2026** 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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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252201**

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

Repeat Offender:

Location Address: **3501 ORANGE AVE W LOT 39**

Tax ID #: **4109202180000**

Owner(s): **SARATOGA MHP FUND I LLC**

114 LOVELL RD STE 101

KNOXVILLE TN 37934

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

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Code(s) in Violation:

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

2 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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

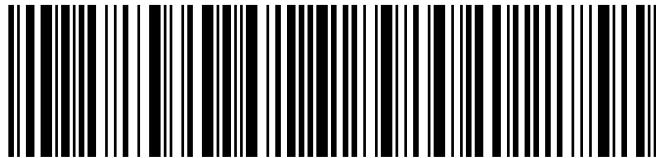
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 2500 11

TCE252201 NOV/NOH
SARATOGA MHP FUND I LLC
114 LOVELL RD
STE 101
KNOXVILLE TN 37934-1984

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

November 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ENGEL MARC E
1505 MAYHEW ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252202**

Location of Violation: **1505 MAYHEW ST**

Tax ID #: **410226 H0320**

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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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252202**

Initial Inspection Date: **09/16/2025**

Repeat Offender:

Location Address: **1505 MAYHEW ST**

Tax ID #: **410226 H0320**

Owner(s): **ENGEL MARC E**

1505 MAYHEW 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 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.

Please cut the grass front and back yard.

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

Remove all trash from front yard and side of house. Trash in carport has to be removed. Outside storage is not allowed.

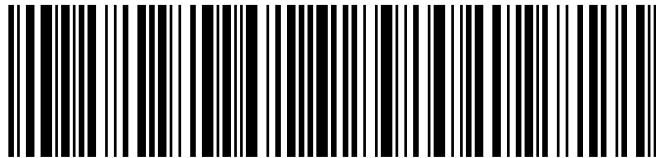
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 2654 04

TCE252202 NOV/NOH
ENGEL MARC E
1505 MAYHEW ST
TALLAHASSEE FL 32304-4618

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

November 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CLEVENCER CRAIG STEVEN
1103 CYPRESS GARDENS BLVD #17
WINTER HAVEN FL 33884

Respondent

Case No.: **TCE252212**

Location of Violation: **1626 MAYHEW ST**

Tax ID #: **410226 G0280**

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 **02/03/2026** 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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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252212**

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

Repeat Offender:

Location Address: **1626 MAYHEW ST**

Tax ID #: **410226 G0280**

Owner(s): **CLEVENCER CRAIG STEVEN**

1103 CYPRESS GARDENS BLVD #17

WINTER HAVEN FL 33884

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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 10 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

Please remove the dead tree that is on the left side of back yard when facing the property an all dead trees on property.

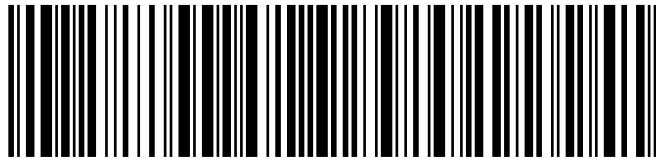
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 2758 16

TCE252212 NOV/NOH
CLEVENGER CRAIG STEVEN
1103 CYPRESS GARDENS BLVD
APT 17
WINTER HAVEN FL 33884-1987

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

November 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WEALTHY KINGS INVESTING LLC

200 COLUMBINE ST STE 370

DENVER CO 80206

Respondent

Case No.: **TCE252214**

Location of Violation: **1618 SHARKEY ST**

Tax ID #: **410226 F0220**

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 #: **TCE252214**

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

Repeat Offender:

Location Address: **1618 SHARKEY ST**

Tax ID #: **410226 F0220**

Owner(s): **WEALTHY KINGS INVESTING LLC**

200 COLUMBINE ST STE 370

DENVER CO 80206

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, 302.8 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.
Remove or show current registration or show operable.
- 2** Repair and/or replace the roof to prevent water entry and damage to roof structure.
Repair or replace damaged tin roof.

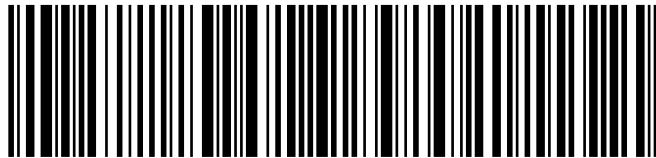
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8342 2822 58

TCE252214 NOV/NOH
WEALTHY KINGS INVESTING LLC
200 COLUMBINE ST
STE 370
DENVER CO 80206-4756

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

November 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WILLIAMS ALZORA

3107 GALIMORE DR

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252228**

Location of Violation: **3107 GALIMORE DR**

Tax ID #: **411137 B0160**

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 **02/03/2026 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).

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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 #: **TCE252228**

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

Repeat Offender:

Location Address: **3107 GALIMORE DR**

Tax ID #: **411137 B0160**

Owner(s): **WILLIAMS ALZORA**

3107 GALIMORE DR

TALLAHASSEE FL 32305

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Please remove all trash and construction debris from carport.

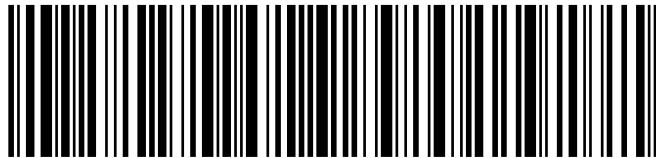
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

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9214 8901 9403 8342 3197 18

TCE252228 NOV/NOH
WILLIAMS ALZORA
3107 GALLIMORE DR
TALLAHASSEE FL 32305-6715

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

November 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WILLIAMS CHARLES J JR
9016 ASPEN CT
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252294**

Location of Violation: **1117 HASTIE RD**

Tax ID #: **411460 F0020**

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 #: **TCE252294**

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

Repeat Offender:

Location Address: **1117 HASTIE RD**

Tax ID #: **411460 F0020**

Owner(s): **WILLIAMS CHARLES J JR**

9016 ASPEN CT

TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

Please remove white truck in back yard or show in working condition or current tag info.

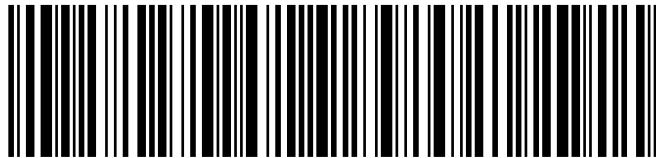
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8342 3213 77

TCE252294 NOV/NOH
WILLIAMS CHARLES J JR
9016 ASPEN CT
TALLAHASSEE FL 32305-0735

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

November 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

EDWARDS CURTIS LEE
916 CREEK RD
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252300**

Location of Violation: **916 CREEK RD**

Tax ID #: **411460 F0150**

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

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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 #: **TCE252300**

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

Repeat Offender:

Location Address: **916 CREEK RD**

Tax ID #: **411460 F0150**

Owner(s): **EDWARDS CURTIS LEE**

916 CREEK RD

TALLAHASSEE FL 32305

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** TLDC, Chapter 9, Article III, Section 9-70 & 9-71, Storage of Tires

Corrective Actions Required:

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

Please remove all trash, appliances, tools parts, broken fence parts and all car parts from side an behind property.

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

No outside storage is allowed, please remove all appliances from exterior of property.

- 3** Move tires that are displayed outdoors to an indoor location. Ensure tires are stored inside only.

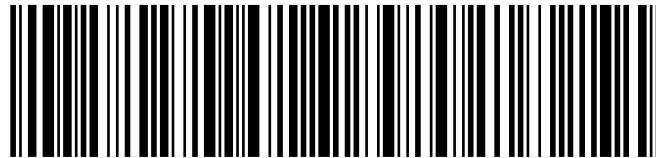
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8342 3235 00

TCE252300 NOV/NOH
EDWARDS CURTIS LEE
916 CREEK RD
TALLAHASSEE FL 32305-6767

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

November 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ALBRECHTA PAIGE N
913 CROSSWATER LAKE DR
PONTE VEDRA FL 32081

Respondent

Case No.: **TCE252364**

Location of Violation: **904 BRAVE TRL**

Tax ID #: **4103100000180**

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 #: **TCE252364**

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

Repeat Offender:

Location Address: **904 BRAVE TRL**

Tax ID #: **4103100000180**

Owner(s): **ALBRECHTA PAIGE N**

913 CROSSWATER LAKE DR

PONTE VEDRA FL 32081

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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, 302.4 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.

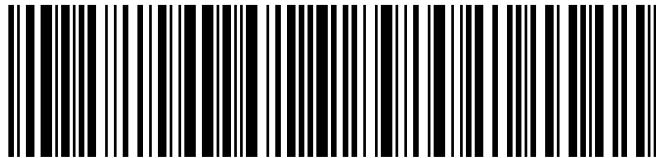
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8342 3243 47

TCE252364 NOV/NOH
ALBRECHTA PAIGE N
913 CROSSWATER LAKE DR
PONTE VEDRA FL 32081-0228

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

Postage: \$8.8600



Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BRITT MELANIE D

2229 TREO LN

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE251912**

Location of Violation: **2229 TREEO LN**

Tax ID #: **3109190000030**

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 **02/03/2026 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 #: **TCE251912**

Initial Inspection Date: **08/13/2025**

Repeat Offender:

Location Address: **2229 TREEO LN**

Tax ID #: **3109190000030**

Owner(s): **BRITT MELANIE D**

2229 TREO LN

TALLAHASSEE FL 32301

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 60 days of receipt of this notice.

Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.2 Grading and Drainage**

Corrective Actions Required:

- 1 Grade and maintain land to prevent the erosion of soil "Maintain grading and drainage to prevent soil erosion and stagnant water.**

All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. "And to prevent the accumulation of water thereon.

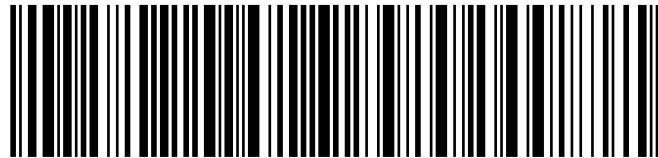
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8342 9283 09

TCE251912 NOV/NOH
BRITT MELANIE D
2229 TREEO LN
TALLAHASSEE FL 32301-1656

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

November 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

XIAO LING
LIU JIN
1336 LANSDOWNE RD
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE252139**

Location of Violation: **2621 PEACHTREE DR**

Tax ID #: **2128700000790**

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

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

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



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



CITY OF
TALLAHASSEE

Housing and Community Resilience
Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252139**

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

Repeat Offender:

Location Address: **2621 PEACHTREE DR**

Tax ID #: **2128700000790**

Owner(s):
XIAO LING
LIU JIN
1336 LANSDOWNE RD

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 30 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

Cut entire property. Front/Back
- 2** 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.

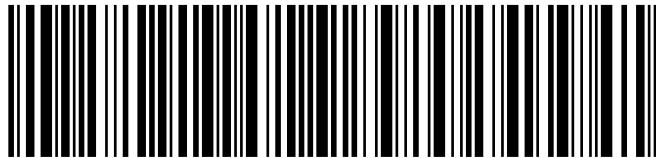
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 8155 86

TCE252139 NOV/NOH
XIAO LING
LIU JIN
1336 LANSDOWNE RD
TALLAHASSEE FL 32317-9513

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

November 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CLARK GEORGE W JR ESTATE

4946 CUMNOR RD

DOWNERS GROVE IL 60515

Respondent

Case No.: **TCE252179**

Location of Violation: **570 PASCO CT**

Tax ID #: **4112150000080**

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 **02/03/2026** 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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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 #: **TCE252179**

Initial Inspection Date: **09/15/2025**

Repeat Offender:

Location Address: **570 PASCO CT**

Tax ID #: **4112150000080**

Owner(s): **CLARK GEORGE W JR ESTATE**

4946 CUMNOR RD

DOWNERS GROVE IL 60515

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.

Please remove all trash, old broken bike parts any lose trash in front yard. Out door storage is not allowed.

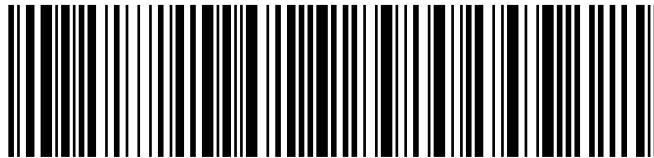
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 8194 30

TCE252179 NOV/NOH
CLARK GEORGE W JR ESTATE
C/O: JENNIFER CLARK POSEY PERS REP
4946 CUMNOR RD
DOWNERS GROVE IL 60515-3939

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

November 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

REED WILMOTH D
REED DEBORAH ANN
7080 SW 129TH PL
OCALA FL 34473-3961

Respondent

Case No.: **TCE252276**

Location of Violation: **2115 WAKULLA ST**

Tax ID #: **410127 U0080**

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 #: **TCE252276**

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

Repeat Offender:

Location Address: **2115 WAKULLA ST**

Tax ID #: **410127 U0080**

Owner(s):
REED WILMOTH D
REED DEBORAH ANN
7080 SW 129TH PL

OCALA FL 34473-3961

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

Please update registration information and inflate tires on cars in driveway or remove from property.

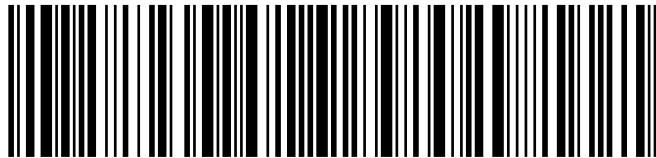
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8342 8603 57

TCE252276 NOV/NOH
REED WILMOTH D
REED DEBORAH ANN
7080 SW 129TH PL
OCALA FL 34473-3961

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

November 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

GARCIA LOUIS FRANCISCO

1909 RAA AVE

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252316**

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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**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 #: **TCE252316**

Initial Inspection Date: **09/30/2025**

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, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms**

Corrective Actions Required:

- 1 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 bedrooms, and the exterior hall must have a properly working smoke detector installed by manufacture instructions. Existing smoke alarms must be operable.

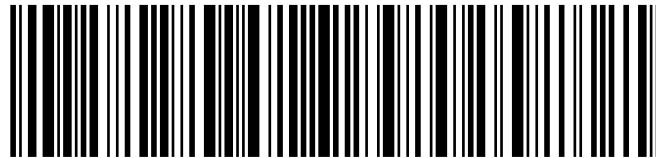
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8342 9303 40

TCE252316 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

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

LEE JUNG H
LEE MI JIN
868 WILLOW AVE
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252438**

Location of Violation: **868 WILLOW AVE**

Tax ID #: **212370 M0060**

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 **02/03/2026** 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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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252438**

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

Repeat Offender:

Location Address: **868 WILLOW AVE**

Tax ID #: **212370 M0060**

Owner(s):
LEE JUNG H
LEE MI JIN
868 WILLOW 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 60 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 4** IPMC, Exterior Structure, 304.2 Protective Treatment
- 5** IPMC, Exterior Structure, 304.6 Exterior Walls
- 6** IPMC, Exterior Structure, 304.7 Roof and Drains
- 7** 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.

Ensure that all weeds are not over 12 inches.

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

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

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

Ensure that all construction material and items that are not normally stored outside are removed from the outside and stored inside. No open storage allowed.

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

Ensure that all exterior wall siding that is damaged or missing is repaired or replaced.

5 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.

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

Ensure that the roof is sound, tight and does not have any defects that admits rain.

7 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.

All missing or damaged soffits needs to be repaired or replaced and kept in sound condition.

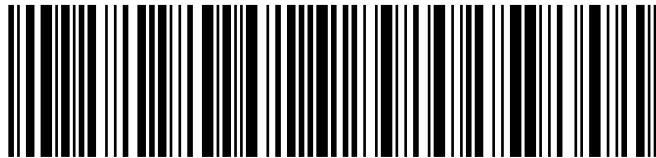
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8342 8286 78

TCE252438 NOV/NOH
LEE JUNG H
LEE MI JIN
868 WILLOW AVE
TALLAHASSEE FL 32303-4031

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

November 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WESOLOWSKI DONALD A
WESOLOWSKI PATRICIA A
2201 HIGH RD
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252551**

Location of Violation: **2201 HIGH RD**

Tax ID #: **2122200510000**

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

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

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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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 #: **TCE252551**

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

Repeat Offender:

Location Address: **2201 HIGH RD**

Tax ID #: **2122200510000**

Owner(s): **WESOLOWSKI DONALD A
WESOLOWSKI PATRICIA A
2201 HIGH 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 1 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.
Ensure that all vehicles have valid tags and inflated tires.
- 2** 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

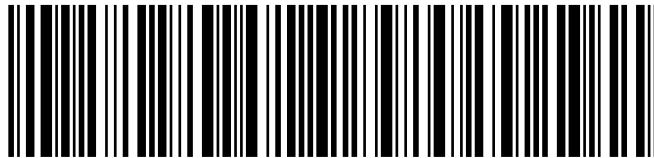
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8342 8430 60

TCE252551 NOV/NOH
WESOLOWSKI DONALD A
WESOLOWSKI PATRICIA A
2201 HIGH RD
TALLAHASSEE FL 32303-4315

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

November 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WADE JAMES F
3016 BYINGTON CIR
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252568**

Location of Violation: **3016 BYINGTON CIR**

Tax ID #: **211640 B0010**

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



CITY OF
TALLAHASSEE

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252568**

Initial Inspection Date: **10/31/2025**

Repeat Offender:

Location Address: **3016 BYINGTON CIR**

Tax ID #: **211640 B0010**

Owner(s): **WADE JAMES F**

3016 BYINGTON CIR

TALLAHASSEE FL 32303

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Code(s) in Violation:

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

Corrective Actions Required:

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

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

Ensure that any item's not normally stored outside is removed from the entire property to include tires, etc.

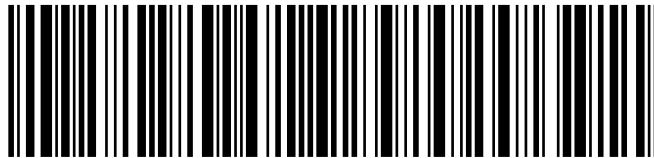
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8342 8371 99

TCE252568 NOV/NOH
WADE JAMES F
3016 BYINGTON CIR
TALLAHASSEE FL 32303-2506

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

November 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

LEONE SULIMON
4048 NW 92 AVE
SUNRISE FL 33351

Respondent

Case No.: **TCE251170**

Location of Violation: **4535 WIMBLETON CT**

Tax ID #: **211718 E0280**

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**.

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 #: **TCE251170**

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

Repeat Offender:

Location Address: **4535 WIMBLETON CT**

Tax ID #: **211718 E0280**

Owner(s): **LEONE SULIMON**

4048 NW 92 AVE

SUNRISE FL 33351

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
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 4** IPMC, Exterior Structure, 304.18.1 Building Security Doors
- 5** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 6** IPMC, Interior Structure, 305.3 Interior Surfaces

Corrective Actions Required:

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

Ensure that the damaged or missing parts of the fence is repaired or replaced with proper fencing materials.

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

Ensure that the roof is repaired or replaced as needed and maintained in a sound, tight condition, free of defects, with adequate drainage to prevent water from entering the structure.

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

The entrance screen door is functioning properly, but some of the hardware needs to be replaced.

4 Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working condition.

The front door deadbolt is not functioning properly. When the key is inserted, the lock does not retract, and the deadbolt cannot be operated. It needs to be repaired or replaced.

5 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.

The dishwasher is not functioning properly and needs to be repaired or replaced.

The garage door opener is not functioning and needs to be repaired or replaced, including providing a working garage door remote.

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

Ensure that the water damage on the bedroom and bathroom ceilings is repaired using proper materials appropriate for ceiling repairs."

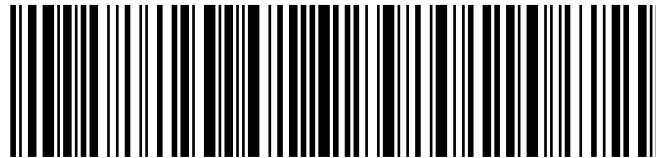
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8343 2287 36

TCE251170 NOV/NOH
LEONE SULIMON
4048 NW 92ND AVE
SUNRISE FL 33351-8842

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

November 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

1ST REALTY APPRAISAL INC

Johnnv Sessions

2625 BLAIRSTONE RD

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252341**

Location of Violation: **2625 S BLAIR STONE RD**

Tax ID #: **3105900000120**

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 **02/03/2026** 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 #: **TCE252341**

Initial Inspection Date: **09/29/2025**

Repeat Offender:

Location Address: **2625 S BLAIR STONE RD**

Tax ID #: **3105900000120**

Owner(s): **1ST REALTY APPRAISAL INC**

Johnny Sessions

2625 BLAIRSTONE 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.

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 15 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.7 Roof and Drains
- 2** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** 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 roof eve and soffit are free from defects, wood rot, and are weathertight and maintained to prevent deterioration.
- 2** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

Ensure door frame is free of defects, wood rot, and properly protected to prevent deterioration.

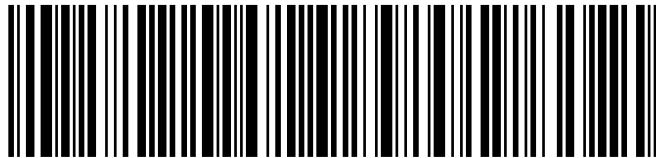
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8343 2469 52

TCE252341 NOV/NOH
1ST REALTY APPRAISAL INC
JOHNNY SESSIONS
2625 S BLAIR STONE RD
TALLAHASSEE FL 32301-5905

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

November 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TRAINER CAREY A
WHITE MICHAEL J
4090 FORSYTHE PARK CIR
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252423**

Location of Violation: **1900 BOTANY DR**

Tax ID #: **212230 Q0030**

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 **02/03/2026** 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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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 #: **TCE252423**

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

Repeat Offender:

Location Address: **1900 BOTANY DR**

Tax ID #: **212230 Q0030**

Owner(s): **TRAINER CAREY A
WHITE MICHAEL J
4090 FORSYTHE PARK CIR**

TALLAHASSEE FL 32309

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 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 to cut the entire property.
- 2** Remove all trash, litter, and debris from the entire property.

Ensure to remove all yard debris, tree debris, and trash from the property.

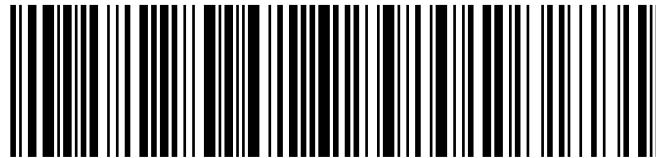
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8343 2567 39

TCE252423 NOV/NOH
TRAINER CAREY A
WHITE MICHAEL J
4090 FORSYTHE PARK CIR
TALLAHASSEE FL 32309-2586

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

November 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

DCS PRESLEY PROPERTIES LLC

3998 LOUVINIA DR

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252439**

Location of Violation: **1814 TRIMBLE RD**

Tax ID #: **2121510071290**

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 #: **TCE252439**

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

Repeat Offender:

Location Address: **1814 TRIMBLE RD**

Tax ID #: **2121510071290**

Owner(s): **DCS PRESLEY PROPERTIES LLC**

3998 LOUVINIA 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 30 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure all yard debris, tree debris and trash is removed from the entire property.

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

Ensure all items that are not normally used for outside use is removed from the outside property.

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

Ensure that all vehicles have current tags and inflated tires at all times.

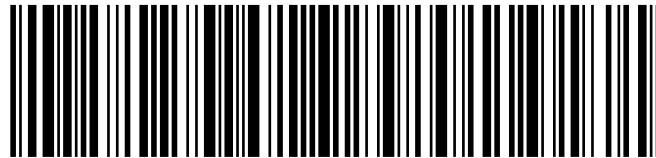
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8343 3298 22

TCE252439 NOV/NOH
DCS PRESLEY PROPERTIES LLC
3998 LOUVINIA DR
TALLAHASSEE FL 32311-9387

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

November 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNNY AND PENNY INC

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252489**

Location of Violation: **2050 PECAN CT**

Tax ID #: **2121160000010**

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 **02/03/2026** 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 #: **TCE252489**

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

Repeat Offender:

Location Address: **2050 PECAN CT**

Tax ID #: **2121160000010**

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

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that any roofing damage is repaired or replaced to prevent admittance of rain.

The roofing and flashing must be sound, tight, and not admit rain.

The roof must be maintained to prevent damage or deterioration, ensuring adequate roof drainage, keeping drains and downspouts in good repair.

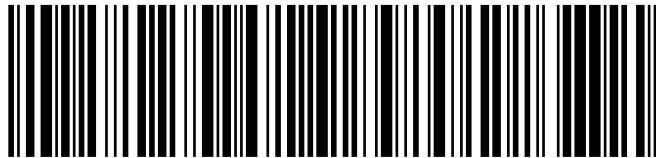
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8343 2576 99

TCE252489 NOV/NOH
JOHNNY AND PENNY INC
4178 APALACHEE PKWY
TALLAHASSEE FL 32311-4109

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SMITH TAKESCHA MARGRETA

903 CHESTWOOD AVE

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252552**

Location of Violation: **903 CHESTWOOD AVE**

Tax ID #: **212380 G0190**

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 **02/03/2026 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.

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.

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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 #: **TCE252552**

Initial Inspection Date: **10/31/2025**

Repeat Offender:

Location Address: **903 CHESTWOOD AVE**

Tax ID #: **212380 G0190**

Owner(s): **SMITH TAKESCHA MARGRETA**

903 CHESTWOOD AVE

TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

All items currently stored outside the side door of the home that are typically kept indoors must be removed from the exterior of the property. Outdoor storage is not permitted.

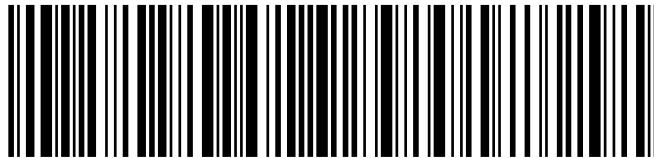
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8343 3340 00

TCE252552 NOV/NOH
SMITH TAKESCHA MARGRETA
903 CHESTWOOD AVE
TALLAHASSEE FL 32303-4634

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: **2412 VEGA DR**

CE Case No.: **TCE252593**

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 (Nov 18, 2025 15:18:07 EST)

Enforcing Official, Code Enforcement

18/11/2025

Date



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

GREEN JULIAN A
GREEN TIAMAYA S
803 RIDGE AVE
WILDWOOD FL 34785

Respondent

Case No.: **TCE252593**

Location of Violation: **2412 VEGA DR**

Tax ID #: **212880 B0110**

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 **02/03/2026 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.

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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 #: **TCE252593**

Initial Inspection Date: **10/31/2025**

Repeat Offender:

Location Address: **2412 VEGA DR**

Tax ID #: **212880 B0110**

Owner(s): **GREEN JULIAN A
GREEN TIAMAYA S
803 RIDGE AVE
WILDWOOD FL 34785**

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 1 days of receipt of this notice.

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.

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 8343 4080 91

TCE252593 DB PLACARD/NOV/NOH
GREEN JULIAN A
GREEN TIAMAYA S
803 RIDGE AVE
WILDWOOD FL 34785-3544

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

Postage: \$8.8600

TCE252593 DB PLACARD

Final Audit Report

2025-11-18

Created:	2025-11-18
By:	Brianna Cronan (brianna.cronan@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASpIF1wySeQmRwqBsaH-XG--9PZ9FrKig

"TCE252593 DB PLACARD" History

-  Document created by Brianna Cronan (brianna.cronan@talgov.com)
2025-11-18 - 8:13:44 PM GMT
-  Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature
2025-11-18 - 8:13:48 PM GMT
-  Email viewed by Lesa Vause (lesa.vause@talgov.com)
2025-11-18 - 8:15:38 PM GMT
-  Document e-signed by Lesa Vause (lesa.vause@talgov.com)
Signature Date: 2025-11-18 - 8:18:07 PM GMT - Time Source: server
-  Agreement completed.
2025-11-18 - 8:18:07 PM GMT



Adobe Acrobat Sign



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 20, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SMITH ALONZO
SMITH DORIS
1208 ABRAHAM ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252065**

Location of Violation: **1029 ALABAMA ST**

Tax ID #: **212635 C0080**

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252065**

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

Repeat Offender:

Location Address: **1029 ALABAMA ST**

Tax ID #: **212635 C0080**

Owner(s):
SMITH ALONZO
SMITH DORIS
1208 ABRAHAM ST

TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls
- 3** 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, tires and trash is removed from the entire property. This also includes the tree debris on the roof of the shed.
- 2** 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.
- 3** 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 place thin an interior structure. For example, indoor chairs.

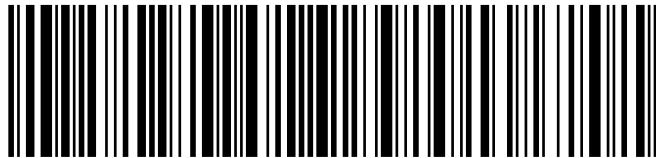
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8343 7371 08

TCE252065 NOV/NOH
SMITH ALONZO
SMITH DORIS
1208 ABRAHAM ST
TALLAHASSEE FL 32304-2207

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

November 20, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ALL SAINTS SQUARE LLC
8960 N MERIDIAN RD
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE252093**

Location of Violation: **453 ALL SAINTS ST**

Tax ID #: **4101800000280**

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 **02/03/2026 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 #: **TCE252093**

Initial Inspection Date: **09/16/2025**

Repeat Offender:

Location Address: **453 ALL SAINTS ST**

Tax ID #: **4101800000280**

Owner(s): **ALL SAINTS SQUARE LLC**

8960 N MERIDIAN RD

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, 302.4 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.
- 2** Remove all trash, litter, and debris from the entire property.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Remove all panels and boards from windows and repair or replace missing or damaged windows.

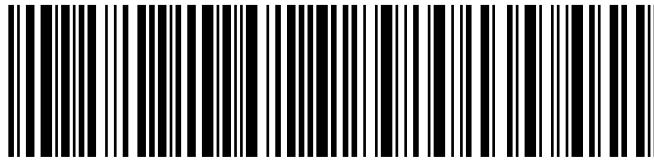
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8343 7398 81

TCE252093 NOV/NOH
ALL SAINTS SQUARE LLC
8960 N MERIDIAN RD
TALLAHASSEE FL 32312

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

November 20, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CANNON NHAN- JAEL
BONABY TERRON M
1495 LIVE OAK DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252243**

Location of Violation: **1495 LIVE OAK DR**

Tax ID #: **310415 Y0030**

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

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

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

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



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252243**

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

Repeat Offender:

Location Address: **1495 LIVE OAK DR**

Tax ID #: **310415 Y0030**

Owner(s): **CANNON NHAN- JAEL
BONABY TERRON M
1495 LIVE OAK 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, 302.8 Motor Vehicles

Corrective Actions Required:

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

Ensure red dodge van located in front of property displays a valid/current tag or is removed from property.

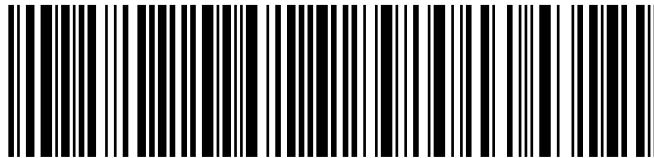
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8343 7480 67

TCE252243 NOV/NOH
CANNON NHAN- JAEL
BONABY TERRON M
1495 LIVE OAK DR
TALLAHASSEE FL 32301-4949

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

November 20, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SCHEETZ ELIJAH BRYANT
CECIL STEPHANY
GAIA PATIENCE RUTH
1306 TOOCHIN NENE
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252251**

Location of Violation: **1306 TOOCHIN NENE**

Tax ID #: **310550 B0220**

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 **02/03/2026 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,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252251**

Initial Inspection Date: **09/18/2025**

Repeat Offender:

Location Address: **1306 TOOCHIN NENE**

Tax ID #: **310550 B0220**

Owner(s):
SCHEETZ ELIJAH BRYANT
CECIL STEPHANY
GAIA PATIENCE RUTH
1306 TOOCHIN NENE
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 and dispose of all dead trees from the property.
Remove Dead pine tree on S W corner of property by Magnolia Dr.

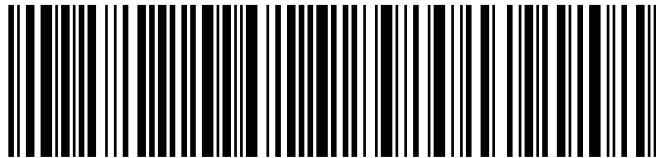
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8343 7454 24

TCE252251 NOV/NOH
SCHEETZ ELIJAH BRYANT
CECIL STEPHANY
GAIA PATIENCE RUTH
1306 TOOCHIN NENE
TALLAHASSEE FL 32301-4749

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

November 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BALBOA PROPERTIES LLC

8125 BLUE QUILL TRL

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE251906**

Location of Violation: **1411 RAMBLE BROOK**

Tax ID #: **310816 400D0**

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE251906**

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

Repeat Offender:

Location Address: **1411 RAMBLE BROOK**

Tax ID #: **310816 400D0**

Owner(s): **BALBOA PROPERTIES LLC**

8125 BLUE QUILL TRL

TALLAHASSEE FL 32312

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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 IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Remove and dispose of all dead trees from the property.
- 2** Remove all tree debris from the entire property.

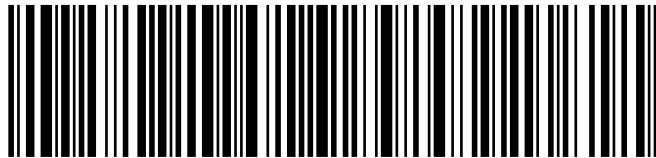
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8344 1355 69

TCE251906 NOV/NOH
BALBOA PROPERTIES LLC
8125 BLUE QUILL TRL
TALLAHASSEE FL 32312-5062

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

November 25, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

GLOVER MICHELLE V
264 WILSON GREEN BLVD
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE251965**

Location of Violation: **264 WILSON GREEN BLVD**

Tax ID #: **411325 B0250**

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 **02/03/2026** 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.

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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



CITY OF
TALLAHASSEE

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251965**

Initial Inspection Date: **08/21/2025**

Repeat Offender:

Location Address: **264 WILSON GREEN BLVD**

Tax ID #: **411325 B0250**

Owner(s):

GLOVER MICHELLE V
264 WILSON GREEN BLVD

TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Please remove, repair or show in working condition.

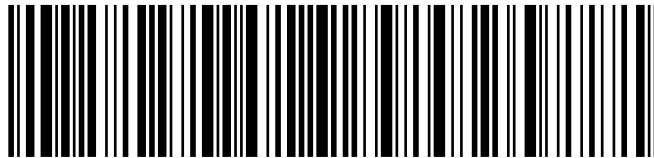
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

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9214 8901 9403 8344 4097 07

TCE251965 NOV/NOH
GLOVER MICHELLE V
264 WILSON GREEN BLVD
TALLAHASSEE FL 32305-1409

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

November 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

RAY TRACEY M; RAY OSCAR L
RAY MILLIE
2409 CHESHIRE PL LAKELAND FL
33810

Respondent

Case No.: **TCE251970**

Location of Violation: **2235 PARROT LN**

Tax ID #: **2121860000680**

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE251970**

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

Repeat Offender:

Location Address: **2235 PARROT LN**

Tax ID #: **2121860000680**

Owner(s): **RAY TRACEY M; RAY OSCAR L; RAY MILLIE**

2409 CHESHIRE PL

LAKELAND FL 33810

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.**

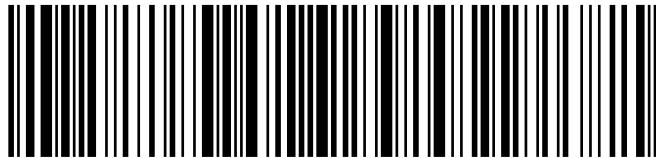
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8344 1634 70

TCE251970 NOV/NOH
RAY TRACEY M
RAY OSCAR L
RAY MILLIE
2409 CHESHIRE PL
LAKELAND FL 33810-5304

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

November 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

VICKY P. HURSE

2414 Ludmila Ln

Tallahassee FL 32303

Respondent

Case No.: **TCE252047**

Location of Violation: **2512 COLLEEN DR**

Tax ID #: **211530 J0030**

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 #: **TCE252047**

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

Repeat Offender:

Location Address: **2512 COLLEEN DR**

Tax ID #: **211530 J0030**

Owner(s): **VICKY P. HURSE**
2414 Ludmila Ln
TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains
- 3** TLDC, Chapter 3, Article VIII, Section 3-434(b), Swimming Pool Maintenance

Corrective Actions Required:

- 1** 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.

- 2** 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.

- 3** 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.

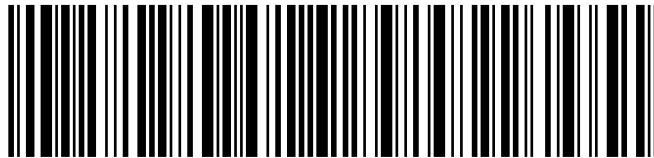
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8344 1664 95

TCE252047 NOV/NOH
VICKY P HURSE
2414 LUDMILA LN
TALLAHASSEE FL 32303-3400

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

November 25, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BALL JENNIFER ROBIN
1552 PINE VIEW DR
TALLAHASSEE FL 32301-4918

Respondent

Case No.: **TCE252114**

Location of Violation: **1552 PINE VIEW DR**

Tax ID #: **310450 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,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252114**

Initial Inspection Date: **09/16/2025**

Repeat Offender:

Location Address: **1552 PINE VIEW DR**

Tax ID #: **310450 B0040**

Owner(s): **BALL JENNIFER ROBIN**

1552 PINE VIEW DR

TALLAHASSEE FL 32301-4918

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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 Structure, 304.7 Roof and Drains
- 2** IPMC, Mechanical and Electrical Requirements, 605.1 Installation

Corrective Actions Required:

- 1** Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 2** Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
Ensure electrical power is connected so that heating unit and cooking facilities are functional as per city code of habitable space in an occupied dwelling.

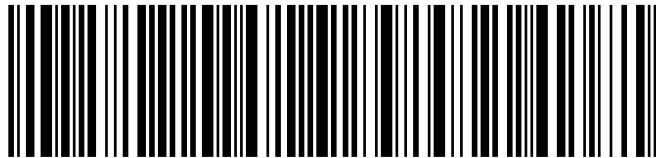
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8344 3292 58

TCE252114 NOV/NOH
BALL JENNIFER ROBIN
1552 PINEVIEW DR
TALLAHASSEE FL 32301-4918

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

November 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MERIDIAN BOYS PROPERTY LLC

13621 BELL BROTHERS LN

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE252172**

Location of Violation: **2067 HILLSBOROUGH ST**

Tax ID #: **410270 D0200**

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 **02/03/2026 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,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252172**

Initial Inspection Date: **09/15/2025**

Repeat Offender:

Location Address: **2067 HILLSBOROUGH ST**

Tax ID #: **410270 D0200**

Owner(s): **MERIDIAN BOYS PROPERTY LLC**

13621 BELL BROTHERS LN

TALLAHASSEE FL 32312

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

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 15 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior 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 all trash, litter, and debris from the entire property.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

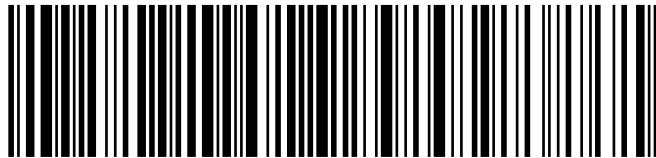
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8344 0778 07

TCE252172 NOV/NOH
MERIDIAN BOYS PROPERTY LLC
13621 BELL BROTHERS LN
TALLAHASSEE FL 32312-9549

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

November 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

KASSIM CLAUDE

1621 KELLY ST

TALLAHASSEE FL 32310-5111

Respondent

Case No.: **TCE252268**

Location of Violation: **1621 KELLY ST**

Tax ID #: **410450 P0060**

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 **02/03/2026 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,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252268**

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

Repeat Offender:

Location Address: **1621 KELLY ST**

Tax ID #: **410450 P0060**

Owner(s): **KASSIM CLAUDE**

1621 KELLY ST

TALLAHASSEE FL 32310-5111

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

Please cut grass on side and back yard of property

- 2** Remove all trash, litter, and debris from the entire property.
- 3** Ensure all vehicles are operable and display a valid license plate.

Please show operable or current registration or remove vehicle from right side of house on property.

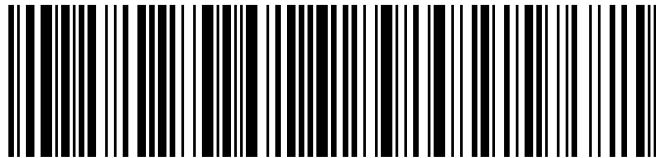
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8344 0857 65

TCE252268 NOV/NOH
KASSIM CLAUDE
1621 KELLY ST
TALLAHASSEE FL 32310-5111

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

November 25, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BARNES VANESSA Y
1077 HIGH MEADOW DR
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252271**

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.

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 **02/03/2026 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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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 #: **TCE252271**

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

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 1 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

Please remove tree from back side of property

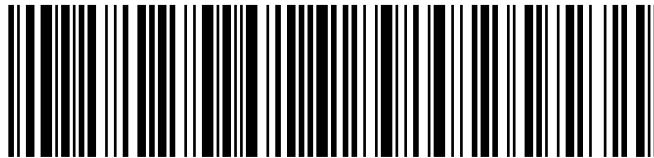
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8344 4057 16

TCE252271 NOV/NOH
BARNES VANESSA Y
1077 HIGH MEADOW DR
TALLAHASSEE FL 32311-1220

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

November 25, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

EDWARDS CURTIS LEE
916 CREEK RD
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252300**

Location of Violation: **916 CREEK RD**

RENOTICE HEARING DATE

Tax ID #: **411460 F0150**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate on 02/03/2026 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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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 #: **TCE252300**

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

Repeat Offender:

Location Address: **916 CREEK RD**

Tax ID #: **411460 F0150**

Owner(s): **EDWARDS CURTIS LEE**

916 CREEK 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 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** TLDC, Chapter 9, Article III, Section 9-70 & 9-71, Storage of Tires

Corrective Actions Required:

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

Please remove all trash, appliances, tools parts, broken fence parts and all car parts from side an behind property.

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

No outside storage is allowed, please remove all appliances from exterior of property.

- 3** Move tires that are displayed outdoors to an indoor location. Ensure tires are stored inside only.

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 8344 4138 96

TCE252300 RENOTICE NOV/NOH
EDWARDS CURTIS LEE
916 CREEK RD
TALLAHASSEE FL 32305-6767

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

November 25, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

209 N LIPONA LLC
1105 SOLANA AVE
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252327**

Location of Violation: **209 N LIPONA RD**

Tax ID #: **213438 B0020**

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

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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 **02/03/20206 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 #: **TCE252327**

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

Repeat Offender:

Location Address: **209 N LIPONA RD**

Tax ID #: **213438 B0020**

Owner(s): **209 N LIPONA LLC**

1105 SOLANA AVE

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 10 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 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.
- 2** Ensure all vehicles are operable and display a valid license plate.
- 3** 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 8344 4076 59

TCE252327 NOV/NOH
209 N LIPONA LLC
1105 SOLANA AVE
TALLAHASSEE FL 32304-1354

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

November 25, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

STENNETT YVETTE P
GARDNER WILLIE JAMES IV
NEAL DANIELLE
8708 OPAL DR
TALLAHASSEE FL 32309-7273

Respondent

Case No.: **TCE252475**

Location of Violation: **503 N MACOMB ST**

Tax ID #: **2136500105200**

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 **02/03/2026** 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 #: **TCE252475**

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

Repeat Offender:

Location Address: **503 N MACOMB ST**

Tax ID #: **2136500105200**

Owner(s): **STENNETT YVETTE P; GARDNER WILLIE JAMES IV
NEAL DANIELLE
8708 OPAL DR**

TALLAHASSEE FL 32309-7273

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, 302.9 Defacement of Property

Corrective Actions Required:

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

Ensure that all the graffiti is removed for the entire property and continue to maintain the property.

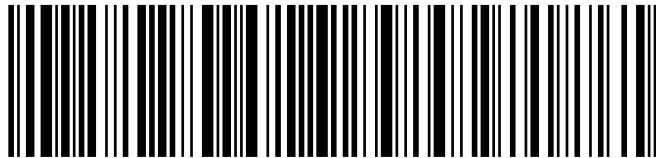
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8344 3346 03

TCE252475 NOV/NOH
STENNETT YVETTE P
GARDNER WILLIE JAMES IV
NEAL DANIELLE
8708 OPAL DR
TALLAHASSEE FL 32309-7273

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

November 25, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TRAVIS QUINNISHA MONET

267 WILSON GREEN BLVD

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252505**

Location of Violation: **267 WILSON GREEN BLVD**

Tax ID #: **411325 A0220**

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

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

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

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

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



**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 #: **TCE252505**

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

Repeat Offender:

Location Address: **267 WILSON GREEN BLVD**

Tax ID #: **411325 A0220**

Owner(s): **TRAVIS QUINNISHA MONET**

267 WILSON GREEN BLVD

TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.
Ensure all vehicles display a current/valid tag. Covering or turning around vehicle will not bring property into compliance.
- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property.
Ensure all items, objects, and materials not primarily for outside use are cleared from entire property. Refrigerators of any size shall have all doors removed to ensure safety.

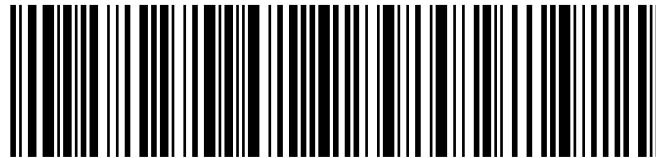
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8344 3332 86

TCE252505 NOV/NOH
TRAVIS QUINNISHA MONET
267 WILSON GREEN BLVD
TALLAHASSEE FL 32305-1412

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

November 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SAHU HEMA
3369 LAKE RUN DR
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252663**

Location of Violation: **1319 COLORADO ST, Tallahassee, FL, 32304**

Tax ID #: **212685 D0070**

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 **02/03/2026 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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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 #: **TCE252663**

Initial Inspection Date: **11/21/2025**

Repeat Offender:

Location Address: **1319 COLORADO ST, Tallahassee, FL, 32304**

Tax ID #: **212685 D0070**

Owner(s): **SAHU HEMA**

3369 LAKE RUN DR

TALLAHASSEE FL 32309

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

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

Code(s) in Violation:

- 1 IPMC, Plumbing Systems and Fixtures, 504.1 General**

Corrective Actions Required:

- 1 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.**

The toilet in the hallway bathroom is leaking from the base of the toilet and needs to be repaired, sealed watertight and secure.

Raw sewage backing up from the sewer clean-out in the front yard must be repaired by removing any blockage that is causing the backup. The sewage backing up in the front yard is a health hazard. Remove all sewage/toilet paper around sewer clean-out.

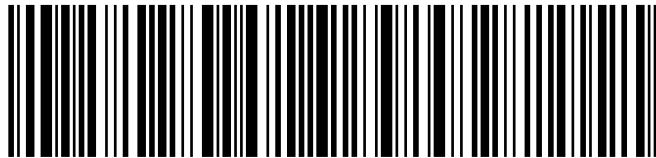
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8344 0902 26

TCE252663 NOV/NOH
SAHU HEMA
3369 LAKE RUN DR
TALLAHASSEE FL 32309-3802

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

November 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNNY AND PENNY INC

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252690**

Location of Violation: **2049 PECAN CT**

Tax ID #: **2121160000180**

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 **02/03/2026** 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

November 24, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

JOHNNY AND PENNY INC



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252690**

Initial Inspection Date: **11/21/2025**

Repeat Offender:

Location Address: **2049 PECAN CT**

Tax ID #: **2121160000180**

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

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

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

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

Code(s) in Violation:

1 IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

1 Repair and/or replace the roof to prevent water entry and damage to roof structure. Ensure roof on structure is free from all defects and weathertight.

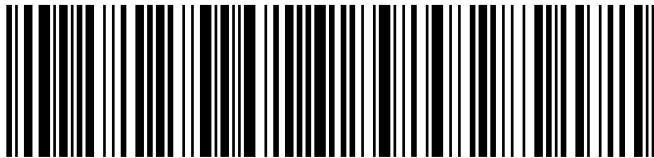
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8344 0947 43

TCE252690 NOV/NOH
JOHNNY AND PENNY INC
4178 APALACHEE PKWY
TALLAHASSEE FL 32311-4109

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

Postage: \$8.8600

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

DANGEROUS

BUILDING NOTICE

Address: 210 FLEETWOOD ST

CE Case No.: TCE252630

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 (Nov 21, 2025 07:49:39 EST)

Enforcing Official, Code Enforcement

21/11/2025

Date



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

November 20, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BAKER LEMON III

5874 HARTSFIELD RD
GREENWOOD FL 32443

Respondent

Case No.: **TCE252630**

Location of Violation: **210 FLEETWOOD ST**

Tax ID #: **411316 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 **02/03/2026** 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 #: **TCE252630**

Initial Inspection Date: **11/20/2025**

Repeat Offender:

Location Address: **210 FLEETWOOD ST**

Tax ID #: **411316 10100**

Owner(s): **BAKER LEMON III**

5874 HARTSFIELD RD

GREENWOOD FL 32443

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** IPMC, Exterior Structure, 304.4 Structural Members
- 3** IPMC, General, 301.3 Vacant Structures and Land

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 weeds, high grass, and overgrowth is cut from entire property.
- 2** 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.
- 3** 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.

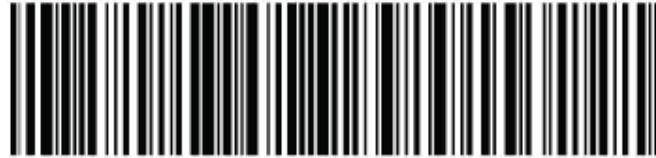
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8343 7978 29

TCE252630 DB PLACARD/NOV/NOH
BAKER LEMON III
5874 HARTSFIELD RD
GREENWOOD FL 32443-2024

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MANN DONIELLE J
3224 ARBOR HILL WAY
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252248**

Location of Violation: **3224 ARBOR HILL WAY**

Tax ID #: **111025 10180**

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 **02/03/2026 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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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE252248**

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

Repeat Offender:

Location Address: **3224 ARBOR HILL WAY**

Tax ID #: **111025 10180**

Owner(s): **MANN DONIELLE J**

3224 ARBOR HILL WAY

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 VII, Section 3-401 - Fences and Walls**

Corrective Actions Required:

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

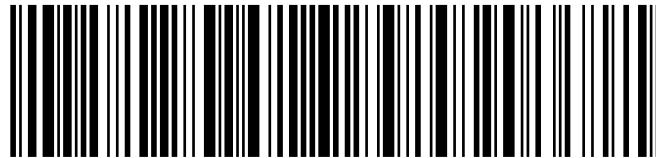
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8344 8572 70

TCE252248 NOV/NOH
MANN DONIELLE J
3224 ARBOR HILL WAY
TALLAHASSEE FL 32309-3633

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

KELLY KNIGHT LLC

PO BOX 20813

TALLAHASSEE FL 32316

Respondent

Case No.: **TCE252335**

Location of Violation: **1639 WILLOW BEND WAY**

Tax ID #: **3108170000260**

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 **02/03/2026 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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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 #: **TCE252335**

Initial Inspection Date: **09/29/2025**

Repeat Offender:

Location Address: **1639 WILLOW BEND WAY**

Tax ID #: **3108170000260**

Owner(s): **KELLY KNIGHT LLC**

PO BOX 20813

TALLAHASSEE FL 32316

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

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Code(s) in Violation:

- 1 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 repaired or removed from property.

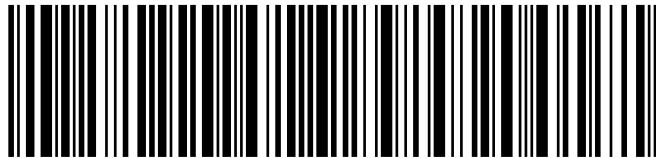
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8344 8592 43

TCE252335 NOV/NOH
KELLY KNIGHT LLC
PO BOX 20813
TALLAHASSEE FL 32316-0813

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CARLEN FAMILY TRUST
CARLEN HONEY B TRUSTEE
11800 QUARTER HORSE CT
OAKTON VA 22124-2317

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 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 **02/03/2026 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.

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
11800 QUARTER HORSE CT
OAKTON VA 22124-2317

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.

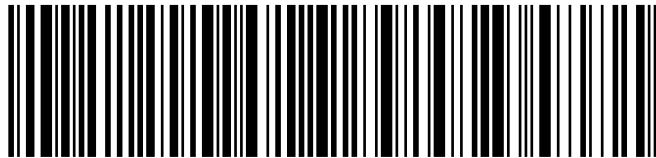
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8344 9880 35

TCE252336 NOV/NOH
CARLEN FAMILY TRUST
CARLEN HONEY B TRUSTEE
11800 QUARTER HORSE CT
OAKTON VA 22124-2317

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

COSTA FABRIZIO

13700 U. S. HWY 221 S

FLEETWOOD NC 28626

Respondent

Case No.: **TCE252433**

Location of Violation: **2657 FARINGDON CT**

Tax ID #: **2116070000020**

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

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

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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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 #: **TCE252433**

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

Repeat Offender:

Location Address: **2657 FARINGDON CT**

Tax ID #: **2116070000020**

Owner(s): **COSTA FABRIZIO**

13700 U. S. HWY 221 S

FLEETWOOD NC 28626

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Code(s) in Violation:

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure all high grass, weeds, and overgrowth are cut from entire property.
Previously cleared properties are not allowed to grow back to natural state.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure all trash, litter, debris is removed from entire property and disposed of properly.

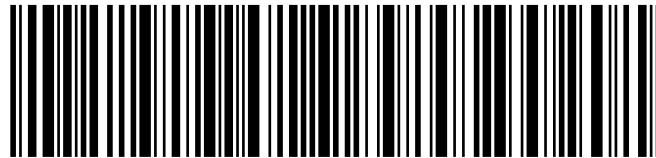
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8344 9888 51

TCE252433 NOV/NOH
COSTA FABRIZIO
13700 US HIGHWAY 221 S
FLEETWOOD NC 28626-9778

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MAUL JAMES
GREEN LINDA
1340 IDAHO ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252468**

Location of Violation: **1340 IDAHO ST**

Tax ID #: **212666 B0051**

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 #: **TCE252468**

Initial Inspection Date: **10/13/2025**

Repeat Offender:

Location Address: **1340 IDAHO ST**

Tax ID #: **212666 B0051**

Owner(s): **MAUL JAMES
GREEN LINDA
1340 IDAHO ST**

TALLAHASSEE FL 32304

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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, tree debris, and trash are removed 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 not normally kept outside are removed for the entire property to include tires, construction debris, etc.

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

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

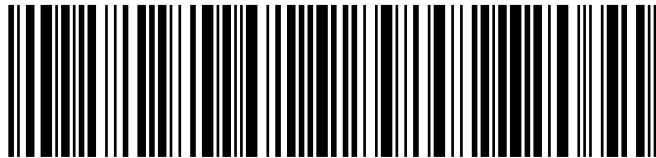
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8344 9921 62

TCE252468 NOV/NOH
MAUL JAMES
GREEN LINDA
1340 IDAHO ST
TALLAHASSEE FL 32304-1921

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CUNNINGHAM ISABELLA G LIFE ESTATE

CUNNINGHAM JOHN PRESTON

2075 MISTY SHORES WAY

WEST PALM BEACH FL 33411

Respondent

Case No.: **TCE252471**

Location of Violation: **3040 ALTHEA GIBSON WAY**

Tax ID #: **4112180000050**

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 #: **TCE252471**

Initial Inspection Date: **10/22/2025**

Repeat Offender:

Location Address: **3040 ALTHEA GIBSON WAY**

Tax ID #: **4112180000050**

Owner(s): **CUNNINGHAM ISABELLA G LIFE ESTATE
CUNNINGHAM JOHN PRESTON
2075 MISTY SHORES WAY
WEST PALM BEACH FL 33411**

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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.

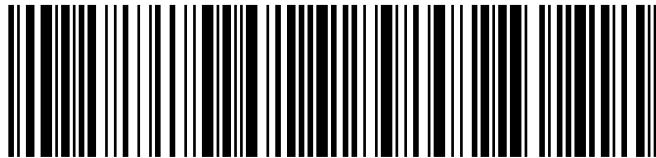
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8344 9973 89

TCE252471 NOV/NOH
CUNNINGHAM ISABELLA G LIFE ESTATE
CUNNINGHAM JOHN PRESTON
2075 MISTY SHORES WAY
WEST PALM BEACH FL 33411-5160

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CARLEN FAMILY TRUST
CARLEN HONEY B TRUSTEE
11800 QUARTER HORSE CT
OAKTON VA 22124-2317

Respondent

Case No.: **TCE252535**

Location of Violation: **1848 SYLVAN CT**

Tax ID #: **212278 A0050**

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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 **02/03/2026 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
11800 QUARTER HORSE CT
OAKTON VA 22124-2317

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.

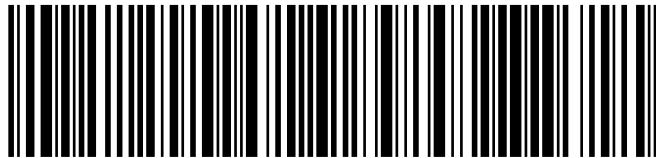
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8344 9999 70

TCE252535 NOV/NOH
CARLEN FAMILY TRUST
CARLEN HONEY B TRUSTEE
11800 QUARTER HORSE CT
OAKTON VA 22124-2317

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

NEON TALLAHASSEE LLC
4929 OUTLOOK CT
TALLAHASSEE FL 32303-6860

Respondent

Case No.: **TCE252576**

Location of Violation: **502 PUTNAM DR**

Tax ID #: **310780 C0011**

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 **02/03/2026 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,

Gabrielle Bailey

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Gabrielle Bailey**

Case #: **TCE252576**

Initial Inspection Date: **10/30/2025**

Repeat Offender:

Location Address: **502 PUTNAM DR**

Tax ID #: **310780 C0011**

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

4929 OUTLOOK CT

TALLAHASSEE FL 32303-6860

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** 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, 302.7 Accessory Structures
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
Ensure all loose trash, debris, and litter is removed from entire property.
- 2** Repair or remove the fence/wall that is in disrepair and considered unsafe.
Ensure that all damaged fencing is repaired or removed from property.
- 3** Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.
Ensure that all attached structures to include carport is free of all defects and structurally sound.
- 4** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Ensure all windows are free of all defects. Boarding of windows will not bring property into compliance.

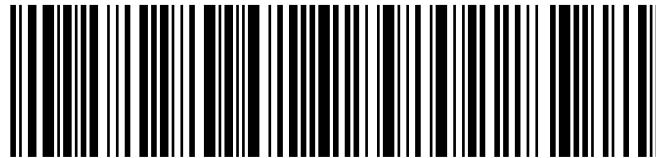
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8345 0066 91

TCE252576 NOV/NOH
NEON TALLAHASSEE LLC
4929 OUTLOOK CT
TALLAHASSEE FL 32303-6860

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BELACALUEM LLC

3864 ARDMORE LN

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE252577**

Location of Violation: **2301 S MERIDIAN ST**

Tax ID #: **310780 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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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 #: **TCE252577**

Initial Inspection Date: **10/31/2025**

Repeat Offender:

Location Address: **2301 S MERIDIAN ST**

Tax ID #: **310780 A0010**

Owner(s): **BELACALUEM LLC**

3864 ARDMORE LN

TALLAHASSEE FL 32308

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

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, 302.4 Weeds
- 2** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 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 all high grass, weeds, and overgrowth are cut from entire property.
- 2** Ensure all vehicles are operable and display a valid license plate.
Ensure all vehicles display current/valid tags and all tires are inflated.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Ensure that all windows are free from all defects.

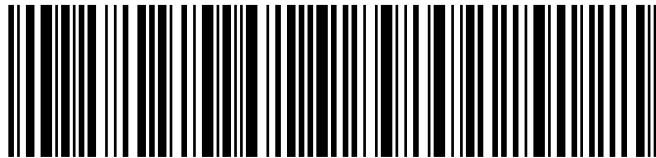
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8345 0084 28

TCE252577 NOV/NOH
BELACALUEM LLC
3864 ARDMORE LN
TALLAHASSEE FL 32308-3005

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BLUEWOOD PROPERTY HOLDING LLC

19361 SW 39TH CT

MIRAMAR FL 33029

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.

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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 #: **TCE252579**

Initial Inspection Date: **10/30/2025**

Repeat Offender:

Location Address: **2305 S MERIDIAN ST**

Tax ID #: **310780 A0020**

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.

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 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.

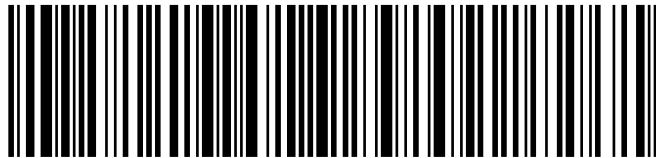
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8345 0036 21

TCE252579 NOV/NOH
BLUEWOOD PROPERTY HOLDING LLC
19361 SW 39TH CT
MIRAMAR FL 33029-2745

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

AUXERRE PAULEMY
AUXERRE PATRICIA
2218 MULBERRY BLVD
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252599**

Location of Violation: **2218 MULBERRY BLVD**

Tax ID #: **212380 D0090**

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

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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 **02/03/2026 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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If you have any questions concerning this notice or the hearing process, please contact our office at **(850) 891-7007** or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesa Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE252599**

Initial Inspection Date: **11/14/2025**

Repeat Offender:

Location Address: **2218 MULBERRY BLVD**

Tax ID #: **212380 D0090**

Owner(s):
AUXERRE PAULEMY
AUXERRE PATRICIA
2218 MULBERRY BLVD

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
- 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.
The back yard is overgrown.
- 2** Remove all trash, litter, and debris from the entire property.
Remove all tree debris from the entire yard.

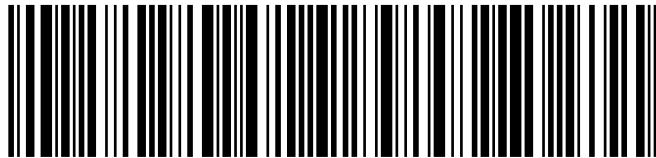
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



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TCE252599
AUXERRE PAULEMY
AUXERRE PATRICIA
2218 MULBERRY BLVD
TALLAHASSEE FL 32303-4641

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MOORE JOHNIE MAE LIFE EST

721 ALABAMA ST

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252634**

Location of Violation: **721 ALABAMA ST**

Tax ID #: **2126204060000**

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,

Lesa Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE252634**

Initial Inspection Date: **11/14/2025**

Repeat Offender:

Location Address: **721 ALABAMA ST**

Tax ID #: **2126204060000**

Owner(s): **MOORE JOHNIE MAE LIFE EST**

721 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** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 3** IPMC, Exterior Structure, 304.6 Exterior Walls

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
Remove all tree debris and the broken, metal carport kit.
- 2** Ensure all vehicles are operable and display a valid license plate.
Red truck must be operable with inflated tires and a current tag.
- 3** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. All exterior walls must be free from defects and maintained in good condition.

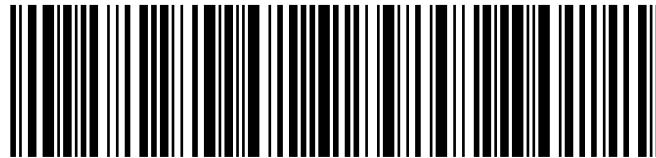
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8344 9992 15

TCE252634 NOV/NOH
MOORE JOHNIE MAE LIFE EST
721 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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CJC PROPERTIES LTD
CHAPMAN WILLIAM THOMAS
MATAJI HOTELS LLC
695 BENJAMIN CHAIRES RD
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE252679**

Location of Violation: **2801 N MONROE ST**

Tax ID #: **2114510000080**

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252679**

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

Repeat Offender:

Location Address: **2801 N MONROE ST**

Tax ID #: **2114510000080**

Owner(s):
CJC PROPERTIES LTD
CHAPMAN WILLIAM THOMAS
MATAJI HOTELS LLC
695 BENJAMIN CHAIRES RD
TALLAHASSEE FL 32317

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property. Ensure that all fence debris, 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 any items that are not normally kept outside is removed from the exterior of the property to include construction material, appliance's, etc. Outside storage is not allowed.
- 3** Repair or remove the fence/wall that is in disrepair and considered unsafe. Ensure that any fencing repairs are done with the proper fencing materials. Continue to maintain the fence in good condition.

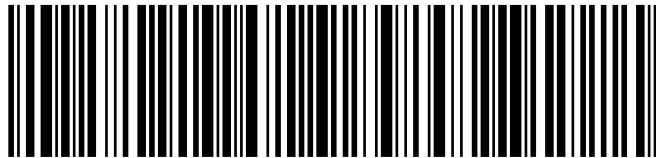
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



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TCE252679 NOV/NOH
CJC PROPERTIES LTD
CHAPMAN WILLIAM THOMAS
MATAJI HOTELS LLC
695 BENJAMIN CHAIRES RD
TALLAHASSEE FL 32317-7686

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 02, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FEI DA REAL ESTATE LLC

1849 CAPITAL CIR NE

TALLAHASSEE FL 32308

Respondent

Case No.: **TCE252684**

Location of Violation: **1869 CAPITAL CIR NE**

Tax ID #: **1121204020000**

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252684**

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

Repeat Offender:

Location Address: **1869 CAPITAL CIR NE**

Tax ID #: **1121204020000**

Owner(s): **FEI DA REAL ESTATE LLC**

1849 CAPITAL CIR NE

TALLAHASSEE FL 32308

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Code(s) in Violation:

- 1 Chapter 9, Section 9-153 – Graffiti Prohibited**

Corrective Actions Required:

- 1 It shall be a violation for any owner to permit or allow graffiti to remain on the property (permanent or non-permanent structure). Graffiti shall mean the defacement or the unauthorized inscription, marking, tagging, scratching, etching or painting. Remove the graffiti from the retaining wall facing Capital Circle NE and Miccosukee Road and continue to keep free from graffiti.**

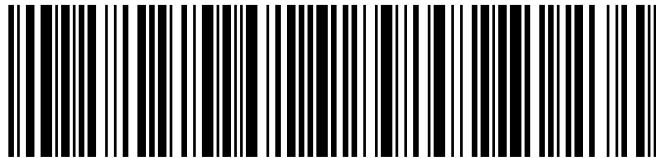
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8344 9932 13

TCE252684 NOV/NOH
FEI DA REAL ESTATE LLC
1849 CAPITAL CIR NE
TALLAHASSEE FL 32308-4419

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

Postage: \$8.8600



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

November 25, 2025

**EVANS WINNIE E
707 STAFFORD ST
TALLAHASSEE FL 32305**

Re: CASE NUMBER **TCE251497
LOCATION: **707 STAFFORD ST**
Tax I.D. #(s): **411137 C0160****

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/07/2025. This final hearing will be held on 02/03/2026 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 01/30/2026 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.: TCE251497

VIOLATION ADDRESS: 707 STAFFORD ST

VIOLATION TAX ID #: 411137 C0160

On 10/07/2025, 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 411137 C0160 and the physical address is identified **707 STAFFORD ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: EVANS WINNIE E (hereinafter "Property Owner(s)").
3. On 07/15/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Property Areas, 302.4 Weeds

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/13/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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. 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. Cut grass, weeds and underbrush in BACKYARD.

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 December 9, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of October, 2025.

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

November 24, 2025

URENA CARLOS ARTURO

**1007 LUCY ST
TALLAHASSEE FL 32308**

Re: CASE NUMBER TCE251321

LOCATION: 3078 HONOR LN

Tax I.D. #(s): 310435 A0310

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 09/02/2025. This final hearing will be held on 2/03/2026 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 01/30/2026 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 ATORESSAGASSTJ

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.: TCE251321

VIOLATION ADDRESS: 3078 HONOR LANE

VIOLATION TAX ID #: 310435 A0310

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 310435 A0310 and the physical address is identified **3078 HONOR LANE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: URENA CARLOS ARTURO (hereinafter "Property Owner(s)").
3. On 06/17/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - C. **IPMC, Exterior Structure, 304.6 Exterior Walls**
 - D. **IPMC, Exterior Property Areas, 302.7 Accessory Structures**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/02/2025 before the Code Magistrate.
5. On 07/22/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on September 2, 2025 by certified mail, hand delivery and/or posting of property.

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

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.

B. IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight and properly surface coated to prevent deterioration.

C. 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.

D. IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Action Required: Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

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

9. The Property Owner(s) is/are given 60 days to bring the above-described property into compliance.

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

DONE and ORDERED this 2nd day of September 2, 2025.


Mr. Kevin Sossong, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

November 24, 2025

NEWTON WILLIAM C

**804 E CALL ST
TALLAHASSEE FL 32301**

Re: CASE NUMBER TCE251360

LOCATION: 918 CARRAWAY ST

Tax I.D. #(s): 112940 F0100

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/07/2025. This final hearing will be held on 02/03/2026 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 01/30/2026 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.: TCE251360

VIOLATION ADDRESS: 918 CARRAWAY ST

VIOLATION TAX ID #: 112940 F0100

On 10/07/2025, 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 112940 F0100 and the physical address is identified **918 CARRAWAY ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **NEWTON WILLIAM C** (hereinafter "Property Owner(s)").
3. On 06/23/2025 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**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/26/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.

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

 DID attend this hearing
X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

B. IPMC, Exterior Structure, 304.7 Roof and Drains

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

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

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on December 9, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of October, 2025.

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 01, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TRAVIS QUINNISHA MONET

267 WILSON GREEN BLVD

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252505**

Location of Violation: **267 WILSON GREEN BLVD**

AMENDED HEARING DATE

Tax ID #: **411325 A0220**

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 02/03/2026 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

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

LASTOWSKI VICKI H
LASTOWSKI STEVEN P
1641 -B METROPOLITAN CIR
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE252360**

Location of Violation: **2007 BRADFORD CT**

Tax ID #: **1119820000150**

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 **02/03/2026** 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 #: **TCE252360**

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

Repeat Offender:

Location Address: **2007 BRADFORD CT**

Tax ID #: **1119820000150**

Owner(s):
LASTOWSKI VICKI H
LASTOWSKI STEVEN P
1641 -B METROPOLITAN 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** IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways
- 2** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 3** IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies

Corrective Actions Required:

- 1** 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.
- 2** Ensure all vehicles are operable and display a valid license plate. All tires must be inflated, Silver Buick sedan.
- 3** Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.
Repair or replace Stairway to unit D. There are loose boards, rotted wood and nails protruding up.

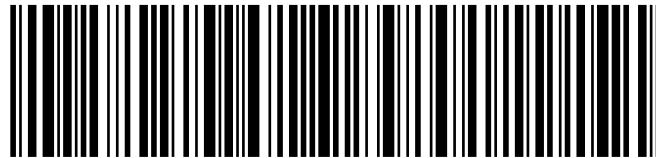
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 1416 12

TCE252360 NOV/NOH INITIAL
LASTOWSKI STEVEN P & LASTOWSKI VICKI H
1641 METROPOLITAN CIR
STE B
TALLAHASSEE FL 32308-3754

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

December 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ROBINSON EMMA L ESTATE
1003 RICHMOND ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252559**

Location of Violation: **1003 RICHMOND ST, Tallahassee, FL, 32304**

Tax ID #: **212635 K0070**

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 **02/03/2026 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,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252559**

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

Repeat Offender:

Location Address: **1003 RICHMOND ST, Tallahassee, FL, 32304**

Tax ID #: **212635 K0070**

Owner(s): **ROBINSON EMMA L ESTATE**

1003 RICHMOND ST

TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

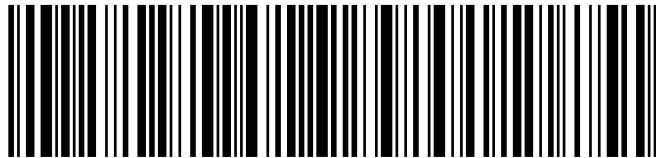
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8346 1426 33

TCE252360 NOV/NOH INITIAL
ROBINSON EMMA L ESTATE
C/O: ROBERT LINDSEY PERS REP
1003 RICHMOND ST
TALLAHASSEE FL 32304-2147

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

December 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ESTRELLA ZOBEDYA ACOSTA
ESTRELLA JOSE R
5114 BIRD NEST TRL
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE252600**

Location of Violation: **2771 TESS CIR**

Tax ID #: **212025 B0080**

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 **02/03/2026 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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Sincerely,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252600**

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

Repeat Offender:

Location Address: **2771 TESS CIR**

Tax ID #: **212025 B0080**

Owner(s):
ESTRELLA ZOBAYDA ACOSTA
ESTRELLA JOSE R
5114 BIRD NEST TRL

TALLAHASSEE FL 32312

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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 IX, Section 3-488(b) Maintenance

Corrective Actions Required:

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

Ensure all yard debris, tree debris and trash is removed from the entire property.

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

Ensure all dead trees are removed from the property and any tree debris on the property.

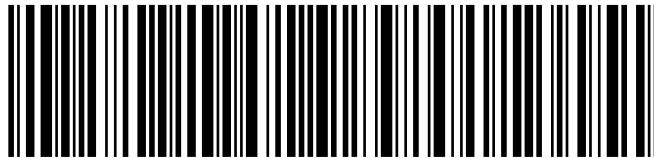
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8346 1458 49

TCE252600 NOV/ NOH INITIAL
ESTRELLA ZOBEYDA ACOSTA & ESTRELLA JOSE R
5114 BIRD NEST TRL
TALLAHASSEE FL 32312-7592

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

December 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

GABRIELE THOMAS P

2026 WAHALAW NENE

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252631**

Location of Violation: **2026 WAHALAW NENE**

Tax ID #: **310550 U0140**

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 #: **TCE252631**

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

Repeat Offender:

Location Address: **2026 WAHALAW NENE**

Tax ID #: **310550 U0140**

Owner(s): **GABRIELE THOMAS P**

2026 WAHALAW NENE

TALLAHASSEE FL 32301

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Code(s) in Violation:

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property.
Remove items in carport outdoor storage is not allowed.

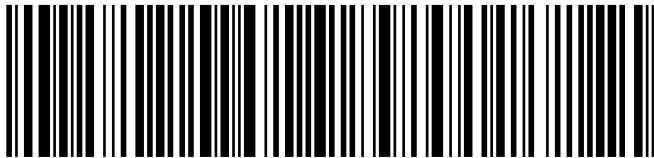
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8346 1570 02

TCE252631 NOV/NOH INITIAL
GABRIELE THOMAS P
2026 WAHALAW NENE
TALLAHASSEE FL 32301-5844

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

December 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WASHINGTON KELVIN
1221 N WOODWARD AVE
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252633**

Location of Violation: **1221 N WOODWARD AVE**

Tax ID #: **2126204170000**

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,

Lesa Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE252633**

Initial Inspection Date: **11/14/2025**

Repeat Offender:

Location Address: **1221 N WOODWARD AVE**

Tax ID #: **2126204170000**

Owner(s): **WASHINGTON KELVIN**

1221 N WOODWARD AVE

TALLAHASSEE FL 32304

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

All vehicles on the property must be operable with inflated tires and a current tag.

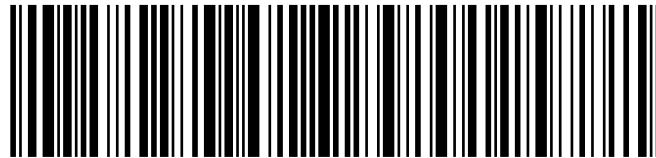
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8346 1584 05

TCE252633 NOV/NOH INITIAL
WASHINGTON KELVIN
1221 N WOODWARD AVE
TALLAHASSEE FL 32304-2256

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

December 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WILLIAMS CYNTHIA GARDNER LIFE ESTATE; WASHINGTON TANYA M; THOMAS
ANDRE W; VALDEZ ELMIRA G; VALDEZ VERONICA

15201 ELKRIDGE WAY APT 3-E
SILVER SPRING MD 20906

Respondent

Case No.: **TCE252693**

Location of Violation: **501 N MACOMB ST**

Tax ID #: **2136500105202**

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

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**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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 #: **TCE252693**

Initial Inspection Date: **11/21/2025**

Repeat Offender:

Location Address: **501 N MACOMB ST**

Tax ID #: **2136500105202**

Owner(s): **WILLIAMS CYNTHIA GARDNER LIFE ESTATE; WASHINGTON TANYA M; THOMAS
ANDRE W; VALDEZ ELMIRA G; VALDEZ VERONICA
15201 ELKRIDGE WAY APT 3-E**

SILVER SPRING MD 20906

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 all graffiti is removed for the exterior building.

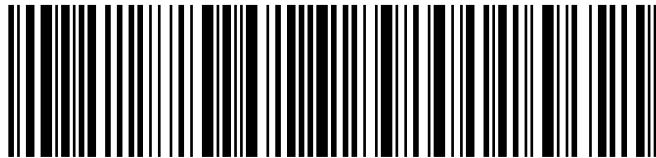
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 1593 65

TCE252693 NOV/NOH INITIAL
WILLIAMS CYNTHIA GARDNER LIFE ESTATE;
WASHINGTON TANYA M; THOMAS ANDRE W;
VALDEZ ELMIRA G; VALDEZ VERONICA
15201 ELKRIDGE WAY
APT 3E
SILVER SPRING MD 20906-1376

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

December 09, 2025

DISTRESSED ASSET OPPORTUNITY FUND

1114 S CRESCENT HEIGHTS BLVD
LOS ANGELES CA 90035

Re: Address: **1104 BASIN ST**
Case No.: **TCE252771** Tax I.D. # **2126206290000**

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,

Shawdranette House

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252771**

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

Repeat Offender:

Location Address: **1104 BASIN ST**

Tax ID #: **2126206290000**

Owner(s): **DISTRESSED ASSET OPPORTUNITY FUND**

1114 S CRESCENT HEIGHTS BLVD

LOS ANGELES CA 90035

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. Ensure to cut the entire property.
- 2** Remove all trash, litter, and debris from the entire property. Ensure to remove yard debris, tree debris and trash.

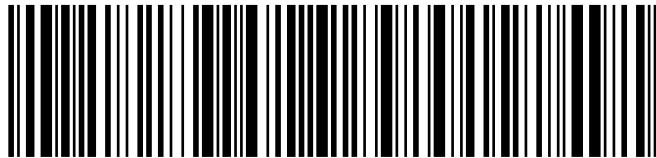
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 1608 80

TCE252771 LM/NOV
DISTRESSED ASSET OPPORTUNITY FUND
1114 S CRESCENT HEIGHTS BLVD
LOS ANGELES CA 90035-2635

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

December 17, 2025

**MORGAN JO ANN
838 PALM BEACH ST
TALLAHASSEE FL 32310**

Re: CASE NUMBER TCE250294

LOCATION: 1624 KEITH ST

Tax I.D. #(s): 410125 Q0060

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 06/03/2025. This final hearing will be held on **February 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 01/23/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists as well as any costs the City incurred 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.: TCE250294

VIOLATION ADDRESS: 1624 KEITH ST

VIOLATION TAX ID #: 410125 Q0060

COPY

On 06/03/2025, 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 410125 Q0060 and the physical address is identified **1624 KEITH ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MORGAN JO ANN (hereinafter "Property Owner(s)").
3. On 02/10/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - C. **IPMC, Exterior Structure, 304.6 Exterior Walls**
 - D. **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 06/03/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.

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

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

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

Corrective Action Required: Remove and dispose of all dead trees from the property.

B. IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

C. 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.

D. IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Repair or replace damaged roof at back of 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 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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.

Dr. Sabrita Thurman-Newby
Dr. Sabrita Thurman-Newby, Code Magistrate



**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.

JONES REGINA

3206 NOTRE DAME ST
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE251020**

Location of Violation: **3206 NOTRE DAME ST**

Tax ID #: **411175 B0320**

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 **02/03/2026** 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 #: **TCE251020**

Initial Inspection Date: **05/14/2025**

Repeat Offender:

Location Address: **3206 NOTRE DAME ST**

Tax ID #: **411175 B0320**

Owner(s): **JONES REGINA**

3206 NOTRE DAME 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 10 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

December 30, 2025

**WILSON RICHARD L INTERVIVOS TRUST
PO BOX 629
TALLAHASSEE FL 32302**

**Re: CASE NUMBER TCE252409
LOCATION: 604 PARK AVE E
Tax I.D. #(s): 113130 D0060**

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 February 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 01/27/2026 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

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

CASE NO.: TCE252409

VIOLATION ADDRESS: 604 PARK AVE E

VIOLATION TAX ID #: 113130 D0060

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 **113130 D0060** and the physical address is **604 PARK AVE E**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **WILSON RICHARD L INTERVIVOS TRUST / WILSON RICHARD L JR TRUSTEE** (hereinafter “Property Owner(s)”).
3. On 10/07/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - 1 IPMC, Exterior Structure, 304.6 Exterior Walls
 - 2 IPMC, Exterior Structure, 304.7 Roof and Drains
 - 3 IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
 - 4 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
 - 5 IPMC, Interior Structure, 305.2 Structural Members
 - 6 IPMC, General, 301.3 Vacant Structures and Land
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 10/22/2025, 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

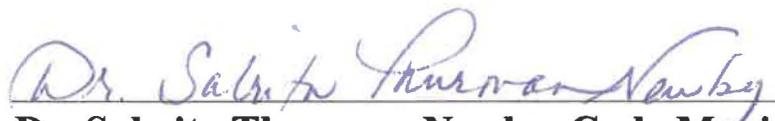
DID NOT attend this hearing

7. The following violations remain:

1. IPMC, Exterior Structure, 304.6 Exterior Walls
Corrective Actions Required Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
2. IPMC, Exterior Structure, 304.7 Roof and Drain
Corrective Action Required: Repair and/or replace the roof, eaves, and flashing to prevent water entry and damage to roof structure.
3. 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. Ensure all porches, balconies, decks, and their hand/guard rails are free from defects, structurally sound and properly surface coated to prevent deterioration.
4. 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 broken windows are replaced and in a sound condition. Ensure all doors and their frames are free of all defects and properly surface coated to prevent deterioration.
5. IPMC, Interior Structure, 305.2 Structural Members
Corrective Action Required: Ensure all interior structural members are maintained and structurally sound. Ensure that interior structural members are free from all defects and properly surface coated to prevent deterioration.
6. 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 all door and windows are secured and in sound condition as to prevent 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 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

December 30, 2025

**SWEE GLENN L
919 KENDALL DR
TALLAHASSEE FL 32301**

Re: CASE NUMBER TCE252501

LOCATION: 919 KENDALL DR

Tax I.D. #(s): 310725 H0080

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 February 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 01/27/2026 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.: TCE252501

VIOLATION ADDRESS: 919 KENDALL DR

VIOLATION TAX ID #: 310725 H0080

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 **310725 H0080** and the physical address is **919 KENDALL DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **SWEE GLENN L** (hereinafter "Property Owner(s)").
3. On 10/16/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

1 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required

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 10/22/2025, 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, Mechanical and Electrical Requirements, 604.1 Facilities Required
Corrective Actions Required: IPMC, Mechanical and Electrical Requirements,
604.1 Facilities Required**

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, 2026 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
Dr. Sabrita Thurman-Newby, Code Magistrate



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

December 30, 2025

**JOHNSON WILLIE GERUNO JR
JOHNSON ANTONIO V
8798 OLD BAINBRIDGE RD
TALLAHASSEE FL 32303**

Re: CASE NUMBER TCE252523

LOCATION: 3016 GROVE ST

Tax I.D. #(s): 411260 B0080

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 February 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 01/27/2026 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.: **TCE252523**

VIOLATION ADDRESS: 3016 GROVE ST

VIOLATION TAX ID #: 411260 B0080

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 **411260 B0080** and the physical address is **3016 GROVE ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **JOHNSON WILLIE GERUNO JR** (hereinafter "Property Owner(s)").
3. On 10/21/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
 - 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
 - 3 TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls
 - 4 IPMC, Exterior Structure, 304.6 Exterior Walls
 - 5 IPMC, Exterior Structure, 304.7 Roof and Drains
 - 6 IPMC, Exterior Property Areas, 302.8 Motor Vehicles
 - 7 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 12/09/2025 before the Code Magistrate.
5. On 10/21/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on December 9th, 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:

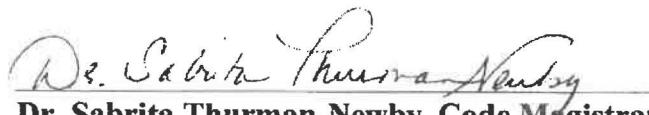
- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
Corrective Actions Required; Please remove all trash, litter, and debris from the entire property. Outdoor storage is prohibited.
- 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
Corrective Actions Required; Please remove and dispose of the dead tree from the backyard along the fence line between your property and 3018 Grove Streets property line
- 3 TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls
Corrective Actions Required; Please repair or remove the fence/wall that is in disrepair and considered unsafe between your property
- 4 IPMC, Exterior Structure, 304.6 Exterior Walls
Corrective Actions Required; Please ensure all exterior walls are free from holes, breaks, and loose or rotting materials. Maintain exterior walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
- 5 IPMC, Exterior Structure, 304.7 Roof and Drains
Corrective Actions Required; Please repair and/or replace the roof to prevent water entry and damage to roof structure. Roof, fascia, flashing, soffit and eave must be free from all defects and weather tight.
- 6 IPMC, Exterior Property Areas, 302.8 Motor Vehicles
Corrective Actions Required; Please ensure all vehicles/trailers located on front, side and backyard are operable and display a valid license plate and inflated tires. Covering vehicles/trailers does not bring violation into compliance.
- 7 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
Corrective Actions Required; Please ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Repair front window by front door of structure to make free from all defects, weather tight and secure when property is vacant.

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

December 30, 2025

MAHAN WALK LLC

**4178 APALACHEE PKWY
TALLAHASSEE FL 32311**

Re: CASE NUMBER **TCE252548**

LOCATION: **1456 S MONROE ST**

Tax I.D. #(s): **4101200760000**

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 February 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 01/27/2026 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.: TCE252548

VIOLATION ADDRESS: 1456 S MONROE ST

VIOLATION TAX ID #: 4101200760000

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 **4101200760000** and the physical address is **1456 S MONROE ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MAHAN WALK LLC (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):
 - 1 IPMC, Exterior Property Areas, 302.4 Weeds
 - 2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
 - 3 IPMC, Exterior Structure, 304.9 Overhang Extensions
 - 4 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
 - 5 TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers
 - 6 IPMC, Exterior Structure, 304.1 General
 - 7 IPMC, Exterior Structure, 304.2 Protective Treatment
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 10/29/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on December 9th, 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: 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 February 3, 2026 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
Dr. Sabrita Thurman-Newby, Code Magistrate

ATTACHMENT A

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property.
- 3 Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Remove damaged material at the rear door overhang. Replace with good material, ensuring the overhang is in good repair and securely anchored.
- 4 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Remove and replace the broken window in the front part of the building.
- 5 Place approved address numbers on your home and/or mailbox in a position that is clearly legible and visible. Ensure numbers are a minimum of 3 inches in height and $\frac{1}{2}$ inch wide.
- 6 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Remove all wood rot around soffits, fascia and exterior surfaces. Replace with good material.
- 7 Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight and properly surface coated to prevent deterioration. Ensure all replaced wood is coated in a protective surface such as paint.



MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE FINAL NOTICE OF HEARING

December 30, 2025

RS TALLAHASSEE LLC

**2560 KING ARTHUR BLVD STE 124-104
LEWISVILLE TX 75056**

Re: CASE NUMBER TCE252549

LOCATION: 2785 S MONROE ST

Tax I.D. #(s): 411230 D0011

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 February 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 01/27/2026 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.: TCE252549

VIOLATION ADDRESS: 2785 S MONROE ST

VIOLATION TAX ID #: 411230 D0011

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 **411230 D0011** and the physical address is **2785 S MONROE ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **RS TALLAHASSEE LLC** (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):
 1. IPMC, Exterior Property Areas, 302.4 Weeds
 2. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
 3. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
 4. IPMC, Exterior Structure, 304.1 General
 5. IPMC, Exterior Structure, 304.2 Protective Treatment
 6. IPMC, Exterior Structure, 304.7 Roof and Drains
 7. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
 8. IPMC, Exterior Structure, 304.5 Foundation Walls
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 10/29/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on December 9th, 2025 by certified mail, hand delivery and/or posting of property.

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

 DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain: **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 February 3, 2026 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
Dr. Sabrita Thurman-Newby, Code Magistrate

ATTACHMENT A

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property.
- 3 Remove household items, building material, building rubbish, or similar items from the exterior of the property. Remove furniture from the exterior property.
- 4 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Remove wood rotted materials from the structure. This includes all wooden portions of the structure, including but not limited to the overhang, post-supports, eaves, soffit, fascia and frames.
- 5 Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration. Ensure all replaced wood is covered in a protective coating such as paint. Remove any peeling paint and re-coat the surfaces.
- 6 Repair and/or replace the roof to prevent water entry and damage to roof structure. The roof shows evidence of damage. Ensure all roofing tiles are intact and secured to the structure. Ensure roof is weathertight and free from leaks.
- 7 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Remove all wood rot from all window or door frames. Replace with good material and coat in a protective surface.
- 8 Repair foundation walls to be free from open cracks and breaks, ensure plumbness, and keep in a condition to prevent the entry of rodents and other pests. Repair the block structure walls that have evidence of breaks and cracks. An engineer may be required to evaluate for structural damage.