



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ATIYA MARIAM

UNIT 6061 BOX 2037

DPO AE 09301-0015

Respondent

Case No.: **TCE252070**

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

Tax ID #: **2122180000050**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252070**

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

Repeat Offender:

Location Address: **2318 SAN MATEO CT**

Tax ID #: **2122180000050**

Owner(s): **ATIYA MARIAM**

UNIT 6061 BOX 2037

DPO AE 09301-0015

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

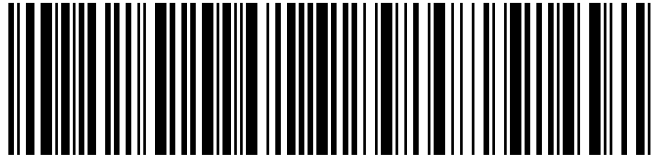
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8335 9402 95

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CALLOWAY JANNA LEIGH

3534 SEDONA LOOP

TALLAHASSEE FL 32308-6102

Respondent

Case No.: **TCE251753**

Location of Violation: **3534 SEDONA LOOP**

Tax ID #: **112212 B0101**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251753**

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

Repeat Offender:

Location Address: **3534 SEDONA LOOP**

Tax ID #: **112212 B0101**

Owner(s): **CALLOWAY JANNA LEIGH**

3534 SEDONA LOOP

TALLAHASSEE FL 32308-6102

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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 8335 9236 49

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

September 30, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

RUTLEDGE TERRI L

5293 SAINT IVES LN

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE251976**

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

Tax ID #: **142726 C0110**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251976**

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

Repeat Offender:

Location Address: **5293 SAINT IVES LN**

Tax ID #: **142726 C0110**

Owner(s): **RUTLEDGE TERRI L**

5293 SAINT IVES LN

TALLAHASSEE FL 32309

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Remove overgrowth by driveway and Vines on the building.
- 2** Repair and/or replace the roof to prevent water entry and damage to roof structure..
Remove tarp and ensure roof is sound and tight as intended.

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

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

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 8335 9255 68

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

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

Respondent

Case No.: **TCE251442**

Location of Violation: **310 INGLEWOOD DR**

Tax ID #: **113260 D0060**

AMENDED HEARING DATE

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

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 **11/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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 #: **TCE251442**

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

Repeat Offender:

Location Address: **310 INGLEWOOD DR**

Tax ID #: **113260 D0060**

Owner(s): ADAMS KENRICK A
ADAMS LYND A R
310 INGLEWOOD DR
TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Property Areas, 302.8 Motor Vehicles
- 3** IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Ensure all vehicles are operable and display a valid license plate.
- 3** Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 4242 06

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

PANACEA RAT LLC

400 CAPITAL CIR SE STE 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252035**

Location of Violation: **939 BALKIN RD**

Tax ID #: **412425 C0050**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252035**

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

Repeat Offender:

Location Address: **939 BALKIN RD**

Tax ID #: **412425 C0050**

Owner(s): **PANACEA RAT LLC**

400 CAPITAL CIR SE STE 18-303

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

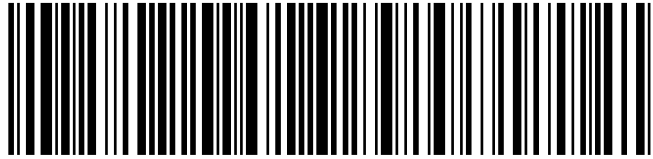
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 4307 26

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TERRA LAKE HEIGHTS LLC

7901 4 ST N STE 300

SAINT PETERSBURG FL 33702

Respondent

Case No.: **TCE252180**

Location of Violation: **1375 PULLEN RD**

Tax ID #: **2123202150000**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252180**

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

Repeat Offender:

Location Address: **1375 PULLEN RD**

Tax ID #: **2123202150000**

Owner(s): **TERRA LAKE HEIGHTS LLC**

7901 4 ST N STE 300

SAINT PETERSBURG FL 33702

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that all trash around grounds the dumpsters is pick up.

Some of the dumpsters are becoming a nuisance with the flies.

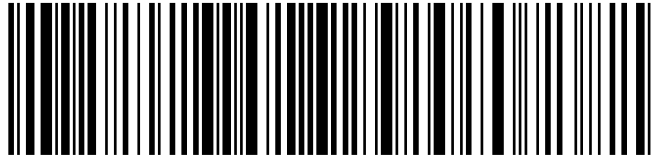
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6205 78

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SMITH WHITNEY

2504 JIM LEE RD

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252250**

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

Tax ID #: **3107700000130**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252250**

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

Repeat Offender:

Location Address: **2504 JIM LEE RD**

Tax ID #: **3107700000130**

Owner(s): **SMITH WHITNEY**

2504 JIM LEE RD

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

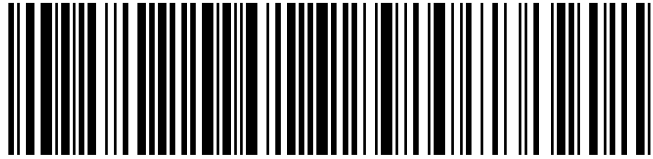
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6172 57

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MATTHEWS K L

5970 LOVE RIDGE DR

TALLAHASSEE FL 32312

Respondent

Case No.: **TCE252261**

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

Tax ID #: **310415 X0010**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252261**

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

Repeat Offender:

Location Address: **1472 LIVE OAK DR**

Tax ID #: **310415 X0010**

Owner(s): **MATTHEWS K L**

5970 LOVE RIDGE DR

TALLAHASSEE FL 32312

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

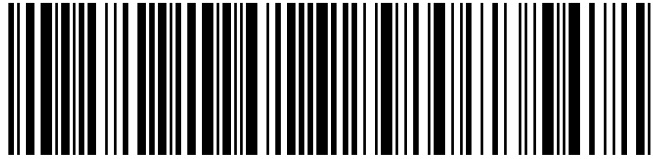
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6182 92

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 03, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MARKET RATE RENTALS LLC

2928 WELLINGTON CIR STE 101

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252262**

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

Tax ID #: **310415 Y0052**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252262**

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

Repeat Offender:

Location Address: **1487 LIVE OAK DR**

Tax ID #: **310415 Y0052**

Owner(s): **MARKET RATE RENTALS LLC**

2928 WELLINGTON CIR STE 101

TALLAHASSEE FL 32309

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

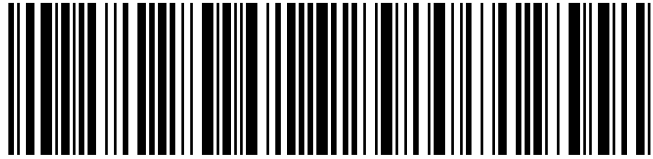
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 4651 79

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FISHER GEORGE B

3008 BANKS RD

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252274**

Location of Violation: **1832 MERIADOC CT**

Tax ID #: **212160 A0300**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252274**

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

Repeat Offender:

Location Address: **1832 MERIADOC CT**

Tax ID #: **212160 A0300**

Owner(s): **FISHER GEORGE B**

3008 BANKS RD

TALLAHASSEE FL 32309

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6234 18

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FISHER ANN

3008 BANKS RD

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE252281**

Location of Violation: **1807 MERIADOC RD**

Tax ID #: **212160 A0020**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252281**

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

Repeat Offender:

Location Address: **1807 MERIADOC RD**

Tax ID #: **212160 A0020**

Owner(s): **FISHER ANN**

3008 BANKS RD

TALLAHASSEE FL 32309

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Ensure all vehicles are operable and display a valid license plate.
Ensure that all vehicles have current tags, inflated tires on the vehicle.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6257 26

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

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

Respondent

Case No.: **TCE252283**

Location of Violation: **1833 MERIADOC RD**

Tax ID #: **212160 A0091**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252283**

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

Repeat Offender:

Location Address: **1833 MERIADOC RD**

Tax ID #: **212160 A0091**

Owner(s): **MALDONADO CESAR O
MALDONADO SANTANA D
292 CHARLES WILLIS DR
MIDWAY FL 32343**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6351 45

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 06, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

WHITFIELD DANIEL A

1848 MERIADOC CT

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE252288**

Location of Violation: **1848 MERIADOC CT**

Tax ID #: **212160 A0260**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252288**

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

Repeat Offender:

Location Address: **1848 MERIADOC CT**

Tax ID #: **212160 A0260**

Owner(s): **WHITFIELD DANIEL A**

1848 MERIADOC CT

TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Remove household items, building material, building rubbish, or similar items from the exterior of the property.
Ensure that all items that should be stored inside are removed from the outside yard.
- 2** Ensure all vehicles are operable and display a valid license plate.
All vehicles must have current tags and inflated tires.
Ensure that all vehicles are in operable condition.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 6367 08

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

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

Postage: \$8.8600

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

DANGEROUS BUILDING NOTICE

Address: 604 PARK AVE E

CE Case No.: TCE252409

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


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

Enforcing Official, Code Enforcement

08/10/2025

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 07, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

**WILSON RICHARD L INTERVIVOS TRUST &
WILSON RICHARD L JR TRUSTEE**

PO BOX 629

TALLAHASSEE FL 32302

Respondent

Case No.: **TCE252409**

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

Tax ID #: **113130 D0060**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Code Enforcement Division

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



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

Code Officer: **Angela Land**

Case #: **TCE252409**

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

Repeat Offender:

Location Address: **604 PARK AVE E**

Tax ID #: **113130 D0060**

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

TALLAHASSEE FL 32302

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

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

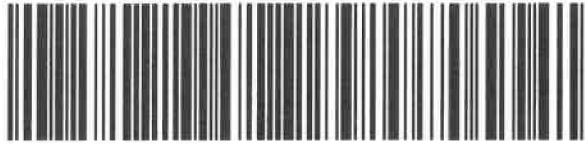
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8336 8593 50

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

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

Postage: \$8.8600

TCE252409 DB PLACARD

Final Audit Report

2025-10-08

Created:	2025-10-08
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZti8wkPp_T0c4bVPMXu300nfjxdUQQla

"TCE252409 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2025-10-08 - 12:52:13 PM GMT
-  Document emailed to Anita Morrell (Anita.Morrell@talgov.com) for signature
2025-10-08 - 12:52:17 PM GMT
-  Email viewed by Anita Morrell (Anita.Morrell@talgov.com)
2025-10-08 - 1:04:19 PM GMT
-  Document e-signed by Anita Morrell (Anita.Morrell@talgov.com)
Signature Date: 2025-10-08 - 1:04:38 PM GMT - Time Source: server
-  Agreement completed.
2025-10-08 - 1:04:38 PM GMT



Adobe Acrobat Sign



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FERRERA MELINDA LEEDY

417 PRINCE ST

TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252075**

Location of Violation: **417 PRINCE ST**

Tax ID #: **213444 C0090**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252075**

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

Repeat Offender:

Location Address: **417 PRINCE ST**

Tax ID #: **213444 C0090**

Owner(s): **FERRERA MELINDA LEEDY**

417 PRINCE ST

TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

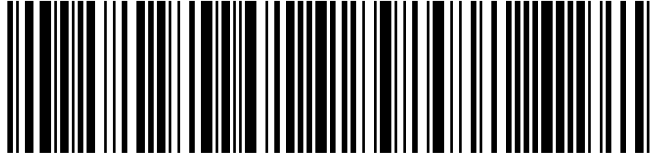
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8337 3289 23

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SMITH WILLIAM ARTHUR
SMITH CHRISTINE
1666 SHARKEY ST
TALLAHASSEE FL 32304

Respondent

Case No.: **TCE252208**

Location of Violation: **1666 SHARKEY ST**

Tax ID #: **410226 F0100**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252208**

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

Repeat Offender:

Location Address: **1666 SHARKEY ST**

Tax ID #: **410226 F0100**

Owner(s): SMITH WILLIAM ARTHUR
SMITH CHRISTINE
1666 SHARKEY ST
TALLAHASSEE FL 32304

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

Remove all trash in carport and out of front yard.

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

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

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 8337 3080 17

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

PARKER JESSE ROBB ESTATE

3218 TIFFANY ST

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252290**

Location of Violation: **3218 TIFFANY ST**

Tax ID #: **3103500000430**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252290**

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

Repeat Offender:

Location Address: **3218 TIFFANY ST**

Tax ID #: **3103500000430**

Owner(s): **PARKER JESSE ROBB ESTATE**

3218 TIFFANY ST

TALLAHASSEE FL 32311

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

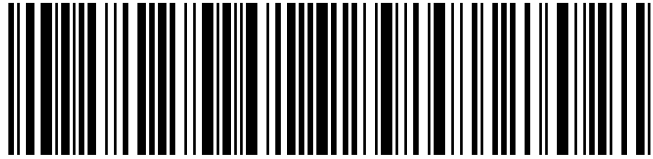
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8337 3040 88

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CALLOWAY HOLDINGS OF MIAMI LLC

211 N KROME AVE

HOMESTEAD FL 33030

Respondent

Case No.: **TCE252291**

Location of Violation: **3230 TIFFANY ST**

Tax ID #: **3103500000420**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252291**

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

Repeat Offender:

Location Address: **3230 TIFFANY ST**

Tax ID #: **3103500000420**

Owner(s): **CALLOWAY HOLDINGS OF MIAMI LLC**

211 N KROME AVE

HOMESTEAD FL 33030

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

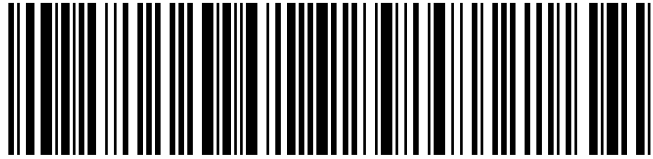
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8337 3002 71

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

STOUTAMIRE INVESTMENTS LLC

3203 APALACHEE PKWY

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252295**

Location of Violation: **1417 LYNN LN**

Tax ID #: **3103500001190**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252295**

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

Repeat Offender:

Location Address: **1417 LYNN LN**

Tax ID #: **3103500001190**

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

3203 APALACHEE PKWY

TALLAHASSEE FL 32311

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

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

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** IPMC, Exterior Structure, 304.1 General
- 3** IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Actions Required:

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

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

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

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

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

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

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 8337 3049 58

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 09, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SIMMONS DOMANIC C

1425 LYNN LN

TALLAHASSEE FL 32311

Respondent

Case No.: **TCE252296**

Location of Violation: **1425 LYNN LN**

Tax ID #: **3103500001170**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252296**

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

Repeat Offender:

Location Address: **1425 LYNN LN**

Tax ID #: **3103500001170**

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

1425 LYNN LN

TALLAHASSEE FL 32311

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

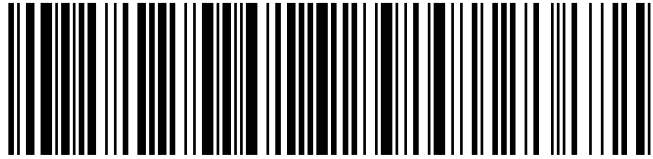
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8337 3072 63

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BELLFLOWER ADRIENNE M; WALDEN
CAROLYN; & WALDEN ABIGAIL

1030 CARRIN DR
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE251818**

Location of Violation: **1030 CARRIN DR**

Tax ID #: **310340 B0090**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE251818**

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

Repeat Offender:

Location Address: **1030 CARRIN DR**

Tax ID #: **310340 B0090**

Owner(s):

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

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

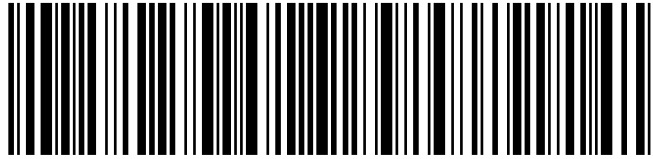
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8337 5022 17

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

ART VILLAGE GROUP LLC

1400 VILLAGE SQUARE BLVD #3-81210

TALLAHASSEE FL 32312-1250

Respondent

Case No.: **TCE252120**

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

Tax ID #: **4102200290000**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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 #: **TCE252120**

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

Repeat Offender:

Location Address: **Vacant Lot across from 721 Eugenia**

Tax ID #: **4102200290000**

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

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls
- 2** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

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

Ensure all underbrush is removed.

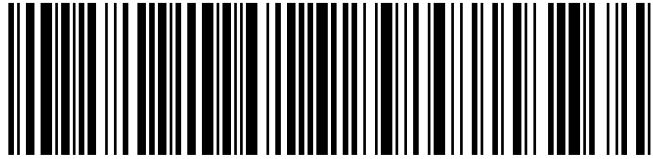
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8337 4966 60

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 14, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

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

Respondent

Case No.: **TCE252277**

Location of Violation: **630 MCDANIEL ST**

Tax ID #: **113066 D0320**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE252277**

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

Repeat Offender:

Location Address: **630 MCDANIEL ST**

Tax ID #: **113066 D0320**

Owner(s): YEATMAN ROBENA D

YEATMAN JASON W

630 MCDANIEL ST

TALLAHASSEE FL 32303

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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 8337 8137 19

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 10, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

HOLLIS KATINA MAE

1910 ALBAN AVE

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252289**

Location of Violation: **1910 ALBAN AVE**

Tax ID #: **310670 JJ0070**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252289**

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

Repeat Offender:

Location Address: **1910 ALBAN AVE**

Tax ID #: **310670 JJ0070**

Owner(s): **HOLLIS KATINA MAE**

1910 ALBAN AVE

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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 8337 4984 97

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

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 13, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CALLOWAY HOLDINGS OF MIAMI LLC

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE252323**

Location of Violation: **1410 JANET DR**

Tax ID #: **3103500000850**

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

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252323**

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

Repeat Offender:

Location Address: **1410 JANET DR**

Tax ID #: **3103500000850**

Owner(s): **CALLOWAY HOLDINGS OF MIAMI LLC**

400 CAPITAL CIR SE # 18-303

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

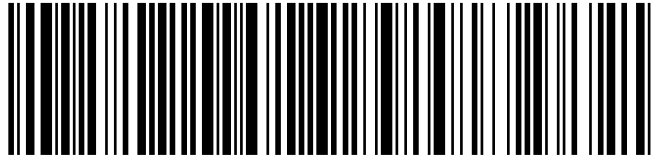
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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 8337 6851 63

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

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

Postage: \$8.8600