CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 30, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

ATIYA MARIAM
UNIT 6061 BOX 2037
DPO AE 09301-0015

Respondent

Case No.: **TCE252070**

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

Tax ID #: **2122180000050**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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

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

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

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

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

Sincerely,

Shawdranette House
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252070**

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

Repeat Offender:

Location Address: **2318 SAN MATEO CT**

Tax ID #: **2122180000050**

Owner(s): ATIYA MARIAM

UNIT 6061 BOX 2037

DPO AE 09301-0015

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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

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

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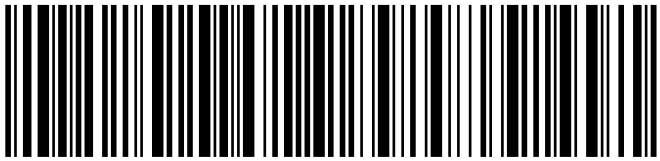
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8335 9402 95

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 30, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

CALLOWAY JANNA LEIGH
3534 SEDONA LOOP
TALLAHASSEE FL 32308-6102

Respondent

Case No.: **TCE251753**

Location of Violation: **3534 SEDONA LOOP**

Tax ID #: **112212 B0101**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Martin Atorresagasti
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251753**

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

Repeat Offender:

Location Address: **3534 SEDONA LOOP**

Tax ID #: **112212 B0101**

Owner(s): CALLOWAY JANNA LEIGH

3534 SEDONA LOOP

TALLAHASSEE FL 32308-6102

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

Code(s) in Violation:

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

Corrective Actions Required:

1 Remove and dispose of all dead trees from the property.
Remove dead pine tree in backyard.

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

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

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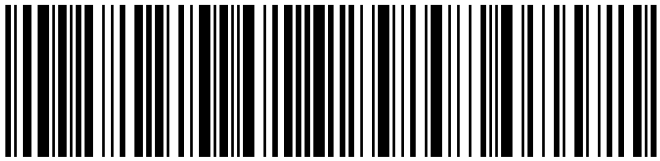
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8335 9236 49

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 30, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

RUTLEDGE TERRI L
5293 SAINT IVES LN
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE251976**

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

Tax ID #: **142726 C0110**

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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 #: **TCE251976**

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

Repeat Offender:

Location Address: **5293 SAINT IVES LN**

Tax ID #: **142726 C0110**

Owner(s): RUTLEDGE TERRI L

5293 SAINT IVES LN

TALLAHASSEE FL 32309

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

2 IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Remove overgrowth by driveway and Vines on the building.

2 Repair and/or replace the roof to prevent water entry and damage to roof structure..
Remove tarp and ensure roof is sound and tight as intended.

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

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

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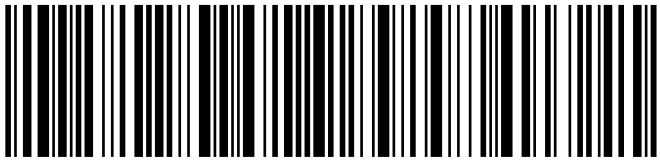
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8335 9255 68

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE251442**

Location of Violation: **310 INGLEWOOD DR**

Tax ID #: **113260 D0060**

AMENDED HEARING DATE

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **11/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Shameka Bush
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Shameka Bush**

Case #: **TCE251442**

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

Repeat Offender:

Location Address: **310 INGLEWOOD DR**

Tax ID #: **113260 D0060**

Owner(s): ADAMS KENRICK A
ADAMS LYNDA R
310 INGLEWOOD DR

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

2 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

3 IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

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

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

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

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

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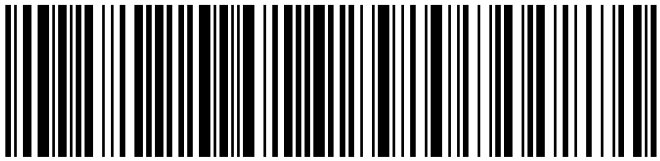
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 4242 06

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

PANACEA RAT LLC
400 CAPITAL CIR SE STE 18-303
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252035**

Location of Violation: **939 BALKIN RD**

Tax ID #: **412425 C0050**

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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Sincerely,

Stacey Holmes
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252035**

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

Repeat Offender:

Location Address: **939 BALKIN RD**

Tax ID #: **412425 C0050**

Owner(s): PANACEA RAT LLC

400 CAPITAL CIR SE STE 18-303

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

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

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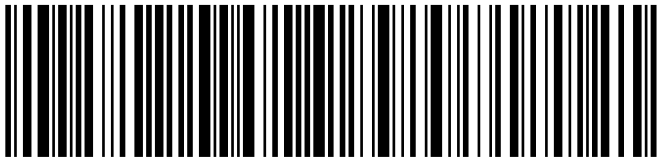
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 4307 26

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

TERRA LAKE HEIGHTS LLC
7901 4 ST N STE 300
SAINT PETERSBURG FL 33702

Respondent

Case No.: **TCE252180**

Location of Violation: **1375 PULLEN RD**

Tax ID #: **2123202150000**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL 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 #: **TCE252180**

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

Repeat Offender:

Location Address: **1375 PULLEN RD**

Tax ID #: **2123202150000**

Owner(s): TERRA LAKE HEIGHTS LLC

7901 4 ST N STE 300

SAINT PETERSBURG FL 33702

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that all trash around grounds the dumpsters is pick up.
Some of the dumpsters are becoming a nuisance with the flies.

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

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

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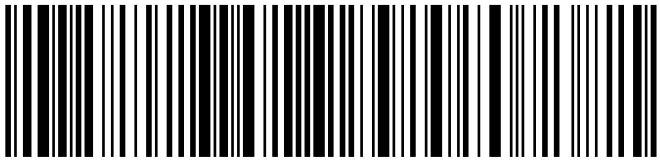
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 6205 78

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

SMITH WHITNEY
2504 JIM LEE RD
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252250**

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

Tax ID #: **3107700000130**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252250**

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

Repeat Offender:

Location Address: **2504 JIM LEE RD**

Tax ID #: **3107700000130**

Owner(s): SMITH WHITNEY

2504 JIM LEE RD

TALLAHASSEE FL 32301

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

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

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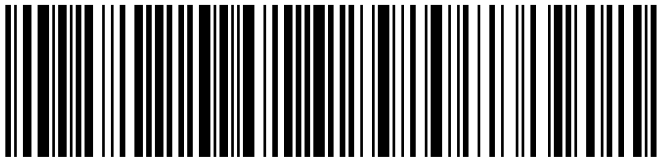
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 6172 57

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

MATTHEWS K L
5970 LOVE RIDGE DR
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE252261**

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

Tax ID #: **310415 X0010**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252261**

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

Repeat Offender:

Location Address: **1472 LIVE OAK DR**

Tax ID #: **310415 X0010**

Owner(s): MATTHEWS K L

5970 LOVE RIDGE DR

TALLAHASSEE FL 32312

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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

Corrective Actions Required:

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

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

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

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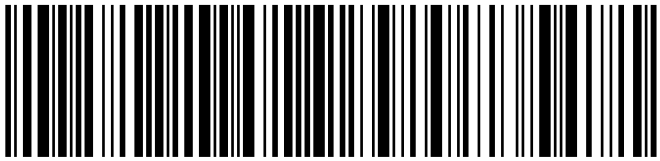
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 6182 92

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

MARKET RATE RENTALS LLC
2928 WELLINGTON CIR STE 101
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252262**

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

Tax ID #: **310415 Y0052**

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

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CITY OF TALLAHASSEE

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

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

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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 #: **TCE252262**

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

Repeat Offender:

Location Address: **1487 LIVE OAK DR**

Tax ID #: **310415 Y0052**

Owner(s): MARKET RATE RENTALS LLC

2928 WELLINGTON CIR STE 101

TALLAHASSEE FL 32309

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

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

Corrective Actions Required:

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

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

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

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

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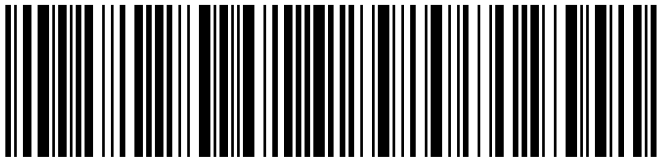
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 4651 79

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

FISHER GEORGE B
3008 BANKS RD
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252274**

Location of Violation: **1832 MERIADOC CT**

Tax ID #: **212160 A0300**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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Sincerely,

Shawdranette House
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252274**

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

Repeat Offender:

Location Address: **1832 MERIADOC CT**

Tax ID #: **212160 A0300**

Owner(s): FISHER GEORGE B

3008 BANKS RD

TALLAHASSEE FL 32309

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

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

Code(s) in Violation:

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

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

Corrective Actions Required:

1 Remove all trash, litter, and debris from the entire property.
All yard debris, tree debris, and trash is removed for the entire yard.

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

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

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

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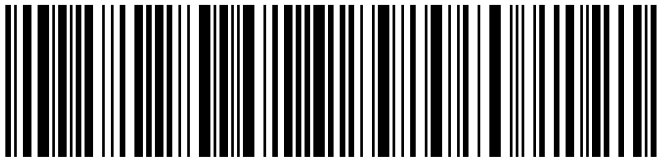
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 6234 18

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

FISHER ANN
3008 BANKS RD
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252281**

Location of Violation: **1807 MERIADOC RD**

Tax ID #: **212160 A0020**

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

Sincerely,

Shawdranette House
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252281**

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

Repeat Offender:

Location Address: **1807 MERIADOC RD**

Tax ID #: **212160 A0020**

Owner(s): FISHER ANN

3008 BANKS RD

TALLAHASSEE FL 32309

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

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

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

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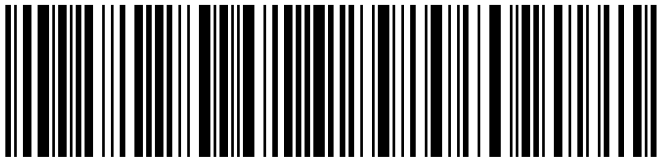
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 6257 26

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE252283**

Location of Violation: **1833 MERIADOC RD**

Tax ID #: **212160 A0091**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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Sincerely,

Shawdranette House
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252283**

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

Repeat Offender:

Location Address: **1833 MERIADOC RD**

Tax ID #: **212160 A0091**

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

MIDWAY FL 32343

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

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Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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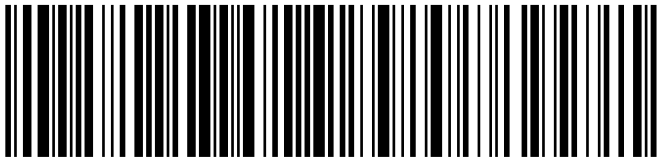
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8336 6351 45

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

WHITFIELD DANIEL A
1848 MERIADOC CT
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252288**

Location of Violation: **1848 MERIADOC CT**

Tax ID #: **212160 A0260**

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

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CITY OF TALLAHASSEE

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

Sincerely,

Shawdranette House
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252288**

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

Repeat Offender:

Location Address: **1848 MERIADOC CT**

Tax ID #: **212160 A0260**

Owner(s): WHITFIELD DANIEL A

1848 MERIADOC CT

TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

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

2 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

1 Remove household items, building material, building rubbish, or similar items from the exterior of the property.
Ensure that all items that should be stored inside are removed from the outside yard.

2 Ensure all vehicles are operable and display a valid license plate.
All vehicles must have currant tags and inflated tires.
Ensure that all vehicles are in operable condition.

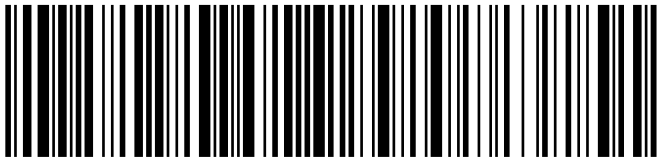
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6367 08

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

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

Postage: $8.8600

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

DANGEROUS

BUILDING NOTICE

Address: **604 PARK AVE E**

CE Case No.: **TCE252409**

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

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

Enforcing Official, Code Enforcement

08/10/2025

Date

CITY OF
TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 07, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

WILSON RICHARD L INTERVIVOS TRUST &
WILSON RICHARD L JR TRUSTEE
PO BOX 629
TALLAHASSEE FL 32302
Respondent

Case No.: **TCE252409**

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

Tax ID #: **113130 D0060**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF
TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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

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

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

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

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

Sincerely,

Angela Land
Code Enforcement Division
Attachment

CITY OF
TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land** Case #: **TCE252409**

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

Location Address: **604 PARK AVE E** Tax ID #: **113130 D0060**

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

TALLAHASSEE FL 32302

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

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

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

Code(s) in Violation:

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

Corrective Actions Required:

1. Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
2. Repair and/or replace the roof, eaves, and flashing to prevent water entry and damage to roof structure.
3. Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Ensure all porches, balconies, decks, and their hand/guard rails are free from defects, structurally sound and properly surface coated to prevent deterioration.

4	Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Ensure all broken windows are replaced and in a sound condition
5	Ensure all doors and their frames are free of all defects and properly surface coated to prevent deterioration.
6	Ensure all interior structural members are maintained and structurally sound. Ensure that interior structural members are free from all defects and properly surface coated to prevent deterioration. If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition. Ensure that all door and windows are secured and in sound condition as to prevent entry.

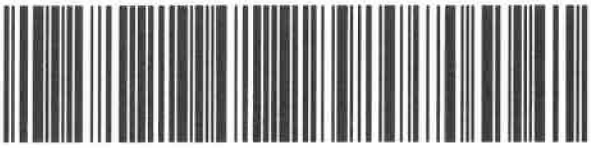
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 8593 50

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

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

Postage: $8.8600

TCE252409 DB PLACARD

Final Audit Report 2025-10-08

Created:	2025-10-08
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZti8wkPp_T0c4bVPMXu300nfjxdUQQIa

"TCE252409 DB PLACARD" History

Document created by Denise Garrett (denise.garrett@talgov.com)
2025-10-08 - 12:52:13 PM GMT

Document emailed to Anita Morrell (Anita.Morrell@talgov.com) for signature
2025-10-08 - 12:52:17 PM GMT

Email viewed by Anita Morrell (Anita.Morrell@talgov.com)
2025-10-08 - 1:04:19 PM GMT

Document e-signed by Anita Morrell (Anita.Morrell@talgov.com)
Signature Date: 2025-10-08 - 1:04:38 PM GMT - Time Source: server

Agreement completed.
2025-10-08 - 1:04:38 PM GMT

Adobe Acrobat Sign

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

FERRERA MELINDA LEEDY
417 PRINCE ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252075**

Location of Violation: **417 PRINCE ST**

Tax ID #: **213444 C0090**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252075**

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

Repeat Offender:

Location Address: **417 PRINCE ST**

Tax ID #: **213444 C0090**

Owner(s): FERRERA MELINDA LEEDY

417 PRINCE ST

TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

2 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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

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

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

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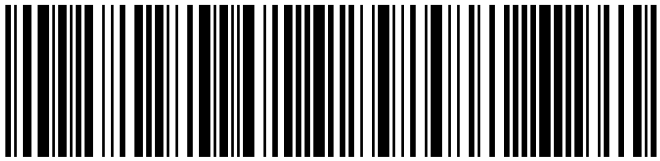
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 3289 23

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

SMITH WILLIAM ARTHUR
SMITH CHRISTINE
1666 SHARKEY ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252208**

Location of Violation: **1666 SHARKEY ST**

Tax ID #: **410226 F0100**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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,

Stacey Holmes
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252208**

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

Repeat Offender:

Location Address: **1666 SHARKEY ST**

Tax ID #: **410226 F0100**

Owner(s): SMITH WILLIAM ARTHUR
SMITH CHRISTINE
1666 SHARKEY ST

TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

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

Corrective Actions Required:

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

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

Remove all trash in carport and out of front yard.

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

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

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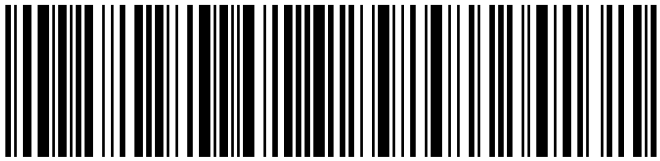
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 3080 17

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

PARKER JESSE ROBB ESTATE
3218 TIFFANY ST
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252290**

Location of Violation: **3218 TIFFANY ST**

Tax ID #: **3103500000430**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252290**

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

Repeat Offender:

Location Address: **3218 TIFFANY ST**

Tax ID #: **3103500000430**

Owner(s): PARKER JESSE ROBB ESTATE

3218 TIFFANY ST

TALLAHASSEE FL 32311

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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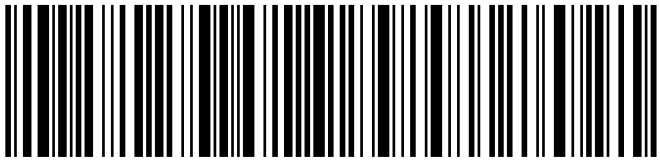
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 3040 88

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

CALLOWAY HOLDINGS OF MIAMI LLC
211 N KROME AVE
HOMESTEAD FL 33030

Respondent

Case No.: **TCE252291**

Location of Violation: **3230 TIFFANY ST**

Tax ID #: **3103500000420**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252291**

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

Repeat Offender:

Location Address: **3230 TIFFANY ST**

Tax ID #: **3103500000420**

Owner(s): CALLOWAY HOLDINGS OF MIAMI LLC

211 N KROME AVE

HOMESTEAD FL 33030

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Code(s) in Violation:

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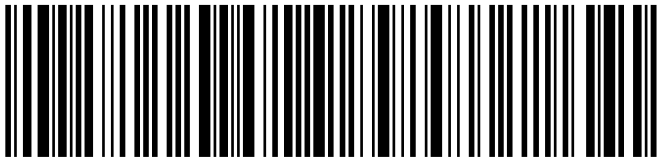
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 3002 71

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

STOUTAMIRE INVESTMENTS LLC
3203 APALACHEE PKWY
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252295**

Location of Violation: **1417 LYNN LN**

Tax ID #: **3103500001190**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
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Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252295**

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

Repeat Offender:

Location Address: **1417 LYNN LN**

Tax ID #: **3103500001190**

Owner(s): STOUTAMIRE INVESTMENTS LLC

3203 APALACHEE PKWY

TALLAHASSEE FL 32311

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

2 IPMC, Exterior Structure, 304.1 General

3 IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

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

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

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

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

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

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

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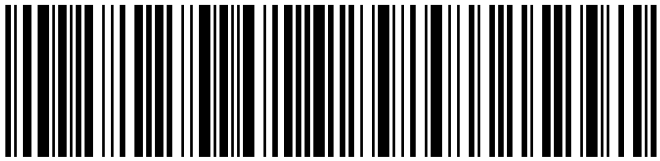
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 3049 58

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

SIMMONS DOMANIC C
1425 LYNN LN
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252296**

Location of Violation: **1425 LYNN LN**

Tax ID #: **3103500001170**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
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Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252296**

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

Repeat Offender:

Location Address: **1425 LYNN LN**

Tax ID #: **3103500001170**

Owner(s): SIMMONS DOMANIC C

1425 LYNN LN

TALLAHASSEE FL 32311

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Code(s) in Violation:

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

2 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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

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

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

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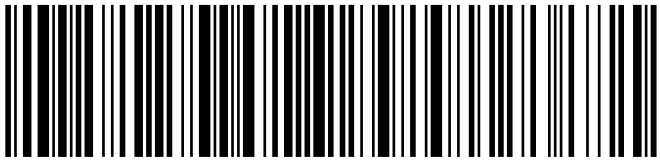
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 3072 63

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

BELLFLOWER ADRIENNE M; WALDEN CAROLYN; & WALDEN ABIGAIL

1030 CARRIN DR
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE251818**

Location of Violation: **1030 CARRIN DR**

Tax ID #: **310340 B0090**

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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

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 #: **TCE251818**

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

Repeat Offender:

Location Address: **1030 CARRIN DR**

Tax ID #: **310340 B0090**

Owner(s):

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

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.

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

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

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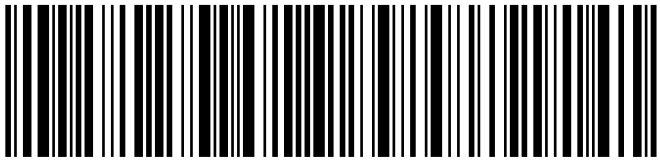
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 5022 17

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

ART VILLAGE GROUP LLC
1400 VILLAGE SQUARE BLVD #3-81210
TALLAHASSEE FL 32312-1250

Respondent

Case No.: **TCE252120**

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

Tax ID #: **4102200290000**

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

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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 #: **TCE252120**

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

Location Address: **Vacant Lot across from 721 Eugenia** Tax ID #: **4102200290000**

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

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

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

Code(s) in Violation:

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

2 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

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

Ensure all underbrush is removed.

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

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

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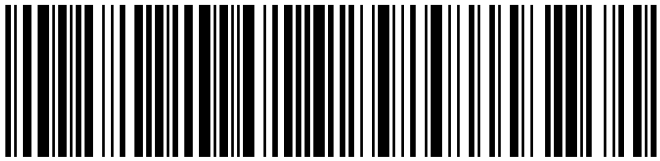
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 14, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE252277**

Location of Violation: **630 MCDANIEL ST**

Tax ID #: **113066 D0320**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Martin Atorresagasti
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252277**

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

Repeat Offender:

Location Address: **630 MCDANIEL ST**

Tax ID #: **113066 D0320**

Owner(s): YEATMAN ROBENA D
YEATMAN JASON W
630 MCDANIEL ST

TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

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

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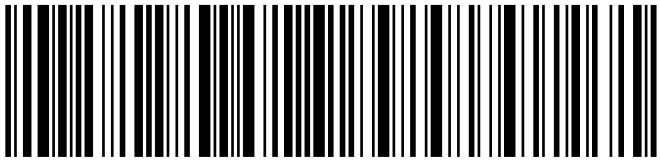
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 8137 19

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

HOLLIS KATINA MAE
1910 ALBAN AVE
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252289**

Location of Violation: **1910 ALBAN AVE**

Tax ID #: **310670 JJ0070**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252289**

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

Repeat Offender:

Location Address: **1910 ALBAN AVE**

Tax ID #: **310670 JJ0070**

Owner(s): HOLLIS KATINA MAE

1910 ALBAN AVE

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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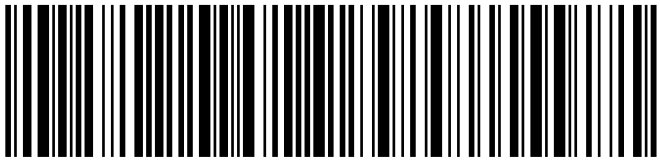
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8337 4984 97

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 13, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

CALLOWAY HOLDINGS OF MIAMI LLC
400 CAPITAL CIR SE # 18-303
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252323**

Location of Violation: **1410 JANET DR**

Tax ID #: **3103500000850**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252323**

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

Repeat Offender:

Location Address: **1410 JANET DR**

Tax ID #: **3103500000850**

Owner(s): CALLOWAY HOLDINGS OF MIAMI LLC

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure all high grass, weeds, and overgrowth is cut/removed from entire property.

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

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

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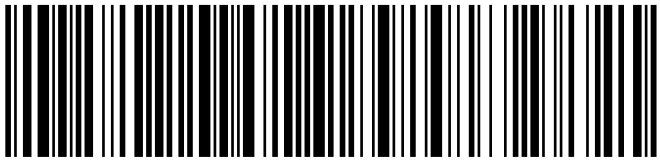
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 15, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

PARKWAY TERRACE PROP INC
310 W JEFFERSON ST
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252391**

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

Tax ID #: **310429 B0020**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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 #: **TCE252391**

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

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

Owner(s): PARKWAY TERRACE PROP INC

310 W JEFFERSON ST

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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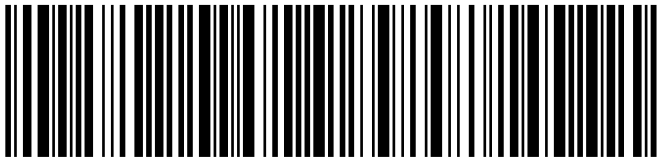
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8338 1483 91

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 15, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

PARKWAY TERRACE PROP INC
310 W JEFFERSON ST
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252392**

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

Tax ID #: **310429 B0010**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land** Case #: **TCE252392**

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

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

Owner(s): PARKWAY TERRACE PROP INC

310 W JEFFERSON ST

TALLAHASSEE FL 32301

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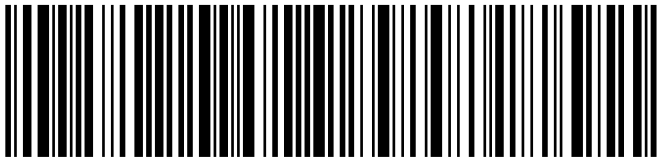
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8338 1504 93

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

JOHNNY AND PENNY INC
4178 APALACHEE PKWY
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252023**

Location of Violation: **2015 PECAN CT**

Tax ID #: **2121160000120**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Shawdranette House
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252023**

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

Repeat Offender:

Location Address: **2015 PECAN CT**

Tax ID #: **2121160000120**

Owner(s): JOHNNY AND PENNY INC

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

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, 304.6 Exterior Walls

3 IPMC, Exterior Structure, 304.7 Roof and Drains

4 IPMC, Interior Structure, 305.3 Interior Surfaces

5 IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces

6 IPMC, Interior Structure, 305.5 Handrails and Guard

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

8 IPMC, Exterior Structure, 304.18.1 Building Security Doors

9 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility

10 IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances

Corrective Actions Required:

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

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

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

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

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

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

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

All exterior roofing must be maintained.

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

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

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

Second Floor-

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

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

All walking surfaces must be kept in good conditions.

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

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

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

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

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

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

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

9 Ensure plumbing fixtures and facilities are maintained.

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

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

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

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

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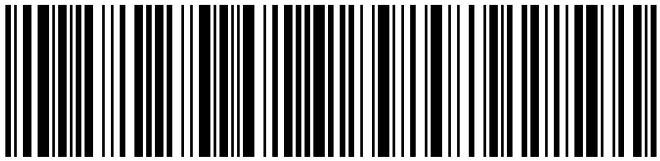
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8338 5421 20

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

HORABIN JAMILA
4352 CAMDEN RD
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252308**

Location of Violation: **2218 YAUPON DR**

Tax ID #: **212380 R0440**

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252308**

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

Repeat Offender:

Location Address: **2218 YAUPON DR**

Tax ID #: **212380 R0440**

Owner(s): HORABIN JAMILA

4352 CAMDEN RD

TALLAHASSEE FL 32303

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

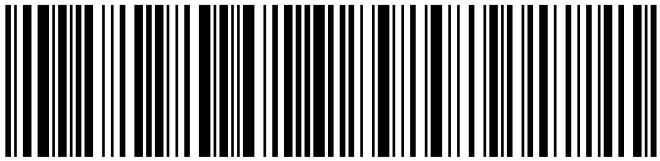
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8338 5412 08

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

HILL CHELICIA L N
2045 N 3RD ST APT 222
BATON ROUGE LA 70802

Respondent

Case No.: **TCE252374**

Location of Violation: **910 MILLARD ST**

Tax ID #: **310725 H0150**

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252374**

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

Repeat Offender:

Location Address: **910 MILLARD ST**

Tax ID #: **310725 H0150**

Owner(s): HILL CHELICIA L N

2045 N 3RD ST APT 222

BATON ROUGE LA 70802

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

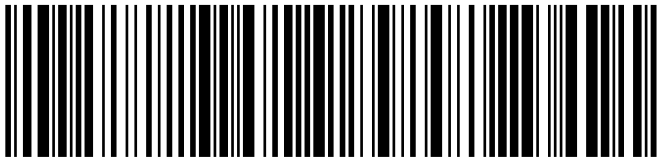
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 5398 92

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 20, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE252414**

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

Tax ID #: **310550 W0160**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252414**

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

Repeat Offender:

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

Tax ID #: **310550 W0160**

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

SATSUMA FL 32189

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure all high grass, weeds, and overgrowth is cut from entire property and properly maintained.

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

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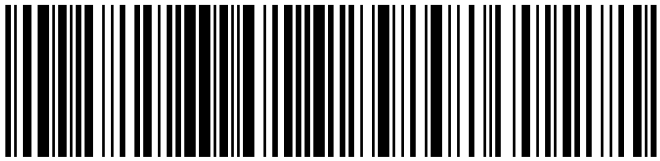
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8338 7026 16

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

EDWARDS SAM
EDWARDS AMY

Respondent

Case No.: **TCE251285**

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

Tax ID #: **3104140000730**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL 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 #: **TCE251285**

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

Repeat Offender:

Location Address: **1515 PAUL RUSSELL RD**

Tax ID #: **3104140000730**

Owner(s): EDWARDS SAM
EDWARDS AMY

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

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

Code(s) in Violation:

1 IPMC, Exterior Structure, 304.1 General

2 IPMC, Exterior Structure, 304.7 Roof and Drains

3 IPMC, Exterior Structure, 304.9 Overhang Extensions

Corrective Actions Required:

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

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

3 Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration.

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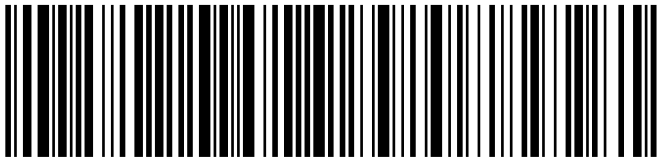
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 0951 44

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

HOLD THE MAYO LLC
904 HILLCREST CT
TALLAHASSEE FL 32308-5060

Respondent

Case No.: **TCE251792**

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

Tax ID #: **212543 B0350**

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251792**

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

Repeat Offender:

Location Address: **1423 N MONROE ST**

Tax ID #: **212543 B0350**

Owner(s): HOLD THE MAYO LLC

904 HILLCREST CT

TALLAHASSEE FL 32308-5060

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

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

3 IPMC, Exterior Property Areas, 302.9 Defacement of Property

4 IPMC, Exterior Structure, 304.2 Protective Treatment

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

6 IPMC, Exterior Structure, 304.9 Overhang Extensions

Corrective Actions Required:

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

Cut the entire property.

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

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

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

Remove graffiti from windows and building.

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

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

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

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

6 Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration.

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

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

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

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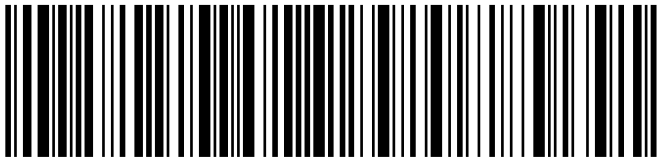
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 0979 71

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 21, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

ARNOLD ROSA
410 AMERICANA ST
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE251892**

Location of Violation: **410 AMERICANA ST**

Tax ID #: **411316 A0060**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251892**

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

Repeat Offender:

Location Address: **410 AMERICANA ST**

Tax ID #: **411316 A0060**

Owner(s): ARNOLD ROSA

410 AMERICANA ST

TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

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

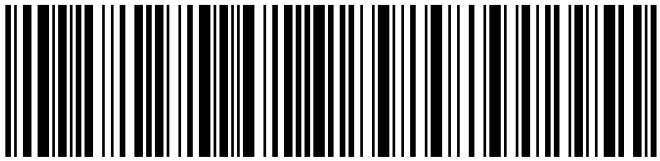
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 9826 50

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

ROE BRANDON
3434 LAURA ST
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252221**

Location of Violation: **3434 LAURA ST**

Tax ID #: **311840 G0170**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252221**

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

Repeat Offender:

Location Address: **3434 LAURA ST**

Tax ID #: **311840 G0170**

Owner(s): ROE BRANDON

3434 LAURA ST

TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

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

3 TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers

4 IPMC, Exterior Structure, 304.1 General

Corrective Actions Required:

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

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

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

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

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

Ensure that all address numbers are displayed and visible.

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

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

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

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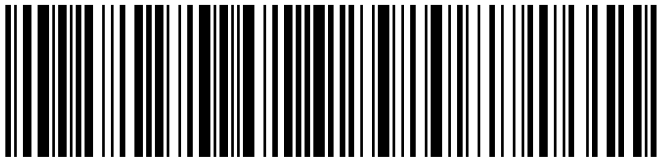
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 1012 65

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 21, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE252231**

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

Tax ID #: **310415 0001**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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 #: **TCE252231**

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

Repeat Offender:

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

Tax ID #: **310415 0001**

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

TALLAHASSEE FL 32309

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

2 IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways

Corrective Actions Required:

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

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

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

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

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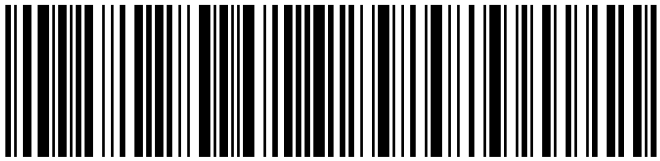
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8338 9849 37

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

VELISEK GEORGE O JR
3607 S LAKEWOOD DR
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE252396**

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

Tax ID #: **311880 I0010**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252396**

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

Repeat Offender:

Location Address: **3607 LAKEWOOD DR S**

Tax ID #: **311880 I0010**

Owner(s): VELISEK GEORGE O JR

3607 S LAKEWOOD DR

TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

2 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure that high grass, weeds, and overgrowth is cut from entire property and maintained properly.

2 Ensure all vehicles are operable and display a valid license plate.
Ensure that all vehicles display a current/valid tag or are removed from property. Covering or turning vehicles around will not bring property into compliance.

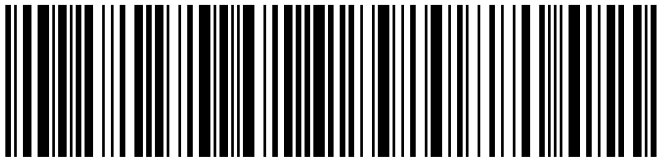
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 1059 80

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 22, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

SWEE GLENN L
919 KENDALL DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252501**

Location of Violation: **919 KENDALL DR**

Tax ID #: **310725 H0080**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252501**

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

Repeat Offender:

Location Address: **919 KENDALL DR**

Tax ID #: **310725 H0080**

Owner(s): SWEE GLENN L

919 KENDALL DR

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

1 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required

Corrective Actions Required:

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

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

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

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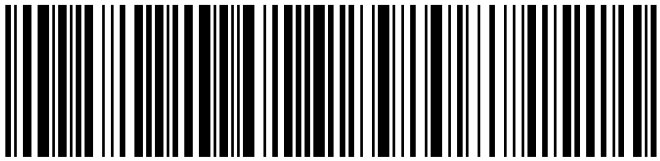
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 1115 16

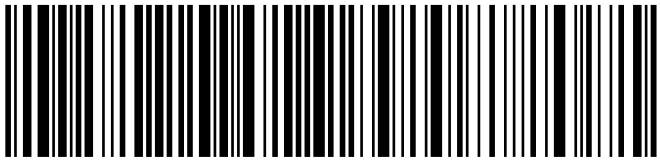
TCE252501 NOV/NOH INITIAL
SWEE GLENN L
3206 CHESHIRE CT
TALLAHASSEE FL 32312-1922

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

Postage: $8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 1107 62

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 24, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE251808**

Location of Violation: **709 BIVINS AVE**

Tax ID #: **212360 G0100**

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

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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 #: **TCE251808**

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

Repeat Offender:

Location Address: **709 BIVINS AVE**

Tax ID #: **212360 G0100**

Owner(s): BENNETT MICHAEL D
BENNETT JO ANNE M
709 BIVINS AVE

TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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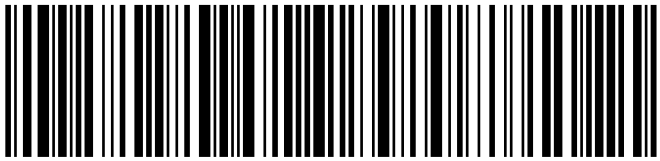
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 23, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE252207**

Location of Violation: **1421 TAMI TRL**

Tax ID #: **3103500000820**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252207**

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

Repeat Offender:

Location Address: **1421 TAMI TRL**

Tax ID #: **3103500000820**

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

SIDE 18-303
TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

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

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

4 IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

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

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

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

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

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

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

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

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

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

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

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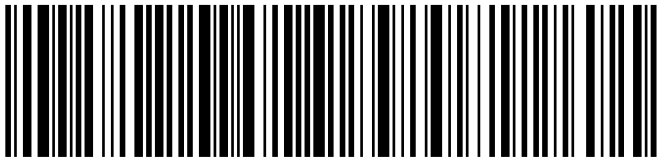
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 2201 71

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 24, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

MALDONADO CARLOS ALEXANDER
709 E BRICKYARD RD
MIDWAY FL 32343

Respondent

Case No.: **TCE252398**

Location of Violation: **311 PINEY RD**

Tax ID #: **311880 M0050**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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,

Angela Land

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252398**

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

Repeat Offender:

Location Address: **311 PINEY RD**

Tax ID #: **311880 M0050**

Owner(s): MALDONADO CARLOS ALEXANDER

709 E BRICKYARD RD

MIDWAY FL 32343

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

2 IPMC, Exterior Structure, 304.6 Exterior Walls

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

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure that all high grass, weeds, and overgrowth is cut from entire property and properly maintained.

2 Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
Ensure that all exterior wall surfaces are free from defects, weather tight, and properly surface coated.

3 Repair or remove the fence/wall that is in disrepair and considered unsafe.
Ensure that all damaged fencing is repaired or removed from property.

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

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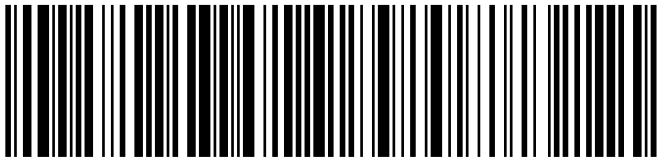
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 24, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE252432**

Location of Violation: **1018 APALACHEE PKWY**

Tax ID #: **113165 A0010**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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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 #: **TCE252432**

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

Repeat Offender:

Location Address: **1018 APALACHEE PKWY**

Tax ID #: **113165 A0010**

Owner(s): CMP I TALLAHASSEE OWNER LLC

545 E JOHN CARPENTER FWY STE 1400

IRVING TX 75062

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

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Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.9 Defacement of Property

Corrective Actions Required:

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

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

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

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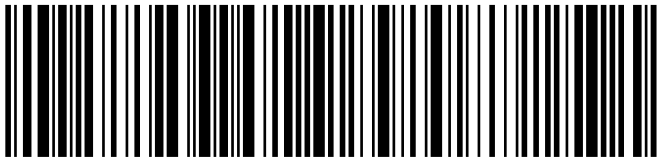
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 4102 20

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 27, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

JACKSON LATOYA MARTIN
2211 YAUPON DR
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252310**

Location of Violation: **2211 YAUPON DR**

Tax ID #: **212380 F0150**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL 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 #: **TCE252310**

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

Repeat Offender:

Location Address: **2211 YAUPON DR**

Tax ID #: **212380 F0150**

Owner(s): JACKSON LATOYA MARTIN

2211 YAUPON DR

TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

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

Corrective Actions Required:

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

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

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

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

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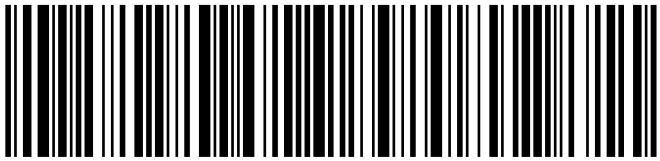
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 5548 63

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 27, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

WEST ANNE M
1961 SETTING SUN TRL
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252397**

Location of Violation: **1111 LINWOOD DR**

Tax ID #: **212860 C0030**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL 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 #: **TCE252397**

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

Repeat Offender:

Location Address: **1111 LINWOOD DR**

Tax ID #: **212860 C0030**

Owner(s): WEST ANNE M

1961 SETTING SUN TRL

TALLAHASSEE FL 32303

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Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

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

Corrective Actions Required:

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

Ensure all tags are current on all vehicles.

Ensure all tires are inflated on all vehicles.

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

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

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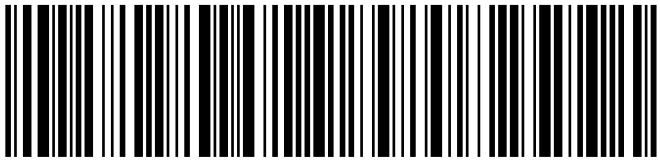
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 5394 26

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 27, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

ZHAO LICHUN
1787 CASSATT DR
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE252434**

Location of Violation: **3171 HUTTERSFIELD CIR**

Tax ID #: **211640 AA0250**

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252434**

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

Repeat Offender:

Location Address: **3171 HUTTERSFIELD CIR**

Tax ID #: **211640 AA0250**

Owner(s): ZHAO LICHUN

1787 CASSATT DR

TALLAHASSEE FL 32317

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

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

Code(s) in Violation:

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

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

3 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

1 Remove all trash, litter, and debris from the entire property.
Ensure that all trash is removed from the property.

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

Ensure that any item's not normally stored outside is removed for the exterior of the property.

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

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

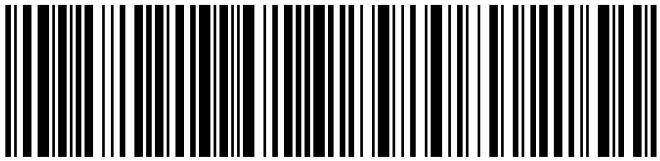
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 5513 29

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 27, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

BLACKWOOD JOSEPH DAVID
920 CHESTWOOD AVE
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252474**

Location of Violation: **920 CHESTWOOD AVE**

Tax ID #: **212380 H0080**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252474**

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

Repeat Offender:

Location Address: **920 CHESTWOOD AVE**

Tax ID #: **212380 H0080**

Owner(s): BLACKWOOD JOSEPH DAVID

920 CHESTWOOD AVE

TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

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

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

Corrective Actions Required:

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

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

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

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

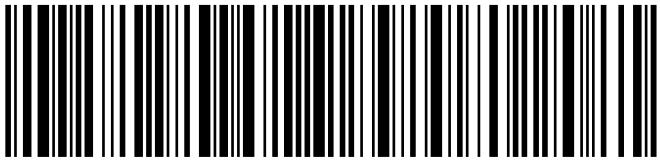
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 5601 85

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

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

Respondent

Case No.: **TCE251299**

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

Tax ID #: **4112200350000**

AMENDED HEARING DATE

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

Sincerely,

Stacey Holmes
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251299**

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

Repeat Offender:

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

Tax ID #: **4112200350000**

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

TALLAHASSEE FL 32308

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.

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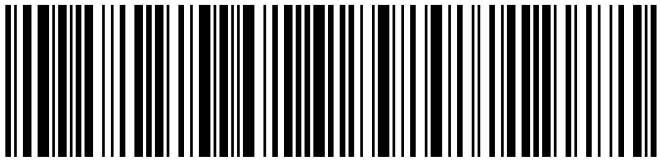
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 1923 37

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE251549**

Location of Violation: **2147 PASCO ST**

Tax ID #: **410156 G0042**

AMENDED HEARING DATE

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
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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 #: **TCE251549**

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

Repeat Offender:

Location Address: **2147 PASCO ST**

Tax ID #: **410156 G0042**

Owner(s): DANIELS WILLIAM H SR

1919 35TH ST S

SAINT PETERSBURG FL 33711

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

Corrective Actions Required:

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

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

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

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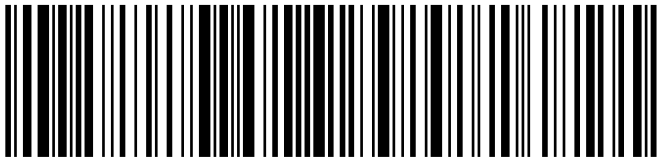
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 1864 04

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

THORPE SCOTT
717 FLORAL ST
TALLAHASSEE FL 32310

Respondent

Case No.: **TCE251780**

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

Tax ID #: **411132 D0050**

AMENDED HEARING DATE

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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,

Stacey Holmes
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes** Case #: **TCE251780**

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

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

Owner(s): THORPE SCOTT

717 FLORAL ST

TALLAHASSEE FL 32310

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

2 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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

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

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

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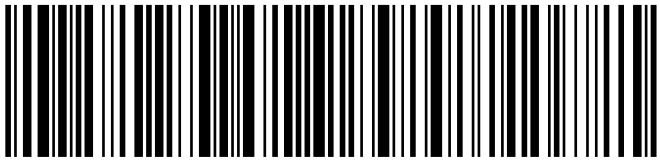
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 1952 39

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

FOX JONATHAN
13953 S HOYT PEAK CIR
RIVERTON UT 84096-6438

Respondent

Case No.: **TCE251827**

Location of Violation: **1115 ALBRITTON DR**

Tax ID #: **310480 B0030**

AMENDED HEARING DATE

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

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

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Sincerely,

Stacey Holmes
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251827**

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

Repeat Offender:

Location Address: **1115 ALBRITTON DR**

Tax ID #: **310480 B0030**

Owner(s): FOX JONATHAN

13953 S HOYT PEAK CIR

RIVERTON UT 84096-6438

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

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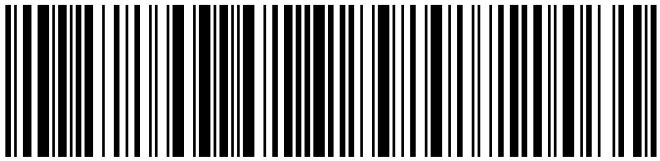
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 1418 85

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

TALLAHASSEE LENDERS CONSORTIUM INC
224 OFFICE PLAZA DR
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE251966**

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

Tax ID #: **310740 A0040**

AMENDED HEARING DATE

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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 #: **TCE251966**

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

Repeat Offender:

Location Address: **508 LAURA LEE AVE**

Tax ID #: **310740 A0040**

Owner(s): TALLAHASSEE LENDERS CONSORTIUM INC

224 OFFICE PLAZA DR

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

2 IPMC, Exterior Structure, 304.7 Roof and Drains

3 IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

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

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

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

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

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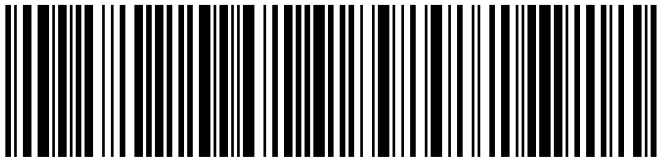
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 1899 24

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

AREA 13 LLC
404 W VIRGINIA ST
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252017**

Location of Violation: **2606 MCELROY ST**

Tax ID #: **410450 X0001**

AMENDED HEARING DATE

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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 #: **TCE252017**

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

Repeat Offender:

Location Address: **2606 MCELROY ST**

Tax ID #: **410450 X0001**

Owner(s): AREA 13 LLC

404 W VIRGINIA ST

TALLAHASSEE FL 32301

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Code(s) in Violation:

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

2 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

Remove all dead tree debris on property

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

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

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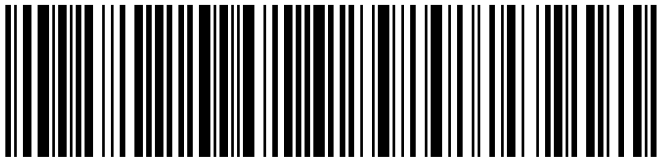
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 1968 54

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 28, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

SIMMONS BRUCE W JR
1429 LYNN LN
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252324**

Location of Violation: **1429 LYNN LN**

Tax ID #: **3103500001160**

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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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 #: **TCE252324**

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

Repeat Offender:

Location Address: **1429 LYNN LN**

Tax ID #: **3103500001160**

Owner(s): SIMMONS BRUCE W JR

1429 LYNN LN

TALLAHASSEE FL 32311

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

1 Ensure all vehicles are operable and display a valid license plate.
Ensure vehicle (Chevy Tahoe) displays a current/valid tag or is removed from property.
Ensure vehicle (dark, 2 door, missing tire) has all tires intact and displays a current/valid tag or is removed from property.

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

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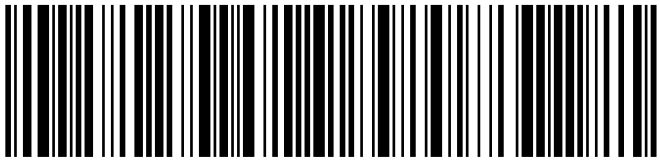
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 7277 48

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 28, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

W & L ASSOCIATES LLC D/B/A WEINLUBE ASSOCIATES LLC
C/O: ANDREW TALBERT
16239 PANTHEON PASS
DELRAY BEACH FL 33446
Respondent

Case No.: **TCE252454**

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

Tax ID #: **2124202250000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Shawdranette House
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House** Case #: **TCE252454**

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

Location Address: **2400 N MONROE ST** Tax ID #: **2124202250000**

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

DELRAY BEACH FL 33446

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 on retention wall located along Monticello and N Monroe is covered/removed.

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

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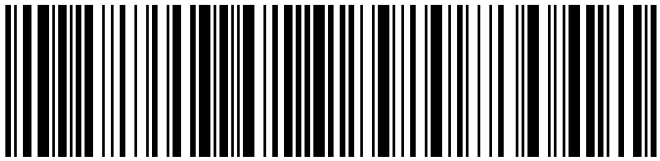
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8339 7296 81

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

FIRST CHURCH OF THE NAZARENE OF TLH INC
CC: David Pullen
1983 MAHAN DR
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE252249**

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

Tax ID #: **1129180000090**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
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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 #: **TCE252249**

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

Repeat Offender:

Location Address: **1900 TY TY CT**

Tax ID #: **1129180000090**

Owner(s): FIRST CHURCH OF THE NAZARENE OF TLH INC
CC: DAVID PULLEN
1983MAHAN DR

TALLAHASSEE FL 32308

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that dead tree located rear of property is removed.

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

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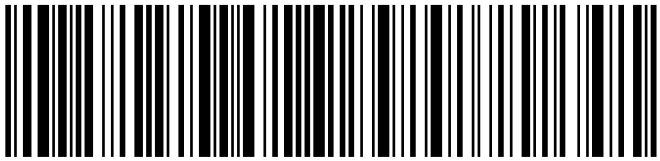
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 0624 70

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE252299**

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

Tax ID #: **113060 A0100**

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Martin Atorresagasti
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252299**

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

Repeat Offender:

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

Tax ID #: **113060 A0100**

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

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Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

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

Corrective Actions Required:

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

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

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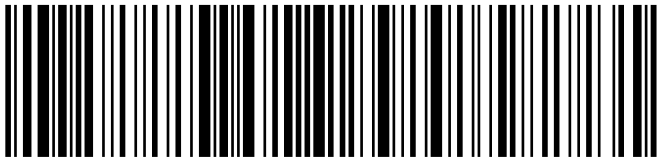
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 1604 11

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

MAHAN WALK LLC
4178 APALACHEE PKWY
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252548**

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

Tax ID #: **4101200760000**

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

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CITY OF TALLAHASSEE

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Lesa Vause**

Case #: **TCE252548**

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

Repeat Offender:

Location Address: **1456 S MONROE ST**

Tax ID #: **4101200760000**

Owner(s): MAHAN WALK LLC

4178 APALACHEE PKWY

TALLAHASSEE FL 32311

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, 304.9 Overhang Extensions

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

5 TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers

6 IPMC, Exterior Structure, 304.1 General

7 IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Actions Required:

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

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

3 Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration.
Remove damaged material at the rear door overhang. Replace with good material, ensuring the overhang is in good repair and securely anchored.

4 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Remove and replace the broken window in the front part of the building.

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

6 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
Remove all wood rot around soffits, fascia and exterior surfaces. Replace with good material.

7 Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.
Ensure all replaced wood is coated in a protective surface such as paint.

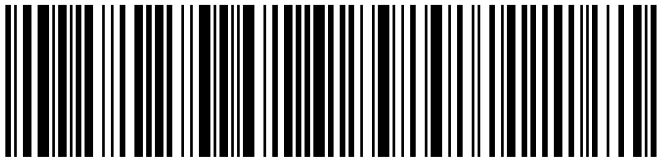
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 1900 29

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

RS TALLAHASSEE LLC
2560 KING ARTHUR BLVD STE 124-104
LEWISVILLE TX 75056

Respondent

Case No.: **TCE252549**

Location of Violation: **2785 S MONROE ST**

Tax ID #: **411230 D0011**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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,

Lesa Vause

Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Lesa Vause**

Case #: **TCE252549**

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

Repeat Offender:

Location Address: **2785 S MONROE ST**

Tax ID #: **411230 D0011**

Owner(s): RS TALLAHASSEE LLC

2560 KING ARTHUR BLVD STE 124-104

LEWISVILLE TX 75056

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

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

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

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

4 IPMC, Exterior Structure, 304.1 General

5 IPMC, Exterior Structure, 304.2 Protective Treatment

6 IPMC, Exterior Structure, 304.7 Roof and Drains

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

8 IPMC, Exterior Structure, 304.5 Foundation Walls

Corrective Actions Required:

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

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

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

4 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
Remove wood rotted materials from the structure. This includes all wooden portions of the structure, including but not limited to the overhang, post-supports, eaves, soffit, fascia and frames.

5 Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.
Ensure all replaced wood is covered in a protective coating such as paint. Remove any peeling paint and re-coat the surfaces.

6 Repair and/or replace the roof to prevent water entry and damage to roof structure.
The roof shows evidence of damage. Ensure all roofing tiles are intact and secured to the structure. Ensure roof is weathertight and free from leaks.

7 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Remove all wood rot from all window or door frames. Replace with good material and coat in a protective surface.

8 Repair foundation walls to be free from open cracks and breaks, ensure plumbness, and keep in a condition to prevent the entry of rodents and other pests.
Repair the block structure walls that have evidence of breaks and cracks. An engineer may be required to evaluate for structural damage.

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

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

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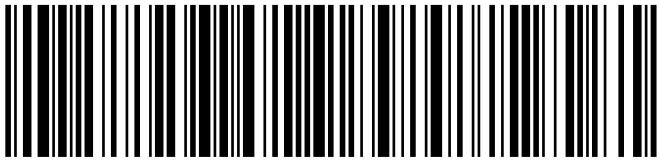
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 2057 47

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

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

Respondent

Case No.: **TCE252562**

Location of Violation: **1642 MAYHEW ST**

Tax ID #: **410226 G0320**

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

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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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 #: **TCE252562**

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

Repeat Offender:

Location Address: **1642 MAYHEW ST**

Tax ID #: **410226 G0320**

Owner(s): LANKFORD GARY K
LANKFORD M F
PO BOX 263

WESTERVILLE OH 43086

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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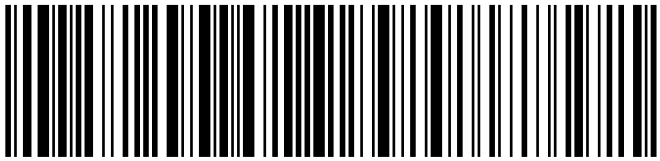
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 3941 44

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

SAINTPIERREBROTHERS LLC
12038 TOWER CREEK
SAN ANTONIO TX 78253

Respondent

Case No.: **TCE252563**

Location of Violation: **1659 MAYHEW ST**

Tax ID #: **410226 H0090**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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 #: **TCE252563**

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

Repeat Offender:

Location Address: **1659 MAYHEW ST**

Tax ID #: **410226 H0090**

Owner(s): SAINTPIERREBROTHERS LLC

12038 TOWER CREEK

SAN ANTONIO TX 78253

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

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

Corrective Actions Required:

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

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

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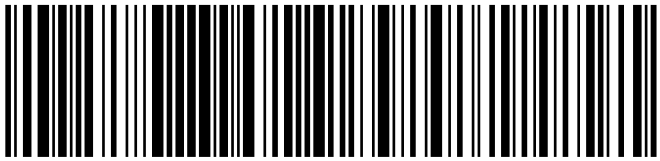
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 2219 07

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 29, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

SIKOSKI JOHN S
PO BOX 61
AMHERST MA 01004

Respondent

Case No.: **TCE252564**

Location of Violation: **1686 SHARKEY ST**

Tax ID #: **410226 F0050**

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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

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

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Sincerely,

Martin Atorresagasti
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252564**

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

Repeat Offender:

Location Address: **1686 SHARKEY ST**

Tax ID #: **410226 F0050**

Owner(s): SIKOSKI JOHN S

PO BOX 61

AMHERST MA 01004

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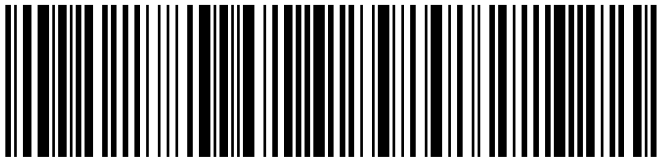
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 2102 91

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

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

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

SELLERS FAMILY TRUST U/T/A DATED 11/01/2022
1913 MAYMEADOW LN
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252565**

Location of Violation: **1671 SHARKEY ST**

Tax ID #: **410226 G0020**

AMENDED HEARING DATE

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

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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Sincerely,

Martin Atorresagasti
Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti** Case #: **TCE252565**

Initial Inspection Date: **10/29/2025** Repeat Offender:

Location Address: **1671 SHARKEY ST** Tax ID #: **410226 G0020**

Owner(s): SELLERS FAMILY TRUST U/T/A DATED 11/01/2022

1913 MAYMEADOW LN

TALLAHASSEE FL 32303

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

1 Remove all trash, litter, and debris from the entire property.
Remove trash and boxes from carport outdoor storage is not allowed.

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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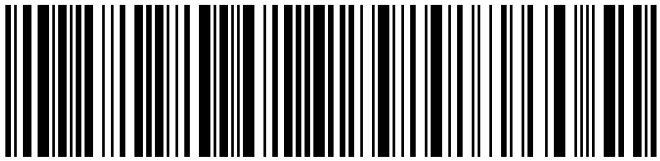
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 3770 62

TCE252565 NOV/NOH AMENDED
SELLERS FAMILY TRUST
SELLERS BEVERLY A TRUSTEE
1913 MAYMEADOW LN
TALLAHASSEE FL 32303-3577

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

EMMANUEL ARIEL D
400 W PEACHTREE ST NW UNIT 3502
ATLANTA GA 30308

Respondent

Case No.: **TCE252566**

Location of Violation: **1619 SHARKEY ST**

Tax ID #: **410226 G0150**

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CITY OF TALLAHASSEE

Housing and Community Resilience
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 #: **TCE252566**

Initial Inspection Date: **10/29/2025**

Repeat Offender:

Location Address: **1619 SHARKEY ST**

Tax ID #: **410226 G0150**

Owner(s): EMMANUEL ARIEL D

400 W PEACHTREE ST NW UNIT 3502

ATLANTA GA 30308

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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.

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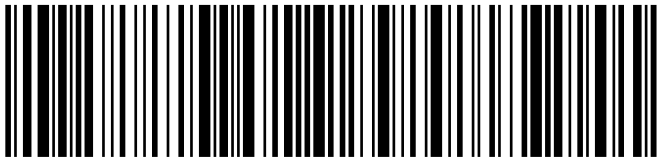
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 3990 26

TCE252566 NOV/NOH INITIAL
EMMANUEL ARIEL D
400 W PEACHTREE ST NW
UNIT 3502
ATLANTA GA 30308-3558

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.
HEACOCK WILLIAM BAYARD AND PEREZ RITA; HEACOCK WILLIAM BAYARD TRUSTEE
PEREZ RITA LOUISE TRUSTEE
2501 NW 18TH WAY
GAINESVILLE FL 32605
Respondent

Case No.: **TCE252567**

Location of Violation: **1405 ATKAMIRE DR**

Tax ID #: **410259 E0020**

The appearance of our community and how individual properties are maintained has a significant impact on the quality of life in our neighborhoods. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, the corrective action required and the time frame for completing that corrective action are noted on the attached violation detail.

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CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
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Code Enforcement Division

Attachment

CITY OF TALLAHASSEE

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti** Case #: **TCE252567**

Initial Inspection Date: **10/29/2025** Repeat Offender:

Location Address: **1405 ATKAMIRE DR** Tax ID #: **410259 E0020**

Owner(s): HEACOCK WILLIAM BAYARD AND PEREZ RITA; HEACOCK WILLIAM BAYARD TRUSTEE
PEREZ RITA LOUISE TRUSTEE
2501 NW 18TH WAY
GAINESVILLE FL 32605

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Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

3 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

2 Remove all trash, litter, and debris from the entire property.

3 Ensure all vehicles are operable and display a valid license plate.

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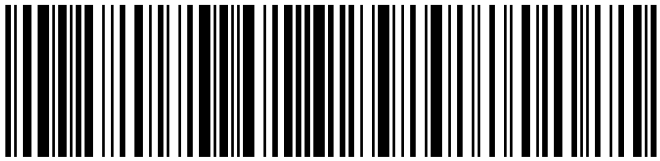
City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8340 4025 59

TCE252567 NOV/NOH INITIAL
HEACOCK WILLIAM BAYARD AND PEREZ RITA
HEACOCK WILLIAM BAYARD TRUSTEE
PEREZ RITA LOUISE TRUSTEE
2501 NW 18TH WAY
GAINESVILLE FL 32605-3800

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: $8.8600

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 30, 2025

CITY OF TALLAHASSEE
Petitioner,
vs.

VON HOLLEN LUCAS PEREZ
1541 AIRPORT DR
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252574**

Location of Violation: **1409 ATKAMIRE DR**

Tax ID #: **410259 E0030**

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You must correct the violation described herein within the number of days noted on the attached violation detail. Once corrected, you must contact the City Code Enforcement Division at **(850) 891-7007** to arrange a reinspection of the property to verify the violation has been corrected and the property is in compliance with the Municipal Code cited herein.

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **12/09/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street,** Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

Failure to comply may result in the City of Tallahassee correcting the violation(s) and assessing the cost through placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action, if necessary. Your case may be presented to the **Code Magistrate** even if the violation has been corrected prior to the hearing or if the structure is boarded.

CITY OF TALLAHASSEE

Housing and Community Resilience
Code Enforcement Division
OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252574**

Initial Inspection Date: **10/29/2025**

Repeat Offender:

Location Address: **1409 ATKAMIRE DR**

Tax ID #: **410259 E0030**

Owner(s): VON HOLLEN LUCAS PEREZ

1541 AIRPORT DR

TALLAHASSEE FL 32304

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

2 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

2 Remove all trash, litter, and debris from the entire property.

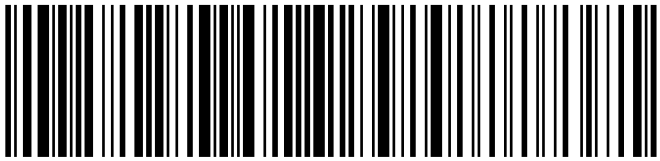
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

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 4040 72

TCE252574 NOV/NOH INITIAL
VON HOLLEN LUCAS PEREZ
1541 AIRPORT DR
TALLAHASSEE FL 32304-4706

Return Reference Number:
Username: Brianna Cronan
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: $8.8600