



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 04, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MATRIX REVOCABLE LIVING TRUST - BARVENSKY CA

22068 GREENWICH CT W

BOCA RATON FL 33428-4214

Respondent

Case No.: **TCE251335**

Location of Violation: **1103 GREEN TREE CT APT E**

Tax ID #: **212734 E0140**

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 **10/07/2025** 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**.

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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,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251335**

Initial Inspection Date: **06/24/2025**

Repeat Offender:

Location Address: **1103 GREEN TREE CT APT E**

Tax ID #: **212734 E0140**

Owner(s): **MATRIX REVOCABLE LIVING TRUST - BARVENSKY CARL TRUSTEE**

**22068 GREENWICH CT W**

**BOCA RATON FL 33428-4214**

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, 305.1 General
- 3** IPMC, Interior Structure, 305.3 Interior Surfaces
- 4** IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
- 5** IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 6** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 7** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 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 Structure, 304.13 Window, Skylight and Door Frames

**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.

**APT. E**

- 2** Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Replace ac grill in the second bedroom.

- 3 Ensure all interior surfaces are maintained in good, clean working condition. Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces. Repair the kitchen cabinets.
- 4 Ensure all stair and walking surfaces are maintained in good condition. Repair or replace and ensure the carpet and tiling are maintained in good condition.
- 5 Ensure every bathroom has natural or properly discharged mechanical ventilation. Repair or replace mechanical ventilation in the second bathroom.
- 6 Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Ensure that the toilet in the first bathroom is not leaking at the base and is sealed and watertight. Ensure that the leak that is causing the carpet and tile to become wet in front of the HVAC/ Water Heater closet is repaired.
- 7 Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Ensure that the HVAC system is properly installed and working in good condition and be maintained that way.
- 8 Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements. Ensure that all lights and receptacles are in good working condition.
- 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 window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

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

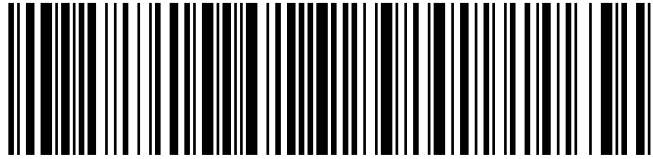
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8326 3419 71

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TCE251335 NOV/NOH INITIAL  
MATRIX REVOCABLE LIVING TRUST  
BARVENSKY CARL TRUSTEE  
22068 GREENWICH CT W  
BOCA RATON FL 33428-4214

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 01, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SOLIMAN PETER  
SOLIMAN SOHA  
3130 BUTTERCUP LN  
CAMARILLO CA 93012

Respondent

Case No.: **TCE251304**

Location of Violation: **2708 TESS CIR**

Tax ID #: **212025 A0240**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

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Page 2

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Sincerely,

**Stacey Holmes**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251304**

Initial Inspection Date: **06/13/2025**

Repeat Offender:

Location Address: **2708 TESS CIR**

Tax ID #: **212025 A0240**

Owner(s): SOLIMAN PETER  
SOLIMAN SOHA  
3130 BUTTERCUP LN  
CAMARILLO CA 93012

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Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8326 2236 35

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TCE251304 NOV/NOH INITIAL  
SOLIMAN PETER & SOLIMAN SOHA  
3130 BUTTERCUP LN  
CAMARILLO CA 93012-7786

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 04, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

EKT CHARTRE LLC

3387 PAN AMERICAN DR STE 100

MIAMI FL 33133

Respondent

Case No.: **TCE251355**

Location of Violation: **2001 BELLE VUE WAY**

Tax ID #: **2134510001720**

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Code Enforcement Division**

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

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Page 2

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Sincerely,

**Stacey Holmes**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251355**

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

Repeat Offender:

Location Address: **2001 BELLE VUE WAY**

Tax ID #: **2134510001720**

Owner(s): **EKT CHARTRE LLC**

**3387 PAN AMERICAN DR STE 100**

**MIAMI FL 33133**

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**Code(s) in Violation:**

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 4** IPMC, Exterior Structure, 304.19 Gates

**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** Ensure all exterior gates and hardware are maintained in good working condition. Ensure all entry latches are tightly secured on the gate.

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

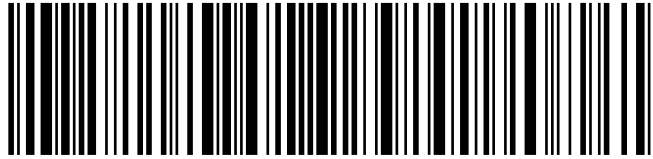
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8326 3462 35

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TCE251355 NOV/NOH INITIAL  
EKT CHARTRE LLC  
3387 PAN AMERICAN DR  
STE 100  
MIAMI FL 33133-5501

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 04, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

DANIELS WILLIAM H SR  
1919 35TH ST S  
SAINT PETERSBURG FL 33711

Respondent

Case No.: **TCE251549**

Location of Violation: **2147 PASCO ST**

Tax ID #: **410156 G0042**

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TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

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Sincerely,

**Stacey Holmes**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251549**

Initial Inspection Date: **07/17/2025**

Repeat Offender:

Location Address: **2147 PASCO ST**

Tax ID #: **410156 G0042**

Owner(s): **DANIELS WILLIAM H SR**

**1919 35TH ST S**

**SAINT PETERSBURG FL 33711**

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

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

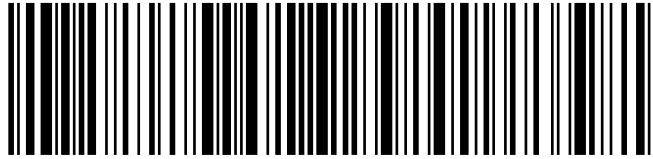
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8326 3472 94

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TCE251549 NOV/NOH INITIAL  
DANIELS WILLIAM H SR  
1919 35TH ST S  
SAINT PETERSBURG FL 33711-3229

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 07, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

STANTON JAN

2922 WOODSIDE DR

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE251296**

Location of Violation: **2922 WOODSIDE DR**

Tax ID #: **111880 K0060**

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 **10/07/2025** 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,

**Stacey Holmes**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251296**

Initial Inspection Date: **06/13/2025**

Repeat Offender:

Location Address: **2922 WOODSIDE DR**

Tax ID #: **111880 K0060**

Owner(s): **STANTON JAN**

**2922 WOODSIDE DR**

**TALLAHASSEE FL 32312**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property.

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8326 9858 92

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TCE251296 NOV/NOH INITIAL  
STANTON JAN  
2922 WOODSIDE DR  
TALLAHASSEE FL 32312-2817

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 07, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

APEX BUSINESS STRATEGIES LLC

2221 E ORANGE AVE APT 838

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE251337**

Location of Violation: **4101540000510 V/L south of 1505 Hudson St**

Tax ID #: **4101540000510**

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

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

**Stacey Holmes**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251337**

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

Repeat Offender:

Location Address: **4101540000510 V/L south of 1505 Hudson St**

Tax ID #: **4101540000510**

Owner(s): **APEX BUSINESS STRATEGIES LLC**

**2221 E ORANGE AVE APT 838**

**TALLAHASSEE FL 32311**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

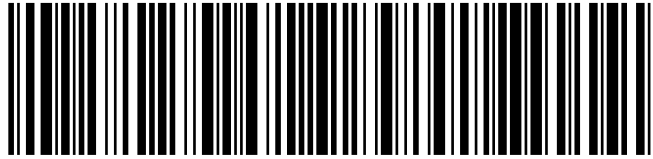
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8326 9995 54

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TCE251337 NOV/NOH INITIAL  
APEX BUSINESS STRATEGIES LLC  
2221 ORANGE AVE E  
APT 838  
TALLAHASSEE FL 32311-6155

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 07, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CONRADI CAPITAL LLC

PO BOX 14274

TALLAHASSEE FL 32317

Respondent

Case No.: **TCE251452**

Location of Violation: **317 DESOTO ST**

Tax ID #: **113063 G0050**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE251452**

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

Repeat Offender:

Location Address: **317 DESOTO ST**

Tax ID #: **113063 G0050**

Owner(s): **CONRADI CAPITAL LLC**

**PO BOX 14274**

**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, Plumbing Facilities and Fixture Requirements, Sanitary Drainage System, 506.1 General

Corrective Actions Required:

- 1** Ensure all plumbing fixtures are properly connected to either a public sewer system or to an approved private sewage disposal system.  
Remove the open plumbing line on front lawn and ensure it is piped into proper drainage system.

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

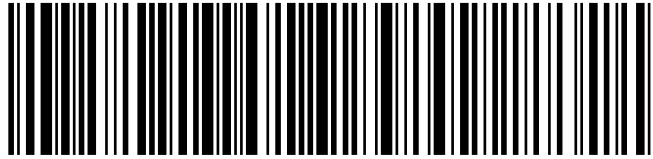
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8327 0007 78

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TCE251452 NOV/NOH INITIAL  
CONRADI CAPITAL LLC  
PO BOX 14274  
TALLAHASSEE FL 32317-4274

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 07, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

STRICT GRETA ANISE IMOGEN

1869 MERIADOC RD

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE251512**

Location of Violation: **1869 MERIADOC RD**

Tax ID #: **212160 A0160**

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

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251512**

Initial Inspection Date: **07/09/2025**

Repeat Offender:

Location Address: **1869 MERIADOC RD**

Tax ID #: **212160 A0160**

Owner(s): **STRICT GRETA ANISE IMOGEN**

**1869 MERIADOC RD**

**TALLAHASSEE FL 32303**

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

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

**Code(s) in Violation:**

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

**Corrective Actions Required:**

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 0069 85

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TCE251512 NOV/NOH INITIAL  
STRICT GRETA ANISE IMOGEN  
1869 MERIADOC RD  
TALLAHASSEE FL 32303-3373

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 11, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WALTON ACCOMMODATIONS 197 LLC

1550 S JEFFERSON ST

MONTICELLO FL 32344-1650

Respondent

Case No.: **TCE251639**

Location of Violation: **1881 N M L KING JR BLVD**

Tax ID #: **2124206010000**

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 **10/07/2025** 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**.

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

Sincerely,

**Stacey Holmes**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251639**

Initial Inspection Date: **07/22/2025**

Repeat Offender:

Location Address: **1881 N M L KING JR BLVD**

Tax ID #: **2124206010000**

Owner(s): **WALTON ACCOMMODATIONS 197 LLC**

**1550 S JEFFERSON ST**

**MONTICELLO FL 32344-1650**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 2527 19

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TCE251639 NOV/NOH INITIAL  
WALTON ACCOMMODATIONS 197 LLC  
1550 S JEFFERSON ST  
MONTICELLO FL 32344-1650

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 11, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ST JOHNS EPISCOPAL CHURCH  
EPISCOPAL CHURCH DIOCESE  
211 N MONROE ST  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE251652**

Location of Violation: **131 N CALHOUN ST**

Tax ID #: **2136400373305**

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,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE251652**

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

Repeat Offender:

Location Address: **131 N CALHOUN ST**

Tax ID #: **2136400373310**

Owner(s): **ST JOHNS EPISCOPAL CHURCH  
EPISCOPAL CHURCH DIOCESE  
211 N MONROE ST**

**TALLAHASSEE FL 32301**

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Code(s) in Violation:

- 1 IPMC, Exterior Property Areas, 302.9 Defacement of Property**

Corrective Actions Required:

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

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

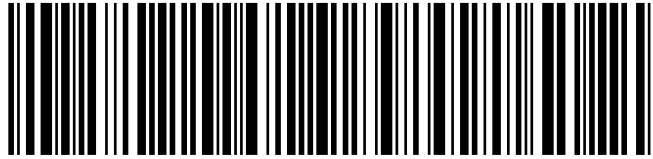
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8327 2693 59

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TCE251652 NOV/NOH INITIAL  
ST JOHNS EPISCOPAL CHURCH  
EPISCOPAL CHURCH DIOCESE  
211 N MONROE ST  
TALLAHASSEE FL 32301-7619

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 08, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

GAMMA ETA MANSION CORP

C/O: JOHN A YEARTY

6821 PINEBLOOM WAY

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE251658**

Location of Violation: **418 W COLLEGE AVE**

Tax ID #: **2136800027020**

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,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE251658**

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

Repeat Offender:

Location Address: **418 W COLLEGE AVE**

Tax ID #: **2136800027020**

Owner(s): **GAMMA ETA MANSION CORP  
C/O: JOHN A YEARTY  
6821 PINEBLOOM WAY**

**TALLAHASSEE FL 32309**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property. Remove all crates from the entire property.
- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property. Remove the refrigerator from the front porch.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 1334 21

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TCE251658 NOV/NOH INITIAL  
GAMMA ETA MANSION CORP  
C/O: JOHN A YEARTY  
6821 PINEBLOOM WAY  
TALLAHASSEE FL 32309-2085

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 11, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

OL KING CONSTRUCTION LLC & LOPEZ OLVIN

2172 SHERIDAN LN  
JACKSONVILLE FL 32207

Respondent

Case No.: **TCE251688**

Location of Violation: **VL next to 1233 Hernando Dr**

Tax ID #: **410255 C0170**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Stacey Holmes**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251688**

Initial Inspection Date: **07/22/2025**

Repeat Offender:

Location Address: **VL next to 1233 Hernando Dr**

Tax ID #: **410255 C0170**

Owner(s): **OL KING CONSTRUCTION LLC & LOPEZ OLVIN  
2172 SHERIDAN LN  
JACKSONVILLE FL 32207**

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**Code(s) in Violation:**

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

**Corrective Actions Required:**

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

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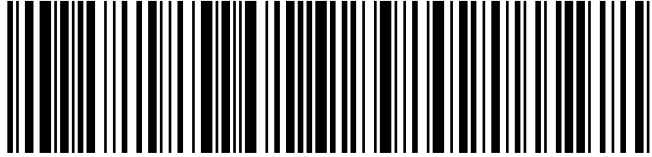
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8327 2637 53

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TCE251688 NOV/NOH INITIAL  
OL KING CONSTRUCTION LLC & LOPEZ OLVIN  
2172 SHERIDAN LN  
JACKSONVILLE FL 32207-5534

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 11, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HOLDINGS OF DCL INVESTMENTS LLC

2275 MARIETTA BLVD STE 270-128

ATLANTA GA 30318

Respondent

Case No.: **TCE251708**

Location of Violation: **837 GRIFFIN ST**

Tax ID #: **212662 A0050**

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251708**

Initial Inspection Date: **07/24/2025**

Repeat Offender:

Location Address: **837 GRIFFIN ST**

Tax ID #: **212662 A0050**

Owner(s): **HOLDINGS OF DCL INVESTMENTS LLC**

**2275 MARIETTA BLVD STE 270-128**

**ATLANTA GA 30318**

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

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

**Code(s) in Violation:**

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

**Corrective Actions Required:**

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 2662 73

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TCE251708 NOV/NOH INITIAL  
HOLDINGS OF DCL INVESTMENTS LLC  
2275 MARIETTA BLVD NW  
STE 270-128  
ATLANTA GA 30318-2004

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 11, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WALSH HUBERT J  
WALSH BARBARA L  
400 CAPITAL CIR SE STE 18330  
TALLAHASSEE FL 32301-3802

Respondent

Case No.: **TCE251727**

Location of Violation: **748 GOLD NUGGET TRL**

Tax ID #: **2127190000121**

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 **10/07/2025** 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.

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Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251727**

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

Repeat Offender:

Location Address: **748 GOLD NUGGET TRL**

Tax ID #: **2127190000121**

Owner(s): WALSH HUBERT J  
WALSH BARBARA L  
400 CAPITAL CIR SE STE 18330  
TALLAHASSEE FL 32301-3802

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

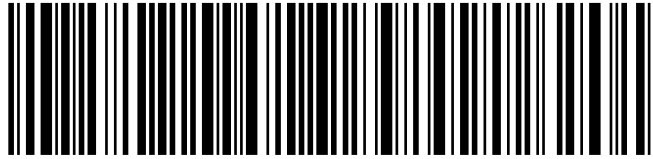
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors 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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 2676 21

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TCE251727 NOV/NOH INITIAL  
WALSH HUBERT J & WALSH BARBARA L  
400 CAPITAL CIR SE  
STE 18330  
TALLAHASSEE FL 32301-3802

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

Postage: \$8.8600

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

# **DANGEROUS BUILDING NOTICE**

**Address: 3408 QUICK DR**

**CE Case No.: TCE251752**

**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

08/08/2025

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Code Enforcement Division**

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

August 08, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ETTORE CHRISTINE A

3408 QUICK DR

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE251752**

Location of Violation: **3408 QUICK DR**

Tax ID #: **3103200080000**

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 **10/07/2025 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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Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE251752**

Initial Inspection Date: **08/07/2025**

Repeat Offender:

Location Address: **3408 QUICK DR**

Tax ID #: **3103200080000**

Owner(s): **ETTORE CHRISTINE A**

**3408 QUICK DR**

**TALLAHASSEE FL 32311**

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

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

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

**Code(s) in Violation:**

- 1** IPMC, Exterior Structure, 304.4 Structural Members
- 2** IPMC, General, 301.3 Vacant Structures and Land
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

**Corrective Actions Required:**

- 1** Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.

Repair or replace all fire damaged structural members and walls.

- 2** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 1314 89

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TCE251752 DB PLACARD/NOV/NOH  
ETTORE CHRISTINE A  
3408 QUICK DR  
TALLAHASSEE FL 32311-3929

Return Reference Number:  
Username: Denise Garrett

Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$8.8600

# TCE251752 DB PLACARD

Final Audit Report

2025-08-08

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

## "TCE251752 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)  
2025-08-08 - 5:11:06 PM GMT
-  Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature  
2025-08-08 - 5:11:11 PM GMT
-  Email viewed by Lesa Vause (lesa.vause@talgov.com)  
2025-08-08 - 5:15:04 PM GMT
-  Document e-signed by Lesa Vause (lesa.vause@talgov.com)  
Signature Date: 2025-08-08 - 5:19:01 PM GMT - Time Source: server
-  Agreement completed.  
2025-08-08 - 5:19:01 PM GMT

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 5315 93

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TCE251230 NOV NOH INT  
MINASIAN LEO L JR  
4529 ELTHAM PARK  
TALLAHASSEE FL 32303-2455

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 12, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

MINASIAN LEO L JR  
4529 ELTHAM PARK DR  
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE251230**

Location of Violation: **4529 ELTHAM PARK**

Tax ID #: **211718 E0500**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

*Shawdranette House*

Code Enforcement Division  
Attachment



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

Code Officer: **Shawdranette House**

Case #: **TCE251230**

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

Repeat Offender:

Location Address: **4529 ELTHAM PARK**

Tax ID #: **211718 E0500**

Owner(s): **MINASIAN LEO L JR**

**4529 ELTHAM PARK DR**

**TALLAHASSEE FL 32303**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 5352 70

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TCE251633 NOV NOH INT  
WINEWOOD HOLDINGS LLC  
545 BROADWAY  
STE 4  
BROOKLYN NY 11206-2962

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 12, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WINEWOOD HOLDINGS LLC

545 BROADWAY FL 4TH

BROOKLYN NY 11206

Respondent

Case No.: **TCE251633**

Location of Violation: **1317 WINEWOOD BLVD**

Tax ID #: **3105204140000**

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 **10/07/2025 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 #: **TCE251633**

Initial Inspection Date: **07/21/2025**

Repeat Offender:

Location Address: **1317 WINEWOOD BLVD**

Tax ID #: **3105204140000**

Owner(s): **WINEWOOD HOLDINGS LLC**

**545 BROADWAY FL 4TH**

**BROOKLYN NY 11206**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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 8327 5341 43

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TCE251657 NOV NOH INT  
CRS PARK LLC  
2880 NW 2ND AVE  
STE 3  
BOCA RATON FL 33431-6693

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 12, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CRS PARK LLC

2880 NW 2ND AVE STE 3

BOCA RATON FL 33431

Respondent

Case No.: **TCE251657**

Location of Violation: **424 W COLLEGE AVE**

Tax ID #: **2136800137160**

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 **10/07/2025 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,

*Shawdranette House*

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251657**

Initial Inspection Date: **07/24/2025**

Repeat Offender:

Tax ID #: **2136800137160**

Location Address: **424 W COLLEGE AVE**

Owner(s): **CRS PARK LLC**

**2880 NW 2ND AVE STE 3**

**BOCA RATON FL 33431**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

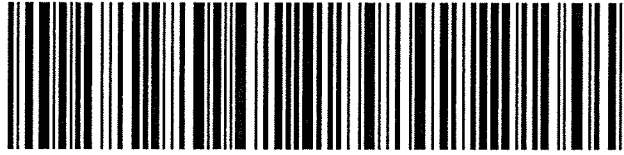
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 5325 52

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TCE251789 NOV NOH INT  
920 THOMASVILLE ROAD LLC  
930 TVR LLC  
920 THOMASVILLE RD  
TALLAHASSEE FL 32303-6220

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 12, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

920 THOMASVILLE ROAD LLC  
930 TVR LLC  
920 THOMASVILLE RD  
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE251789**

Location of Violation: **920 THOMASVILLE RD**

Tax ID #: **2125450000490**

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 **10/07/2025 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,

*Shawdranette House*

Code Enforcement Division

Attachment



CITY OF  
TALLAHASSEE

**Housing and Community Resilience**  
**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251789**

Initial Inspection Date: **08/03/2025**

Repeat Offender:

Tax ID #: **2125450000490**

Location Address: **920 THOMASVILLE RD**

Owner(s): 920 THOMASVILLE ROAD LLC  
930 TVR LLC  
920 THOMASVILLE RD  
TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.9 Defacement of Property

Corrective Actions Required:

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

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

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

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

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

# **DANGEROUS BUILDING NOTICE**

**Address: 3408 QUICK DR**

**CE Case No.: TCE251752**

**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

08/13/2025

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 13, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

ETTORE CHRISTINE A  
3408 QUICK DR  
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE251752**

Location of Violation: **3408 QUICK DR**

Tax ID #: **3103200080000**

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 scheduled soon after the re-inspection that is scheduled to take place in December 2025. 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.

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.



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

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

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division

Attachment



CITY OF  
TALLAHASSEE

## Housing and Community Resilience Notice of Violation

Code Officer: **Martin Atorresagasti**  
Initial Inspection Date: **08/07/2025**

Case #: **TCE251752**  
Repeat Offender: No  
Tax ID #: **3103200080000**

Location Address: **3408 QUICK DR**  
Owner(s): **ETTORE CHRISTINE A**  
**3408 QUICK DR**  
**TALLAHASSEE FL 32311**

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

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within **120 days** of receipt of this notice.

Code(s) in Violation:

1. IPMC, Exterior Structure, 304.4 Structural Members
2. IPMC, General, 301.3 Vacant Structures and Land
3. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Corrective Actions Required:

1. Ensure exterior structural members are free from deterioration and are capable of safely supporting the imposed dead and live loads. Repair or replace all fire damaged structural members and walls.
2. If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
3. Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

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

**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs. **Permits may be required before repairs, alterations, or demolition is performed on the subject property.** These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 6375 92

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TCE251752 DB PLACARD/NOV/NOH  
ETTORE CHRISTINE A  
3408 QUICK DR  
TALLAHASSEE FL 32311-3929

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

Postage: \$8.8600

# TCE251752 DB PLACARD (2)

Final Audit Report

2025-08-13

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2025-08-13                                   |
| By:             | Denise Garrett (denise.garrett@talgov.com)   |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAA4HZYTURipzdeVINDYybz6ec3prZPSIYT |

## "TCE251752 DB PLACARD (2)" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)  
2025-08-13 - 2:40:50 PM GMT
-  Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature  
2025-08-13 - 2:40:55 PM GMT
-  Email viewed by Lesa Vause (lesa.vause@talgov.com)  
2025-08-13 - 5:39:43 PM GMT
-  Document e-signed by Lesa Vause (lesa.vause@talgov.com)  
Signature Date: 2025-08-13 - 5:40:36 PM GMT - Time Source: server
-  Agreement completed.  
2025-08-13 - 5:40:36 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: 2237 FOSTER DR**

**CE Case No.: TCE251451**

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

*Lesa Vause*

Lesa Vause (Aug 13, 2025 13:17:42 EDT)

Enforcing Official, Code Enforcement

08/13/2025

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HERMANAS INC  
3135 LOOKOUT TRL  
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE251451**

Location of Violation: **2237 FOSTER DR**

Tax ID #: **212104 A0060**

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

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

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

You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **10/07/2025** 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**.

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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,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251451**

Initial Inspection Date: **07/02/2025**

Repeat Offender:

Location Address: **2237 FOSTER DR**

Tax ID #: **212104 A0060**

Owner(s): **HERMANAS INC  
3135 LOOKOUT TRL**

**TALLAHASSEE FL 32309**

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

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

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

**Code(s) in Violation:**

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 3** IPMC, General, 301.3 Vacant Structures and Land

**Corrective Actions Required:**

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.  
Ensure that windows and doors are placed on the home with secured locks to prevent unlawful entry and maintained in that way.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.

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

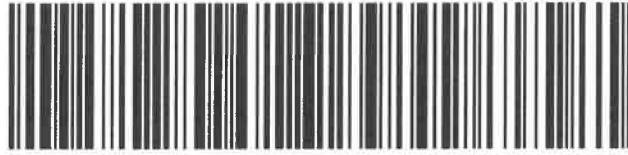
Boarding a structure will not bring the property into compliance. If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 6337 47

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TCE251451 DB PLACARD/NOV/NOH  
HERMANAS INC  
3135 LOOKOUT TRL  
TALLAHASSEE FL 32309-1746

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

Postage: \$8.8600

# TCE251451 DB PLACARD

Final Audit Report

2025-08-13

|                 |                                              |
|-----------------|----------------------------------------------|
| Created:        | 2025-08-13                                   |
| By:             | Denise Garrett (denise.garrett@talgov.com)   |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAAb24hC4thaGr_cU-h6JHXyiqC4rLI9Pxs |

## "TCE251451 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)  
2025-08-13 - 3:36:33 PM GMT
-  Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature  
2025-08-13 - 3:36:39 PM GMT
-  Email viewed by Lesa Vause (lesa.vause@talgov.com)  
2025-08-13 - 5:17:10 PM GMT
-  Document e-signed by Lesa Vause (lesa.vause@talgov.com)  
Signature Date: 2025-08-13 - 5:17:42 PM GMT - Time Source: server
-  Agreement completed.  
2025-08-13 - 5:17:42 PM GMT



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SOUTHSIDE PLAZA LIMITED

C/O: TALCOR

1018 THOMASVILLE RD STE 200 A

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE251192**

Location of Violation: **2526 S MONROE ST**

Tax ID #: **4112200290000**

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

Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251192**

Initial Inspection Date: **06/04/2025**

Repeat Offender:

Location Address: **2526 S MONROE ST**

Tax ID #: **4112200290000**

Owner(s): **SOUTHSIDE PLAZA LIMITED  
C/O: TALCOR  
800 SHADES CREEK PKWY STE 125  
BIRMINGHAM AL 35209**

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

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

**Code(s) in Violation:**

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls

**Corrective Actions Required:**

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches. Continue to maintain the property.
- 2** Remove all trash, litter, and debris from the entire property. Remove boxes, pallets, and crates from property.
- 3** Repair or remove the fence/wall that is in disrepair and considered unsafe.

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

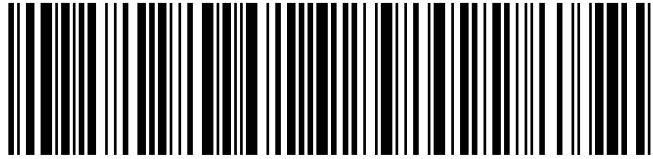
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8327 2763 40

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TCE251192 NOV/NOH INITIAL  
SOUTHSIDE PLAZA LIMITED  
C/O: TALCOR  
1018 THOMASVILLE RD  
STE 200A  
TALLAHASSEE FL 32303-6291

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SHERIDAN JOHN W

13100 RABBIT RUN TRL

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE251291**

Location of Violation: **665 W 4TH AVE**

Tax ID #: **212534 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,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251291**

Initial Inspection Date: **06/13/2025**

Repeat Offender:

Location Address: **665 W 4TH AVE**

Tax ID #: **212534 C0060**

Owner(s): **SHERIDAN JOHN W**

**13100 RABBIT RUN TRL**

**TALLAHASSEE FL 32309**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 6074 72

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TCE251291 NOV/NOH INITIAL  
SHERIDAN JOHN W  
13100 RABBIT RUN TRL  
TALLAHASSEE FL 32309-8707

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

EVANS WINNIE E

707 STAFFORD ST

TALLAHASSEE FL 32305

Respondent

Case No.: **TCE251497**

Location of Violation: **707 STAFFORD ST**

Tax ID #: **411137 C0160**

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,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE251497**

Initial Inspection Date: **07/15/2025**

Repeat Offender:

Location Address: **707 STAFFORD ST**

Tax ID #: **411137 C0160**

Owner(s): **EVANS WINNIE E**

**707 STAFFORD ST**

**TALLAHASSEE FL 32305**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

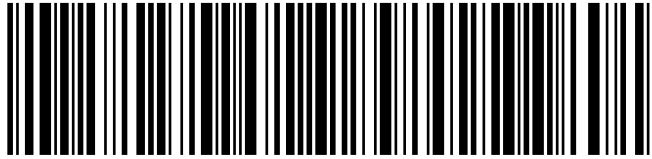
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8327 6090 63

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TCE251497 NOV/NOH INITIAL  
EVANS WINNIE E  
707 STAFFORD ST  
TALLAHASSEE FL 32305-6744

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

STRICT GRETA ANISE IMOGEN

1869 MERIADOC RD

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE251512**

Location of Violation: **1869 MERIADOC RD**

Tax ID #: **212160 A0160**

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 **10/07/2025** 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,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251512**

Initial Inspection Date: **07/09/2025**

Repeat Offender:

Location Address: **1869 MERIADOC RD**

Tax ID #: **212160 A0160**

Owner(s): **STRICT GRETA ANISE IMOGEN**

**1869 MERIADOC RD**

**TALLAHASSEE FL 32303**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

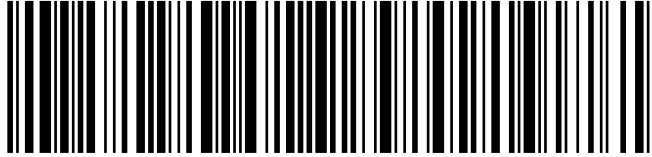
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 5997 39

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TCE251512 AMENDED HEARING DATE  
STRICT GRETA ANISE IMOGEN  
1869 MERIADOC RD  
TALLAHASSEE FL 32303-3373

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MYSTIC WOODS CONDOMINIUMS ASSOC.

C/O: TARA CHAPMAN

2131 HOLLYWOOD BLVD STE 201 HOLLYWOOD FL  
33020

Respondent

Case No.: **TCE251570**

Location of Violation: **317 MABRY ST**

Tax ID #: **213462 0001**

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

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

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 **10/07/2025** 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**.

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

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

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

Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251570**

Initial Inspection Date: **07/14/2025**

Repeat Offender:

Location Address: **317 MABRY ST**

Tax ID #: **213462 0001**

Owner(s): MYSTIC WOODS CONDOMINIUMS ASSOC.  
C /O: TARA CHAPMAN  
2131 HOLLYWOOD BLVD STE 201

HOLLYWOOD FL 33020

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, 304.14 Insect Screens
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

**Corrective Actions Required:**

- 1** 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.  
Apartment 912- Ensure that the porch screen is repaired or replaced and weathertight.
- 2** Remove all trash, litter, and debris from the entire property.  
Exterior property shall be free from the trash-  
Ensure that the trash is picked up from around the property and trash dumpsters to deter the increase of flies and rodents.

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

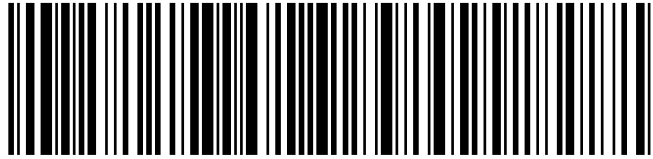
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors 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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 2409 21

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TCE251570 NOV/NOH INITIAL  
MYSTIC WOODS CONDOMINIUMS ASSOC  
C/O: TARA CHAPMAN  
2131 HOLLYWOOD BLVD  
STE 201  
HOLLYWOOD FL 33020-6750

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 14, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CLEWISTON 420 LLC

11341 NW 87TH LN

DORAL FL 33178

Respondent

Case No.: **TCE251761**

Location of Violation: **824 GOLDEN ST**

Tax ID #: **212655 C0150**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251761**

Initial Inspection Date: **07/29/2025**

Repeat Offender:

Location Address: **824 GOLDEN ST**

Tax ID #: **212655 C0150**

Owner(s): **CLEWISTON 420 LLC**

**11341 NW 87TH LN**

**DORAL FL 33178**

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

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Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

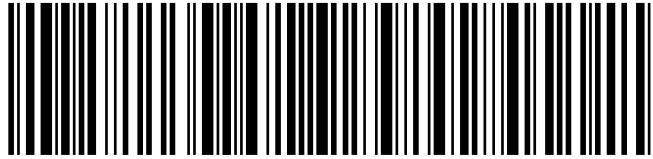
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8327 8149 31

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TCE251761 NOV/NOH INITIAL  
CLEWISTON 420 LLC  
11341 NW 87TH LN  
DORAL FL 33178-5627

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MISCO ELIZABETH A

1206 DOMINGO DR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE251284**

Location of Violation: **1206 DOMINGO DR**

Tax ID #: **212745 H0010**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251284**

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

Repeat Offender:

Location Address: **1206 DOMINGO DR**

Tax ID #: **212745 H0010**

Owner(s): **MISCO ELIZABETH A**

**1206 DOMINGO DR**

**TALLAHASSEE FL 32304**

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

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

**Code(s) in Violation:**

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

**Corrective Actions Required:**

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property.
- 3** Remove household items, building material, building rubbish, or similar items from the exterior of the property. Keep maintained in organized or orderly fashion.

**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

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USPS CERTIFIED MAIL



9214 8901 9403 8327 9581 16

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TCE251284 NOV/NOH INITIAL  
MISCO ELIZABETH A  
1206 DOMINGO DR  
TALLAHASSEE FL 32304-1364

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

K-3 URBAN LLC  
222 OAKLAND AVE  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE251788**

Location of Violation: **509 N GADSDEN ST**

Tax ID #: **2136400063061**

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

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You are hereby given notice that pursuant to Chapter 162, Florida Statutes, and Chapter 2 of the Code of General Ordinances of the City of Tallahassee, a hearing will be conducted on the above referenced case before the **Code Magistrate** on **10/07/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

Sincerely,

**Stacey Holmes**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251788**

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

Repeat Offender:

Location Address: **509 N GADSDEN ST**

Tax ID #: **2136400063061**

Owner(s): **K-3 URBAN LLC**

**222 OAKLAND AVE**

**TALLAHASSEE FL 32301**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

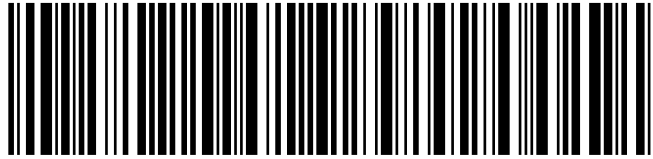
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8327 9692 42

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TCE251788 NOV/NOH INITIAL  
K-3 URBAN LLC  
222 OAKLAND AVE E  
TALLAHASSEE FL 32301-4442

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

LEON ARMS LLC

PO BOX 1212

TALLAHASSEE FL 32302-1212

Respondent

Case No.: **TCE251294**

Location of Violation: **2502 HOLTON ST APT 105-A**

Tax ID #: **4111200260000**

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 #: **TCE251294**

Initial Inspection Date: **06/17/2025**

Repeat Offender:

Location Address: **2502 HOLTON ST APT 105-A**

Tax ID #: **4111200260000**

Owner(s): **LEON ARMS LLC**

**PO BOX 1212**

**TALLAHASSEE FL 32302-1212**

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, Plumbing Systems and Fixtures, 504.1 General

Corrective Actions Required:

- 1** Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.  
Repair water leak in hallway ceiling from upstairs unit.

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

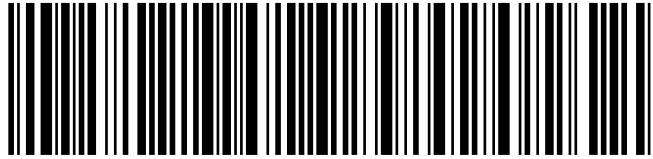
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8327 9620 76

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TCE251294 NOV/NOH INITIAL  
LEON ARMS LLC  
PO BOX 1212  
TALLAHASSEE FL 32302-1212

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 19, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BASSIN ROY BRADLEY

1314 DURA CIR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE251463**

Location of Violation: **1314 DURA CIR**

Tax ID #: **2128700000820**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251463**

Initial Inspection Date: **07/02/2025**

Repeat Offender:

Location Address: **1314 DURA CIR**

Tax ID #: **2128700000820**

Owner(s): **BASSIN ROY BRADLEY**

**1314 DURA CIR**

**TALLAHASSEE FL 32304**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Ensure all vehicles are operable and display a valid license plate.  
Ensure all vehicles have a current tags and inflated tires.

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

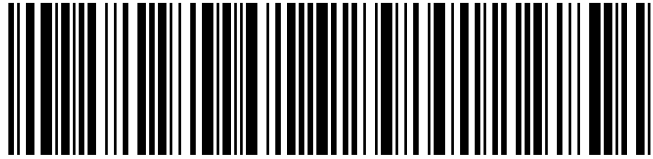
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8328 3151 09

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TCE251463 NOV/NOH INITIAL  
BASSIN ROY BRADLEY  
1314 DURA CIR  
TALLAHASSEE FL 32304-1216

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 19, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BRITTANY ESTATES MHP TALLAHASSEE FL LLC

75 TOWNE RIDGE PKWY STE 201

SANDY UT 84070

Respondent

Case No.: **TCE251465**

Location of Violation: **4725 FLANDERS BLVD**

Tax ID #: **2120510090000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251465**

Initial Inspection Date: **07/14/2025**

Repeat Offender:

Location Address: **4725 FLANDERS BLVD**

Tax ID #: **2120510090000**

Owner(s): **BRITTANY ESTATES MHP TALLAHASSEE FL LLC**

**75 TOWNE RIDGE PKWY STE 201**

**SANDY UT 84070**

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

Code(s) in Violation:

- 1** IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces

Corrective Actions Required:

- 1** Ensure all stair and walking surfaces are maintained in good condition.  
The west end of the trailer floor is collapsing from damage and deterioration.  
Ensure all rotted and deteriorated flooring and subflooring is removed and replaced with solid and good material.

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

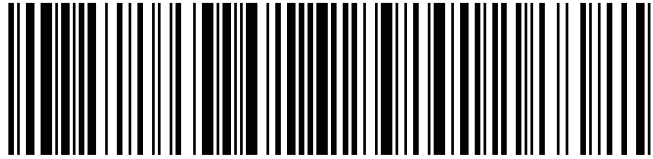
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8328 3163 66

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TCE251465 NOV/NOH INITIAL  
BRITTANY ESTATES MHP TALLAHASSEE FL LLC  
75 W TOWNE RIDGE PKWY  
STE 201  
SANDY UT 84070-5535

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 19, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

**BASSIN ROY BRADLEY**

Rav Dobson

1314 DURA CIR

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE251471**

Location of Violation: **1310 DURA CIR**

Tax ID #: **2128700000810**

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251471**

Initial Inspection Date: **07/02/2025**

Repeat Offender:

Location Address: **1310 DURA CIR**

Tax ID #: **2128700000810**

Owner(s): **BASSIN ROY BRADLEY**

**Ray Dobson**

**1314 DURA CIR**

**TALLAHASSEE FL 32304**

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

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

**Code(s) in Violation:**

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

**Corrective Actions Required:**

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property.
- 3** Remove household items, building material, building rubbish, or similar items from the exterior of the property.
- 4** Ensure all vehicles are operable and display a valid license plate.  
Ensure all vehicles have current tags and inflated tires.

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8328 3178 13

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TCE251471 NOV/NOH INITIAL  
BASSIN ROY BRADLEY  
1314 DURA CIR  
TALLAHASSEE FL 32304-1216

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

GILBERTSON DANIEL W

PO BOX 10389

TALLAHASSEE FL 32302

Respondent

Case No.: **TCE251694**

Location of Violation: **117 S M L KING JR BLVD**

Tax ID #: **2136252921980**

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 **10/07/2025** 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**.

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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 #: **TCE251694**

Initial Inspection Date: **07/24/2025**

Repeat Offender:

Location Address: **117 S M L KING JR BLVD**

Tax ID #: **2136252921980**

Owner(s): **GILBERTSON DANIEL W**

**PO BOX 10389**

**TALLAHASSEE FL 32302**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

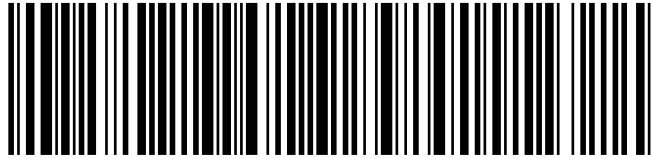
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8328 2423 68

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TCE251694 NOV/NOH INITIAL  
GILBERTSON DANIEL W  
C/O: ICONIC CORNERS  
PO BOX 10389  
TALLAHASSEE FL 32302-2389

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

DOSTER BRIAN R; DOSTER DEBORAH R;  
& DOSTER KAREN C  
6104 SCHOONER WAY  
TAMPA FL 33615

Respondent

Case No.: **TCE251729**

Location of Violation: **746 GOLD NUGGET TRL**

Tax ID #: **2127190000120**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251729**

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

Repeat Offender:

Location Address: **746 GOLD NUGGET TRL**

Tax ID #: **2127190000120**

Owner(s): **DOSTER BRIAN R; DOSTER DEBORAH R; &  
DOSTER KAREN C  
6104 SCHOONER WAY**

**TAMPA FL 33615**

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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.  
Ensure that all vehicle tires are inflated.

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

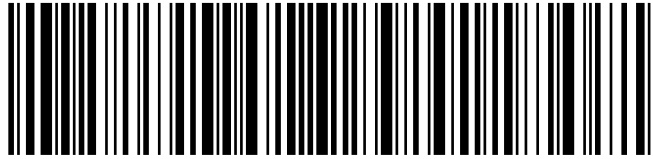
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8328 2235 96

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TCE251729 NOV/NOH INITIAL  
DOSTER BRIAN R; DOSTER DEBORAH R; &  
DOSTER KAREN C  
6104 SCHOONER WAY  
TAMPA FL 33615-3641

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TALLY STR LLC

7013 LAKE BASIN RD

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE251787**

Location of Violation: **724 PRESTON ST**

Tax ID #: **212534 D0170**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251787**

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

Repeat Offender:

Location Address: **724 PRESTON ST**

Tax ID #: **212534 D0170**

Owner(s): **TALLY STR LLC**

**7013 LAKE BASIN RD**

**TALLAHASSEE FL 32312**

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

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Code(s) in Violation:

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Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.  
Ensure that all tires are inflated at all times.

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8328 2440 96

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TCE251787 NOV/NOH INITIAL  
TALLY STR LLC  
7013 LAKE BASIN RD  
TALLAHASSEE FL 32312-6709

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 19, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

EWING MEREDITH J  
767 GOLD NUGGET TRL  
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE251848**

Location of Violation: **767 GOLD NUGGET TRL**

Tax ID #: **2127190000070**

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

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

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

Sincerely,

**Shawdranette House**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251848**

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

Repeat Offender:

Location Address: **767 GOLD NUGGET TRL**

Tax ID #: **2127190000070**

Owner(s): **EWING MEREDITH J**

**767 GOLD NUGGET TRL**

**TALLAHASSEE FL 32304**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Structure, 304.6 Exterior Walls

Corrective Actions Required:

- 1** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.  
Replace or repair missing or damaged siding.

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

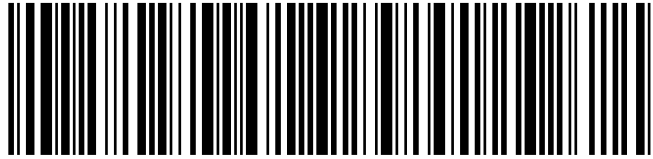
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8328 3191 76

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TCE251848 NOV/NOH INITIAL  
EWING MEREDITH J  
767 GOLD NUGGET TRL  
TALLAHASSEE FL 32304-2039

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

Postage: \$8.8600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

August 19, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ANDERSON JOHN CLARK  
ANDERSON JAKOB CLARK  
2764 W THARPE ST  
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE251851**

Location of Violation: **2764 W THARPE ST**

Tax ID #: **2121510352060**

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 **10/07/2025** 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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Sincerely,

**Stacey Holmes**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251851**

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

Repeat Offender:

Location Address: **2764 W THARPE ST**

Tax ID #: **2121510352060**

Owner(s): **ANDERSON JOHN CLARK  
ANDERSON JAKOB CLARK  
2764 W THARPE ST**

**TALLAHASSEE FL 32303**

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

**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

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USPS CERTIFIED MAIL



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TCE251851 NOV/NOH INITIAL  
ANDERSON JOHN CLARK & ANDERSON JAKOB CLARK  
2764 W THARPE ST  
TALLAHASSEE FL 32303-3253

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

Postage: \$8.8600