

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: 101 GLENVIEW DR APARTMENT 27

CE Case No.: TCE242897

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).



Enforcing Official, Code Enforcement

12/30/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

101INVESTMENTS LLC

PO BOX 6801

TALLAHASSEE FL 32314

Respondent

Case No.: **TCE242897**

Location of Violation: **101 GLENVIEW DR APARTMENT 27**

Tax ID #: **2124204610000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



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

Code Officer: **Lesa Vause**

Case #: **TCE242897**

Initial Inspection Date: **12/17/2024**

Repeat Offender: **No**

Location Address: **101 GLENVIEW DR APARTMENT 27**

Tax ID #: **2124204610000**

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

**PO BOX 6801
TALLAHASSEE FL 32314**

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

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

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, Interior Structure, 305.1 General**
- 2 IPMC, Pest Elimination, 309.1 Infestation**
- 3 IPMC, Light, Ventilation and Occupancy Limitations, 402.3 Other Spaces**
- 4 IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms**
- 5 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility**
- 6 IPMC, Plumbing Facilities and Fixture Requirements, 503.1 Privacy**
- 7 IPMC, Plumbing Systems and Fixtures, 504.2 Fixture Clearances**
- 8 IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies**
- 9 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required**
- 10 IPMC, Mechanical and Electrical Requirements, 605.1 Installation**
- 11 IPMC, Fire Safety Requirements, 702.1 General**
- 12 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms**
- 13 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required**
- 14 IPMC, Plumbing Facilities and Fixture Requirements, 502.1 Dwelling Units**
- 15 IPMC, Exterior Property Areas, 302.5 Rodent Harborage**
- 16 IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards.**

- 17 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 18 IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 19 IPMC, Efficiency Unit, 404.6
- 20 IPMC, Electric system hazard, 604.3

Corrective Actions Required:

- 1 APARTMENT 27
Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
Repair all holes, damage and deterioration in the walls and floor. Finish walls that are unfinished.
- 2 APARTMENT 27.
Ensure the structure is kept free from insect and rodent infestation.
Ensure all buildings are free from rats.
- 3 APARTMENT 27
Ensure all spaces are provided with light sufficient to permit the maintenance of sanitary conditions, and the safe occupancy of the space and utilization of the appliances, equipment and fixtures.
Ensure the apartment has functional lights in all rooms.
- 4 APARTMENT 27
Ensure every bathroom has natural or properly discharged mechanical ventilation.
The bathroom must have a functional fan or an openable window.
- 5 APARTMENT 27
Ensure plumbing fixtures and facilities are maintained.
The shower fixtures are broken or missing.
Ensure the shower is functional, sealed and drains as intended.
Ensure the toilet flushes properly.
- 6 APARTMENT 27
Ensure bathrooms have doors and locking device for privacy.
Ensure you install a door to the bathroom.
- 7 APARTMENT 27
Ensure plumbing fixtures have adequate clearance for usage and cleaning.
- 8 APARTMENT 27
Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms.
A portable heater is not adequate heat. Ensure you install a heat source that is up to City Code.
- 9 APARTMENT 27
Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements.
- 10 APARTMENT 27
Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
Ensure all exposed wires, junction boxes are enclosed and not exposed.
The outlet in the living area has an open ground and is not wired to code.
The porch light has exposed wires. Ensure it is repaired with a functional light.
Provide verification from a licensed electrician that all electrical is ample and safe.

- 11 APARTMENT 27**
Ensure a safe, continuous and unobstructed path of travel is provided from any point in a building or structure to the public way.
- 12 APARTMENT 27**
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.
- 13 APARTMENT 27**
Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements.
- 14 APARTMENT 27**
Ensure every dwelling unit contains its own bathtub or shower, lavatory, water closet and kitchen sink and that it is maintained in a sanitary, safe working condition.
- 15 APARTMENT 27**
Ensure structures and exterior property are kept free from rodent harborage and infestation.
Ensure the property is free from rat infestation.
- 16 APARTMENT 27**
Ensure the plumbing system in a structure does not constitute a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or similar reasons.
The living area has an open pipe from the bathroom that may be leaking methane. Provide verification that a licensed plumber corrects all plumbing installations.
- 17 APARTMENT 27**
Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Repair all broken windows and remove boards.
The front door frame is broken.
The front door does not lock and can not be held in a locked position. Repair the frame and hardware.
- 18** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Repair broken glazing and remove boards from broken windows.
- 19 APARTMENT 27**
Ensure this apartment for one has a minimum clear floor area of 120 square feet.
- 20 APARTMENT 27**
Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
Ensure all exposed wires, junction boxes are enclosed and not exposed.
The receptacle in the living/sleeping area has an open ground and is not wired to code standards. Ensure it is repaired to code standards.
The porch light is missing with exposed wires. Repair and replace with a functional light.
Provide verification that a licensed electrician verifies the electrical is ample and safe.

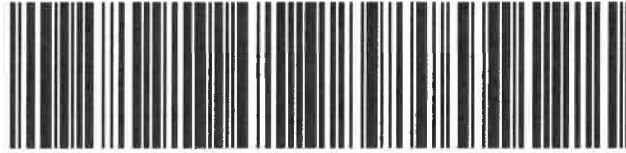
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8393 9454 23

TCE242897 DB PLACARD/NOV/NOH
101 INVESTMETNS LLC
PO BOX 6801
TALLAHASSEE FL 32314-6801

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

Postage: \$8.1600

TCE242897 DB PLCARD

Final Audit Report

2024-12-30

Created:	2024-12-30
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAABT0RbjzyeTzU1aYJ93C_zdHFeS47bBj

"TCE242897 DB PLCARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-12-30 - 2:18:01 PM GMT
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-  Document e-signed by Adam Jacobs (adam.jacobs@talgov.com)
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-  Agreement completed.
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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: 101 GLENVIEW DR APT 5

CE Case No.: TCE242402

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).



Enforcing Official, Code Enforcement

12/30/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

101INVESTMENTS LLC

PO BOX 6801

TALLAHASSEE FL 32314

Respondent

Case No.: **TCE242402**

Location of Violation: **101 GLENVIEW DRAPT 5**

Tax ID #: **2124204610000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer:	Lesa Vause	Permit No.:	NA
Initial Inspection Date:	10/11/2024	Case No.:	TCE242402
Tax Identification Number:	2124204610000	Repeat Offender:	No
Violation Address:	101 GLENVIEW DR APT 5		No

Owner(s):

101INVESTMENTS LLC

**PO BOX 6801
TALLAHASSEE FL 32314**

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Code(s) in Violation:

- 1 IPMC, Interior Structure, 305.6 Interior Doors**
- 2 IPMC, Interior Structure, 305.1 General**
- 3 IPMC, Pest Elimination, 309.1 Infestation**
- 4 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility**
- 5 IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies**
- 6 IPMC, Mechanical and Electrical Requirements, 605.1 Installation**
- 7 IPMC, Exterior Structure, 304.14 Insect Screens**
- 8 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required**
- 9 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms**
- 10 IPMC, Exterior Property Areas, 302.5 Rodent Harborage**

Corrective Actions Required:

- 1 APARTMENT 5**
Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks.
The front door does not fit within the frame. It will not close or lock. Ensure repairs are made and the door closes easily within the frame, will lock and is weathertight.
- 2 APARTMENT 5**
Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
Repair any holes or damaged walls or doors inside the apartment.
- 3 APARTMENT 5**
Ensure the structure is kept free from insect and rodent infestation.
Ensure all roaches and rats are eliminated from the structure.
- 4 APARTMENT 5**
Ensure plumbing fixtures and facilities are maintained.
Ensure the toilet is properly anchored and sealed to be water tight.
The tub/shower area must be caulked with a watertight area.
The tub has become delaminated. Ensure the tub is resurfaced and sealed.
- 5 APARTMENT 5**
Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of in all habitable rooms, bathrooms, and toilet rooms.
- 6 APARTMENT 5**
Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.
Receptacles are not all functional or show an open ground. All electric must be sufficient for the building and current to code standards.
Ensure all light fixtures are covered with a globe.
- 7 APARTMENT 5**
Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.
- 8 APARTMENT 5**
Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements.
The electric panel servicing apartment 5 and other apartments has no cover and is not clearly labeled. Ensure panel has a cover and is clearly labeled.
- 9 APARTMENT 5**
Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.
- 10 APARTMENT 5**
Ensure structures and exterior property are kept free from rodent harborage and infestation.
The entire structure has a rat infestation. Ensure rats are removed from the structure.

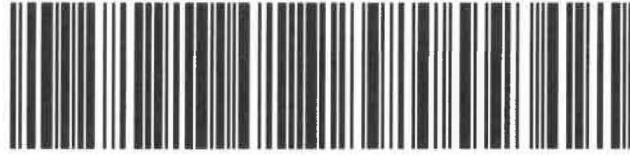
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If 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 8393 9461 92

TCE242402 DB PLACARD/NOV/NOH INITIAL
101 INVESTMENTS LLC
PO BOX 6801
TALLAHASSEE FL 32314-6801

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

Postage: \$8.1600

TCE242402 DB PLACARD

Final Audit Report

2024-12-30

Created:	2024-12-30
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG2wgUej3x39FVkluDfYc-3g6vBmLsybN

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-  Document created by Denise Garrett (denise.garrett@talgov.com)
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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: 101 GLENVIEW DR APT 18

CE Case No.: TCE242889

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).



Enforcing Official, Code Enforcement

12/30/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

101INVESTMENTS LLC

PO BOX 6801

TALLAHASSEE FL 32314

Respondent

Case No.: **TCE242889**

Location of Violation: **101 GLENVIEW DR APT 18**

Tax ID #: **2124204610000**

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



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

Code Officer: **Lesa Vause**

Case #: **TCE242889**

Initial Inspection Date: **12/17/2024**

Repeat Offender: **No**

Location Address: **101 GLENVIEW DR APT 18**

Tax ID #: **2124204610000**

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

**PO BOX 6801
TALLAHASSEE FL 32314**

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

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

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, Interior Structure, 305.1 General**
- 2 IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms**
- 3 IPMC, Mechanical and Electrical Requirements, 605.1 Installation**
- 4 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms**
- 5 IPMC, Exterior Structure, 304.14 Insect Screens**
- 6 IPMC, Interior Structure, 305.6 Interior Doors**
- 7 IPMC, Pest Elimination, 309.1 Infestation**
- 8 IPMC, Exterior Property Areas, 302.5 Rodent Harborage**
- 9 IPMC, ELECTRICAL SYSTEM HAZARDS, 604.3**

Corrective Actions Required:

- 1 APARTMENT 18**

Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Ensure the front door is weather sealed.

Ensure all holes in the walls are repaired.

Baseboards should be properly installed with no holes to allow entry of rodents.

There is deterioration under the kitchen sink.

The windows have not been finished and framed on the inside.

The ceiling in the kitchen over the cabinets indicate a roof leak. Repair the ceiling and the leak.

The bathtub is delaminated and needs to be resealed.

Ensure the tub and shower area is sealed and water tight.
- 2 APARTMENT 18**

Ensure every bathroom has natural or properly discharged mechanical ventilation.

The bathroom must have a functional fan or a window that opens.
- 3 APARTMENT 18**

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

All receptacles showed an open ground.

All receptacles require a faceplate.

Ensure all electric is sufficient and approved by a licensed electrician.
- 4 APARTMENT 18**

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.
- 5 APARTMENT 18**

Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.
- 6 APARTMENT 18**

Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks.

The bathroom door is damaged and should be replaced. Ensure the hardware is in good repair and well fitting.
- 7 APARTMENT 18**

Ensure the structure is kept free from insect and rodent infestation.
- 8**

Ensure structures and exterior property are kept free from rodent harborage and infestation.

There is a rat infestation in the entire structure.
- 9 APARTMENT 18**

The electric panel in unit 18 services two apartments and is remote from the tenants who share the panel with unit 18.

There are exposed wires visible within unit 18.

Ensure both apartments have access to their own electric panels.

Address exposed wires in a manner consistent with all required building and electrical codes.

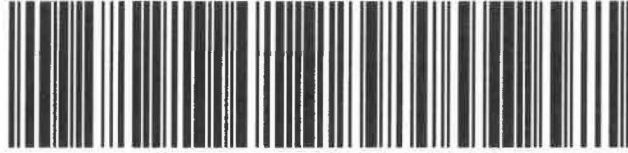
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8393 9491 93

TCE242889 DB PLACARD/NOV/NOH INITIAL
101 INVESTMENTS LLC
PO BOX 6801
TALLAHASSEE FL 32314-6801

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

Postage: \$8.1600

TCE242889 DB PLACARD (2)

Final Audit Report

2024-12-30

Created:	2024-12-30
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAqWnLdHnmGfg9Zs6QTy8Um0hwRL_W7ajv

"TCE242889 DB PLACARD (2)" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-12-30 - 4:22:54 PM GMT
-  Document emailed to Adam Jacobs (adam.jacobs@talgov.com) for signature
2024-12-30 - 4:23:06 PM GMT
-  Email viewed by Adam Jacobs (adam.jacobs@talgov.com)
2024-12-30 - 4:29:58 PM GMT
-  Document e-signed by Adam Jacobs (adam.jacobs@talgov.com)
Signature Date: 2024-12-30 - 4:30:35 PM GMT - Time Source: server
-  Agreement completed.
2024-12-30 - 4:30:35 PM GMT

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: 101 GLENVIEW DR APT 9

CE Case No.: TCE242931

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).



Enforcing Official, Code Enforcement

12/30/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

December 30, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

101INVESTMENTS LLC

PO BOX 6801

TALLAHASSEE FL 32314

Respondent

Case No.: **TCE242931**

Location of Violation: **101 GLENVIEW DR APT 9**

Tax ID #: **2124204610000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



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

Code Officer: **Lesa Vause**

Case #: **TCE242931**

Initial Inspection Date: **12/19/2024**

Repeat Offender: **No**

Location Address: **101 GLENVIEW DR APT 9**

Tax ID #: **2124204610000**

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

**PO BOX 6801
TALLAHASSEE FL 32314**

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

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

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, 304.14 Insect Screens**
- 2 IPMC, Interior Structure, 305.1 General**
- 3 IPMC, Interior Structure, 305.6 Interior Doors**
- 4 IPMC, Pest Elimination, 309.1 Infestation**
- 5 IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility**
- 6 IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies**
- 7 IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required**
- 8 IPMC, Mechanical and Electrical Requirements, 605.1 Installation**
- 9 IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms**
- 10 IPMC, Exterior Structure, 304.12 Handrails and Guards**
- 11 IPMC, Exterior Property Areas, 302.5 Rodent Harborage**

Corrective Actions Required:

- 1 APARTMENT 9**
Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.

2 APARTMENT 9

Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Ensure all holes in walls, ceilings, doors and surfaces in the apartment are repaired.

The back bathroom door frame is broken and damaged. Ensure it is repaired.

The walls inside the back bathroom are not fitted and smooth. Ensure walls are fitted within joints with a smooth finish.

Ensure the shower area is finished and water tight.

3 APARTMENT 9

Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks.

4 APARTMENT 9

Ensure the structure is kept free from insect and rodent infestation.

Ensure all roaches and rats are eliminated from the structure.

5 APARTMENT 9

Ensure plumbing fixtures and facilities are maintained.

Ensure the shower head has a fitting and is caulked leaving not large opening.

Ensure it is water tight at the base.

6 APARTMENT 9

Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms.

Portable heaters are not an approved heating source. Ensure you have an approved heating source as approved by code standards.

7 APARTMENT 9

Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements.

8 APARTMENT 9

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

Ensure all receptacles are operable and wired to code.

Ensure the electric panel which is on the exterior of the building is safe and ample. Provide verification from a licensed electrician that the electric provided is sufficient and safe.

9 APARTMENT 9

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

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

Ensure front door hand rail is securely fitted to the wall.

11 APARTMENT 9

Ensure structures and exterior property are kept free from rodent harborage and infestation.

Ensure entire structure is free from rat infestation.

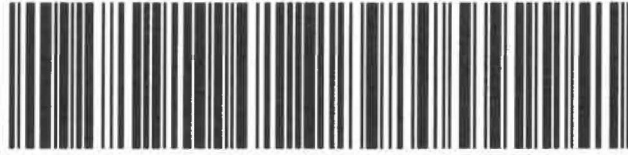
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8393 9447 16

TCE242931 DB PLCARD/NOV/NOH INITIAL
101 INVESTMENTS LLC
PO BOX 6801
TALLAHASSEE FL 32314-6801

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

Postage: \$8.1600

TCE242931 DB PLACARD

Final Audit Report

2024-12-30

Created:	2024-12-30
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAtbsPk7aO5QQCVraHq9m8w5jS1QsWhXbM

"TCE242931 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-12-30 - 2:08:53 PM GMT
-  Document emailed to Adam Jacobs (adam.jacobs@talgov.com) for signature
2024-12-30 - 2:08:57 PM GMT
-  Email viewed by Adam Jacobs (adam.jacobs@talgov.com)
2024-12-30 - 4:31:17 PM GMT
-  Document e-signed by Adam Jacobs (adam.jacobs@talgov.com)
Signature Date: 2024-12-30 - 4:34:06 PM GMT - Time Source: server
-  Agreement completed.
2024-12-30 - 4:34:06 PM GMT



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 03, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

KIRBY ARTHUR R
133 DAWN LAUREN LN
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE242610**

Location of Violation: **133 DAWN LAUREN LN**

Tax ID #: **113316 A0140**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shameka Bush**

Case #: **TCE242610**

Initial Inspection Date: **11/04/2024**

Repeat Offender: **No**

Location Address: **133 DAWN LAUREN LN**

Tax ID #: **113316 A0140**

Owner(s): **KIRBY ARTHUR R**

**133 DAWN LAUREN LN
TALLAHASSEE FL 32301**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains
- 3** IPMC, Exterior Structure, 304.1 General

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.
- 2** Repair, remove, and/or replace the roof drains, gutters, and downspouts. Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance.
- 3** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Ensure the soffit are in good repair, structurally sound, and in a sanitary 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 8394 6787 40

TCE242610 NOV/NOH INITIAL
KIRBY ARTHUR R
133 DAWN LAUREN LN
TALLAHASSEE FL 32301-3434

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

January 08, 2025

ASH BARBARA C

**3011 BROOKMONT DR
TALLAHASSEE FL 32312**

Re: CASE NUMBER **TCE242011**
LOCATION: **3011 BROOKMONT DR**
Tax ID #: **111850 G0180**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 03/04/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.**

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 02/21/2025 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

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

Sincerely,

Lesa Vause

Code Enforcement Division

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

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

JOHN E. DAILEY
Mayor

REESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K. JACKSON
City Attorney

ELAINE W. BRYANT
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
City Auditor

JEREMY MATLOW
Commissioner



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **08/23/2024** Case No.: **TCE242011**
Tax Identification Number: **111850 G0180** Repeat Offender: **No**
Violation Address: **3011 BROOKMONT DR**

Owner(s):

ASH BARBARA C
3011 BROOKMONT DR
TALLAHASSEE FL 32312

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

Code(s) in Violation:

Other

- 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. There is a large, dead, pine tree in your back yard.

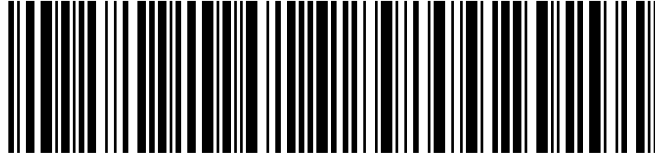
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 5379 16

TCE242011 NOV/NOH AMENDED
ASH BARBARA C
3011 BROOKMONT DR
TALLAHASSEE FL 32312-2406

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 08, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

MORGAN JO ANN
838 PALM BEACH ST
TALLAHASSEE FL 32310

Respondent

Case No.: **TCE242271**

Location of Violation: **1624 KEITH ST**

Tax ID #: **410125 Q0060**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE242271**

Initial Inspection Date: **09/24/2024**

Repeat Offender: **No**

Location Address: **1624 KEITH ST**

Tax ID #: **410125 Q0060**

Owner(s): **MORGAN JO ANN**

**838 PALM BEACH ST
TALLAHASSEE FL 32310**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior 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** TLDC, Chapter 9, Article III, Section 9-70 & 9-71, Storage of Tires

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 pallets from property.
- 3** Remove and dispose of all tree debris from the property.
- 4** Move tires that are displayed outdoors to an indoor location during non-business hours. Ensure tires are stored inside only. No outdoor storage allowed.

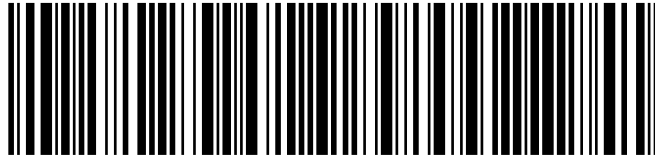
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Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement 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 8395 5399 27

TCE242271 NOV/NOH INITIAL
MORGAN JO ANN
838 PALM BEACH ST
TALLAHASSEE FL 32310-5896

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 08, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242900**

Location of Violation: **2145 HOLTON ST**

Tax ID #: **410127 AA0060**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE242900**

Initial Inspection Date: **01/07/2025**

Repeat Offender: **No**

Location Address: **2145 HOLTON ST**

Tax ID #: **410127 AA0060**

Owner(s): YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN 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** IPMC, Exterior Structure, 304.18.1 Building Security Doors
- 2** IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
- 3** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances

Corrective Actions Required:

- 1** 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. Repair or replace front door hardware that is loose. Replace missing and damaged weather stripping on front door must be weather tight.
- 2** Ensure all stair and walking surfaces are maintained in good condition. Replace all damaged and missing floor tiles throughout, uneven surfaces are a trip hazard.
- 3** Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Repair or replace inoperable refrigerator.

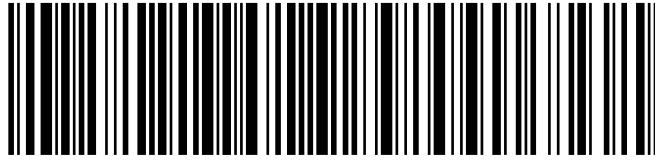
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 5570 44

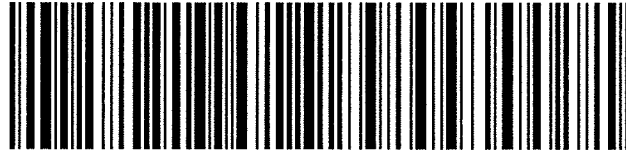
TCE242900 NOV/NOH INITIAL
YU JIANKUI & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

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

Postage: \$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 7388 56

TCE242811 NOV NOH
ANDERSON JENNIFER Y
PO BOX 14184
TALLAHASSEE FL 32317-4184

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 09, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

ANDERSON JENNIFER Y
PO BOX 14184
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242811**

Location of Violation: **1918 DOOMAR DR**

Tax ID #: **112150 D0070**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

Lesa Vause

Code Enforcement Division
Attachment



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

Code Officer: **Lesa Vause**

Case #: **TCE242811**

Initial Inspection Date: **12/05/2024**

Repeat Offender: **No**

Location Address: **1918 DOOMAR DR**

Tax ID #: **112150 D0070**

Owner(s): **ANDERSON JENNIFER Y**

**PO BOX 14184
TALLAHASSEE FL 32317**

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Code(s) in Violation:

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

Corrective Actions Required:

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

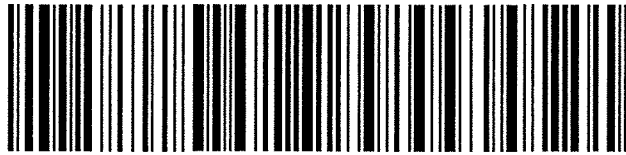
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8395 7383 44

TCE242813 NOV NOH
SINWELSKI SHARI A
6376 56TH AVE N
ST PETERSBURG FL 33709-1712

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 09, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

SINWELSKI SHARI A
6376 56TH AVE N
SAINT PETERSBURG FL 33709

Respondent

Case No.: **TCE242813**

Location of Violation: **1808 DOOMAR DR**

Tax ID #: **112150 B0040**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Lesla Vause

Code Enforcement Division
Attachment



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

Code Officer: **Lesla Vause**

Case #: **TCE242813**

Initial Inspection Date: **12/05/2024**

Repeat Offender: **No**

Location Address: **1808 DOOMAR DR**

Tax ID #: **112150 B0040**

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

**6376 56TH AVE N
SAINT PETERSBURG FL 33709**

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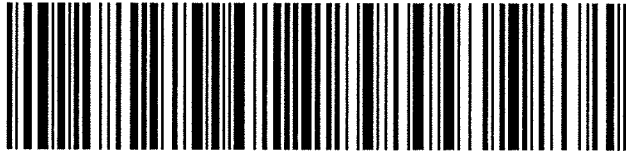
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8395 7390 06

TCE242815 NOV NOH
MCCORKLE RAYMOND D
MCCORKLE MARY KAY
2027 DOOMAR DR
TALLAHASSEE FL 32308-4807

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 09, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

MCCORKLE RAYMOND D
MCCORKLE MARY KAY
2027 DOOMAR DR
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE242815**

Location of Violation: **2027 DOOMAR DR**

Tax ID #: **112150 E0150**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division
Attachment



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

Code Officer: **Lesa Vause**

Case #: **TCE242815**

Initial Inspection Date: **12/05/2024**

Repeat Offender: **No**

Location Address: **2027 DOOMAR DR**

Tax ID #: **112150 E0150**

Owner(s): **MCCORKLE RAYMOND D
MCCORKLE MARY KAY
2027 DOOMAR DR
TALLAHASSEE FL 32308**

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

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

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

DAVIS FAMILY TRUST DATED 9/22/2017
MARITAL TRUST OF THE DAVIS FAMILY TRUST
601 WOOD TRL
PANAMA CITY FL 32405

Respondent

Case No.: **TCE242812**

Location of Violation: **1817 DOOMAR DR**

Tax ID #: **112150 A0130**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Lesla Vause**

Case #: **TCE242812**

Initial Inspection Date: **12/05/2024**

Repeat Offender: **No**

Location Address: **1817 DOOMAR DR**

Tax ID #: **112150 A0130**

Owner(s): DAVIS FAMILY TRUST DATED 9/22/2017
MARITAL TRUST OF THE DAVIS FAMILY TRUST
601 WOOD TRL
PANAMA CITY FL 32405

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Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 7133 27

TCE242812 NOV/NOH INITIAL
DAVIS FAMILY TRUST MARITAL TRUST OF THE DAVIS
FAMILY TRUST
601 WOOD TRL
PANAMA CITY FL 32405-4490

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 09, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

DAVIS TOMMY
DAVIS CORINE
270 BERMUDA RD
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE242830**

Location of Violation: **270 BERMUDA RD**

Tax ID #: **2113200330000**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Lesla Vause**

Case #: **TCE242830**

Initial Inspection Date: **12/06/2024**

Repeat Offender: **No**

Location Address: **270 BERMUDA RD**

Tax ID #: **2113200330000**

Owner(s): **DAVIS TOMMY
DAVIS CORINE
270 BERMUDA RD
TALLAHASSEE FL 32312**

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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 all debris, tires and trash is removed from the property. Covering items with a tarp does not comply the violation.
- 2** Ensure all vehicles are operable and display a valid license plate. All vehicles on the property must have current tags and be operable. Covering a vehicle with a tarp does not comply the violation.

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 7221 90

TCE242830 NOV/NOH INITIAL
DAVIS TOMMY & DAVIS CORINE
270 BERMUDA RD
TALLAHASSEE FL 32312-2302

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 09, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Respondent

Case No.: **TCE242832**

Location of Violation: **400 E MAGNOLIA DR**

Tax ID #: **410152 C0060**

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

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**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE242832**

Initial Inspection Date: **12/04/2024**

Repeat Offender: **No**

Location Address: **400 E MAGNOLIA DR**

Tax ID #: **410152 C0060**

Owner(s): YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN 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 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 TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls
- 5 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 Remove and dispose of all dead trees from the property.
- 4 Repair or remove the fence/wall that is in disrepair and considered unsafe.
- 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.
Cover unprotected wood siding.

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

USPS CERTIFIED MAIL



9214 8901 9403 8395 7070 29

TCE242832 NOV/NOH INITIAL
YU JIANKUI & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

January 10, 2025

CITY OF TALLAHASSEE
Petitioner,

vs.

WP FLORIDA LLC
710 AVE # L
BROOKLYN NY 11230

Respondent

Case No.: **TCE242887**

Location of Violation: **2731 S BLAIR STONE RD**

Tax ID #: **3105420001000**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **03/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shameka Bush**

Case #: **TCE242887**

Initial Inspection Date: **01/09/2025**

Repeat Offender: **No**

Location Address: **2731 S BLAIR STONE RD**

Tax ID #: **3105420001000**

Owner(s): **WP FLORIDA LLC**

**710 AVE # L
BROOKLYN NY 11230**

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, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
- 2** IPMC, Mechanical and Electrical Requirements, 602.2 Residential Occupancies
- 3** IPMC, Exterior Structure, 304.1 General

Corrective Actions Required:

- 1** Ensure plumbing fixtures and facilities are maintained.

Apt. P-100

- 2** Ensure dwellings are provided with approved heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms.

Apt. P-100

- 3** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Replace the weather stripping around the front door and ensure that it is maintained in good repair, structurally sound and in a sanitary condition.

Apt. P-100

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 8395 8296 84

TCE242887 NOV/NOH INITIAL
WP FLORIDA LLC
710 AVENUE
UNIT # L
BROOKLYN NY 11230-5112

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

Postage: \$8.1600