



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 01, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

JEAN FADRIENA V  
3018 S MERIDIAN ST  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE242659**

Location of Violation: **3018 S MERIDIAN ST**

Tax ID #: **411260 A0090**

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 **06/03/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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 #: **TCE242659**

Initial Inspection Date: **11/19/2024**

Repeat Offender: **No**

Location Address: **3018 S MERIDIAN ST**

Tax ID #: **411260 A0090**

Owner(s): **JEAN FADRIENA V**

**3018 S MERIDIAN ST  
TALLAHASSEE FL 32301**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8307 7672 02

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TCE242659 NOV/NOH INITIAL  
JEAN FADRIENA V  
3018 S MERIDIAN ST  
TALLAHASSEE FL 32301-6928

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 04, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BRILL DENNIS H  
BRILL LINDA D  
2221 JIM LEE RD  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE250251**

Location of Violation: **2221 JIM LEE RD**

Tax ID #: **310735 C0170**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250251**

Initial Inspection Date: **02/03/2025**

Repeat Offender: **No**

Location Address: **2221 JIM LEE RD**

Tax ID #: **310735 C0170**

Owner(s): BRILL DENNIS H  
BRILL LINDA D  
2221 JIM LEE RD  
TALLAHASSEE FL 32301

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

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USPS CERTIFIED MAIL



9214 8901 9403 8308 4014 71

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TCE250251 NOV/NOH INITIAL  
BRILL DENNIS H & BRILL LINDA D  
2221 JIM LEE RD  
TALLAHASSEE FL 32301-6739

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

Postage: \$8.1600





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 14, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

HARPER DIANE J  
2022 SEMINOLE DR  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE250035**

Location of Violation: **2022 SEMINOLE DR**

Tax ID #: **310670 10070**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

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Page 2

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250035**

Initial Inspection Date: **02/11/2025**

Repeat Offender: **No**

Location Address: **2022 SEMINOLE DR**

Tax ID #: **310670 10070**

Owner(s): **HARPER DIANE J**

2022 SEMINOLE 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.

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Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove and dispose of all dead trees from the property.
- 2 Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 6323 55

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TCE250035 NOV/NOH INITIAL  
HARPER DIANE J  
2022 SEMINOLE DR  
TALLAHASSEE FL 32301-5743

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TERRA LAKE HEIGHTS LLC

7901 4 ST N STE 300

SAINT PETERSBURG FL 33702

Respondent

Case No.: **TCE250223**

Location of Violation: **1375 PULLEN RD APT 233**

Tax ID #: **2123202150000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250223**

Initial Inspection Date: **03/05/2025**

Repeat Offender: **No**

Location Address: **1375 PULLEN RD APT 233**

Tax ID #: **2123202150000**

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

**7901 4 ST N STE 300  
SAINT PETERSBURG FL 33702**

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

Code(s) in Violation:

- 1** IPMC, Plumbing Systems and Fixtures, 504.1 General
- 2** IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required
- 3** IPMC, Plumbing Facilities and Fixture Requirements, Water System, 505.1 General
- 4** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 5** IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
- 6** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 7** TLDC, Chapter 3, Article VIII, Section 3-434(b), Swimming Pool Maintenance

Corrective Actions Required:

- 1** Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Ensure that the toilets are not clogged up and that the toilets don't have a continuous run of water.
- 2** Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements. Ensure that the breaker box properly functions and is capable of sustaining the proper load of being used by the HVAC system.

- 3 Ensure every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture is properly connected to either a public water system or to an approved private water system. Ensure kitchen sinks, lavatories, laundry facilities, bathtubs and showers are supplied with hot and cold running water in accordance with the International Plumbing Code.
- 4 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight, around the front and balcony door.
- 5 Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light.
- 6 Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.
- 7 Ensure swimming pools are maintained in a clean and sanitary condition and in good repair.

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

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USPS CERTIFIED MAIL



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TCE250223 NOV/NOH INITIAL  
TERRA LAKE HEIGHTS LLC  
7901 4TH ST N  
STE 300  
ST PETERSBURG FL 33702-4399

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 15, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

MORGAN JO ANN  
838 PALM BEACH ST  
TALLAHASSEE FL 32310

Respondent

Case No.: **TCE250294**

Location of Violation: **1624 KEITH ST**

Tax ID #: **410125 Q0060**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250294**

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

Repeat Offender:

Location Address: **1624 KEITH ST**

Tax ID #: **410125 Q0060**

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

**838 PALM BEACH ST  
TALLAHASSEE FL 32310**

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Structure, 304.2 Protective Treatment
- 3** IPMC, Exterior Structure, 304.6 Exterior Walls
- 4** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Remove and dispose of all dead trees from the property.
- 2** Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.
- 3** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
- 4** Repair and/or replace the roof to prevent water entry and damage to roof structure.  
Repair or replace damaged roof at back of building.

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

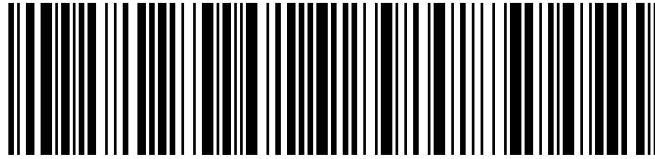
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 9426 83

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TCE250294 NOV/NOH INITIAL  
MORGAN JO ANN  
838 PALM BEACH ST  
TALLAHASSEE FL 32310-5896

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

SP SUNRISE LP

31899 DEL OBISPO ST STE 150  
SAN JUAN CAPISTRANO CA 92675

Respondent

Case No.: **TCE250377**

Location of Violation: **2525 TEXAS ST APT G-128**

Tax ID #: **3107202950000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250377**

Initial Inspection Date: **03/13/2025**

Repeat Offender:

Location Address: **2525 TEXAS ST APT G-128**

Tax ID #: **3107202950000**

Owner(s): **SP SUNRISE LP**

31899 DEL OBISPO ST STE 150  
SAN JUAN CAPISTRANO CA 92675

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Code(s) in Violation:

- 1 IPMC, Interior Structure, 305.1 General

Corrective Actions Required:

- 1 Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.  
Repair kitchen cabinet draw on disrepair, Reattach kitchen cabinet over stove that is loose from wall. Repair kitchen exhaust fan that is not operational.  
Reseal bathroom sink to wall. Repair soft wall next to bathroom mirror. Repair all water damaged ceiling surfaces. Replace missing ceiling grid and tiles in hallway. Repair all flaking surfaces in unit .repair all openings in walls of a/c closet.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 9447 24

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TCE250377 NOV/NOH INITIAL  
SP SUNRISE LP  
C/O STANDARD COMPANIES  
31899 DEL OBISPO ST  
STE 150  
SAN JUAN CAPISTRANO CA 92675

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MHP MAGNOLIA OAKS LLC

821 E MAGNOLIA DR

TALLAHASSEE FL 32301-6608

Respondent

Case No.: **TCE250450**

Location of Violation: **821 E MAGNOLIA DR #4218**

Tax ID #: **3107202090000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250450**

Initial Inspection Date: **03/24/2025**

Repeat Offender: **No**

Location Address: **821 E MAGNOLIA DR #4218**

Tax ID #: **3107202090000**

Owner(s): **MHP MAGNOLIA OAKS LLC**

**821 E MAGNOLIA DR  
TALLAHASSEE FL 32301-6608**

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Code(s) in Violation:

- 1** IPMC, Interior Structure, 305.1 General
- 2** IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Actions Required:

- 1** Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.  
Replace cracked tile in bathroom floor.
- 2** Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.  
Repair or replace Bathtub that is damaged and has a large hole in it.

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 9414 40

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TCE250450 NOV/NOH INITIAL  
MHP MAGNOLIA OAKS LLC  
821 E MAGNOLIA DR  
TALLAHASSEE FL 32301-6608

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 15, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

HILL COSTELLA  
3514 LAKEWOOD DR  
TALLAHASSEE FL 32305

Respondent

Case No.: **TCE250503**

Location of Violation: **3514 LAKEWOOD DR N**

Tax ID #: **311880 B0100**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250503**

Initial Inspection Date: **03/11/2025**

Repeat Offender: **No**

Location Address: **3514 LAKEWOOD DR N**

Tax ID #: **311880 B0100**

Owner(s): **HILL COSTELLA**

**3514 LAKEWOOD DR  
TALLAHASSEE FL 32305**

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Code(s) in Violation:

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

Corrective Actions Required:

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

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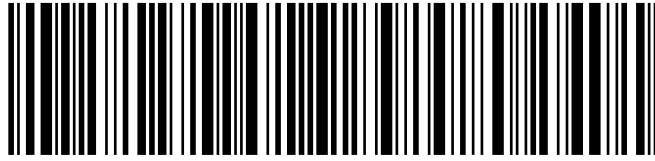
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8309 8742 81

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TCE250503 NOV/NOH INITIAL  
HILL COSTELLA  
3514 LAKEWOOD DR  
TALLAHASSEE FL 32305-5204

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 14, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BYNUM GENE

770 BAY MEADOWS CIRCLE WEST E #1

JACKSONVILLE FL 32256

Respondent

Case No.: **TCE250605**

Location of Violation: **618 ACORN GROVE CT**

Tax ID #: **2113220000010**

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE250605**

Initial Inspection Date: **03/25/2025**

Repeat Offender: **No**

Location Address: **618 ACORN GROVE CT**

Tax ID #: **2113220000010**

Owner(s): **BYNUM GENE**

770 BAY MEADOWS CIRCLE WEST E #1  
JACKSONVILLE FL 32256

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Remove household items, building material, building rubbish, or similar items from the exterior of the property.
- 3** Ensure all vehicles are operable and display a valid license plate. This includes all the cars in the yard and driveway.

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

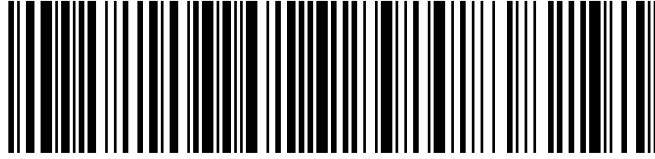
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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

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USPS CERTIFIED MAIL



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TCE250605 NOV/NOH INITIAL  
BYNUM GENE  
770 BAY MEADOWS CIRCLE WEST  
APT E #1  
JACKSONVILLE FL 32256

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

Postage: \$8.1600





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 14, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

AHMED SEBASTIAN  
7950 SW 30TH ST STE 200  
DAVIE FL 33328

Respondent

Case No.: **TCE250610**

Location of Violation: **810 W GEORGIA ST**

Tax ID #: **2135750020270**

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 **06/03/2025** 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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250610**

Initial Inspection Date: **03/25/2025**

Repeat Offender: **No**

Location Address: **810 W GEORGIA ST**

Tax ID #: **2135750020270**

Owner(s): **AHMED SEBASTIAN**

**7950 SW 30TH ST STE 200  
DAVIE FL 33328**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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USPS CERTIFIED MAIL



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TCE250610 NOV/NOH INITIAL  
AHMED SEBASTIAN  
7950 SW 30TH ST  
STE 200  
DAVIE FL 33328-1979

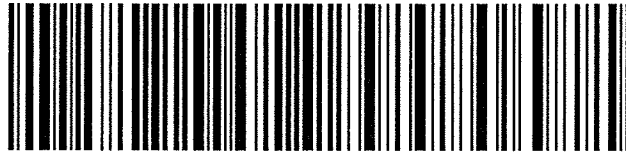
Return Reference Number:  
Username: Denise Garrett  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$8.1600

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

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USPS CERTIFIED MAIL



9214 8901 9403 8309 9676 86

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TCE250517 NOV NOH INITIAL  
MILLENNIUM PARC LLC  
310 BLOUNT ST  
APT 108  
TALLAHASSEE FL 32301-2245

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 15, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

MILLENNIUM PARC LLC

310 BLOUNT ST STE 108

TALLAHASSEE FL 32301

Respondent

Case No.: **TCE250517**

Location of Violation: **1236 BLOUNTSTOWN ST. aka 1230,1234,1238,1240,1242,1250,1252**

Tax ID #: **2129204070000**

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

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

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

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**CITY OF  
TALLHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

Sincerely,

**Martin Atorresagasti**

Code Enforcement Division

Attachment



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

Code Officer: **Martin Atorresagasti**

Case #: **TCE250517**

Initial Inspection Date: **03/12/2025**

Repeat Offender:

Location Address: **1236 BLOUNTSTOWN ST.**

**aka 1230,1234,1238,1240,1242,1250,1252**

Owner(s): **MILLENNIUM PARC LLC**

**TAX ID#: 2129204070000**

**310 BLOUNT ST STE 108  
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** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Property Areas, 302.2 Grading and Drainage
- 4** IPMC, Exterior Structure, 304.7 Roof and Drains
- 5** IPMC, Exterior Structure, 304.6 Exterior Walls

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Remove and dispose of all dead trees from the property. Ensure all standing dead trees on property are removed, along with all tree debris.
- 3** Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon. Ensure parking lot drains by building 1242 are clear of debris and work as intended.
- 4** Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure. Repair or replace the damaged roof on building 1242. Roof must be sound and tight not to admit rain. Repair or replace all damaged roofs, soffits and overhangs.
- 5** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.  
Repair or replace damaged retaining walls at north end of the property.



- 1 Remove all trash, litter, and debris from the entire property.
- 2 Remove and dispose of all dead trees from the property. Ensure all standing dead trees on property are removed, along with all tree debris.
- 3 Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon. Ensure parking lot drains by building 1242 are clear of debris and work as intended.
- 4 Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure. Repair or replace the damaged roof on building 1242. Roof must be sound and tight not to admit rain. Repair or replace all damaged roofs, soffits and overhangs.
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Repair or replace damaged retaining walls at north end of the property.

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 16, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

TAYLOR CHARLES M; TAYLOR CHARLES M JR; &  
TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311

Respondent

Case No.: **TCE250372**

Location of Violation: **3068 ADKINS FOREST LN**

Tax ID #: **310328 A0120**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250372**

Initial Inspection Date: **03/13/2025**

Repeat Offender:

Location Address: **3068 ADKINS FOREST LN**

Tax ID #: **310328 A0120**

Owner(s): TAYLOR CHARLES M; TAYLOR CHARLES M JR; &  
TAYLOR AMY ROSE  
3068 ADKINS FOREST 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 10 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

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

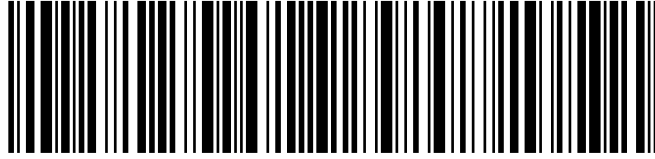
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



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TCE250372 NOV/NOH INITIAL  
TAYLOR CHARLES M; TAYLOR CHARLES M JR; &  
TAYLOR AMY ROSE  
3068 ADKINS FOREST LN  
TALLAHASSEE FL 32311-5256

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 16, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

WATSON JAMESINA M  
WOOTEN WILLIAM R JR  
8350 HINSDALE WAY  
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE250490**

Location of Violation: **2022 GARDENBROOK LN**

Tax ID #: **1133140000181**

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 **06/03/2025** 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 #: **TCE250490**

Initial Inspection Date: **03/13/2025**

Repeat Offender:

Location Address: **2022 GARDENBROOK LN**

Tax ID #: **1133140000181**

Owner(s): WATSON JAMESINA M  
WOOTEN WILLIAM R JR  
8350 HINSDALE WAY  
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 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 Structure, 304.1 General

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property. Remove all tree debris from the entire property and from off the structure of the property.
- 2 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.

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

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

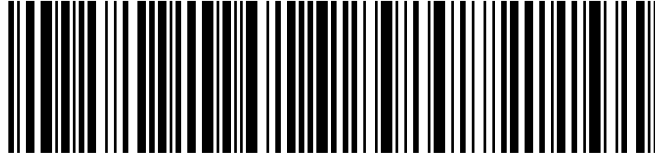
Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 1329 29

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TCE250490 NOV/NOH INITIAL  
WATSON JAMESINA M & WOOTEN WILLIAM R JR  
8350 HINSDALE WAY  
TALLAHASSEE FL 32312-4240

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 16, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

LUNAN HUGH N  
LUNAN ENID  
1125 RENAE WAY  
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE250534**

Location of Violation: **3536 SEDONA LOOP**

Tax ID #: **112212 B0100**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



CITY OF  
TALLAHASSEE

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Lesla Vause**

Case #: **TCE250534**

Initial Inspection Date: **03/13/2025**

Repeat Offender:

Tax ID #: **112212 B0100**

Location Address: **3536 SEDONA LOOP**

Owner(s): LUNAN HUGH N  
LUNAN ENID  
1125 RENAE WAY  
TALLAHASSEE FL 32312

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Remove and dispose of all dead trees from the property. This includes but is not limited to the dead pine tree located in your back yard. The tree top has been topped and the trunk is covered in vines.

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

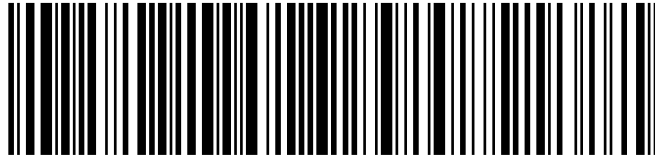
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



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TCE250534 NOV/NOH INITIAL  
LUNAN HUGH N & LUNAN ENID  
1125 RENAE WAY  
TALLAHASSEE FL 32312-3175

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 16, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

GORDON DENISE Y  
3242 ALBERT DR  
TALLAHASSEE FL 32309

Respondent

Case No.: **TCE250569**

Location of Violation: **3242 ALBERT DR**

Tax ID #: **111026 K0460**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Lesla Vause**

Case #: **TCE250569**

Initial Inspection Date: **03/24/2025**

Repeat Offender: **No**

Location Address: **3242 ALBERT DR**

Tax ID #: **111026 K0460**

Owner(s): **GORDON DENISE Y**

**3242 ALBERT DR  
TALLAHASSEE FL 32309**

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

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

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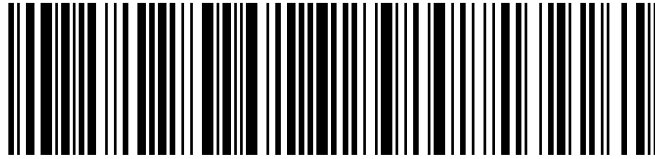
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8310 1768 55

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TCE250569 NOV/NOH INITIAL  
GORDON DENISE Y  
3242 ALBERT DR  
TALLAHASSEE FL 32309-3639

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

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

**April 17, 2025**

**SMITH CHRISTIAN B**

**2408 SHALLEY DR  
TALLAHASSEE FL 32309**

Re: CASE NUMBER      **TCE250330**  
LOCATION:                **3113 SAWTOOTH DR**  
Tax ID #:                **211726 E0090**

**AMENDED HEARING DATE**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 06/03/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.**

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

**All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/19/2025** to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

**Lesa Vause**

Code Enforcement Division

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

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850-891-0000  
TDD: 711 • [Talgov.com](http://Talgov.com)

JOHN E. DAILEY  
Mayor  
  
REESE GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K. JACKSON  
City Attorney

ELAINE W. BRYANT  
Commissioner  
  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
City Auditor

JEREMY MATLOW  
Commissioner



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Lesla Vause**

Case #: **TCE250330**

Initial Inspection Date: **02/13/2025**

Repeat Offender: **No**

Location Address: **3113 SAWTOOTH DR**

Tax ID #: **211726 E0090**

Owner(s): **SMITH CHRISTIAN B**

**2408 SHALLEY DR  
TALLAHASSEE FL 32309**

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Code(s) in Violation:

- 1** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Structure, 304.6 Exterior Walls

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.  
Repair and replace walls and siding that has been damaged and removed from the side, exterior wall of the home.

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

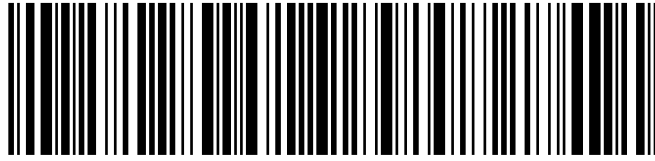
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



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TCE250330 AMENDED NOH  
SMITH CHRISTIAN B  
2408 SHALLEY DR  
TALLAHASSEE FL 32309-3019

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
& BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096

Respondent

Case No.: **TCE250348**

Location of Violation: **2855 APALACHEE PKWY APT 127**

Tax ID #: **3104204290000**

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

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**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the 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 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 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 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 in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the 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 .

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 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 #: **TCE250348**

Initial Inspection Date: **03/20/2025**

Repeat Offender:

Location Address: **2855 APALACHEE PKWY APT 127**

Tax ID #: **3104204290000**

Owner(s): **BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC; & BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096**

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

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

Code(s) in Violation:

- 1 IPMC, Pest Elimination, 309.1 Infestation**

Corrective Actions Required:

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

**Apt 127.**

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

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

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



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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 3384 06

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TCE250348 NOV/NOH INITIAL  
BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
& BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 17, 2025

CITY OF TALLAHASSEE  
Petitioner,

vs.

JACKSON MICHAEL R  
1303 CROSS CREEK CIR  
TALLAHASSEE FL 32301

Respondent

Case No.: **TCE250380**

Location of Violation: **1303 CROSS CREEK CIR**

Tax ID #: **310430 C0142**

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 **06/03/2025** 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.

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Sincerely,

**Shameka Bush**

Code Enforcement Division

Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250380**

Initial Inspection Date: **02/27/2025**

Repeat Offender:

Location Address: **1303 CROSS CREEK CIR**

Tax ID #: **310430 C0142**

Owner(s): **JACKSON MICHAEL R**

**1303 CROSS CREEK CIR**

**TALLAHASSEE FL 32301**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.
- 3** Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration.
- 4** Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure.
- 5** Repair and/or replace the roof to prevent water entry and damage to roof structure. Repair and/or replace the soffit, eave, and fascia.

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

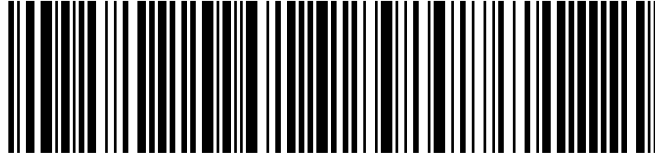
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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USPS CERTIFIED MAIL



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TCE250380 NOV/NOH INITIAL  
JACKSON MICHAEL R  
1303 CROSS CREEK CIR  
TALLAHASSEE FL 32301-3729

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 17, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

CAMPBELL RALPHEAL LORENZO  
CAMPBELL KAREN PATRICIA  
1742 HILLGATE CT  
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE250749**

Location of Violation: **1900 HOLMES ST**

Tax ID #: **410230 R0014**

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

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

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

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



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

Sincerely,

**Lesla Vause**

Code Enforcement Division

Attachment





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE250749**

Initial Inspection Date: **04/16/2025**

Repeat Offender:

Location Address: **1900 HOLMES ST**

Tax ID #: **410230 R0014**

Owner(s): **CAMPBELL RALPHEAL LORENZO  
CAMPBELL KAREN PATRICIA  
1742 HILLGATE CT  
TALLAHASSEE FL 32308**

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

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

Code(s) in Violation:

- 1** TLDC, Chapter 3, Article I, Section 3-2, Permanent Building Numbers
- 2** IPMC, Exterior Structure, 304.6 Exterior Walls
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
- 4** IPMC, Exterior Structure, 304.13.2 Openable Windows
- 5** IPMC, Exterior Structure, 304.14 Insect Screens
- 6** IPMC, Interior Structure, 305.1 General
- 7** IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
- 8** IPMC, Interior Structure, 305.5 Handrails and Guard
- 9** IPMC, Interior Structure, 305.6 Interior Doors
- 10** IPMC, Pest Elimination, 309.1 Infestation
- 11** IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
- 12** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 13** IPMC, Mechanical and Electrical Requirements, 605.1 Installation

Corrective Actions Required:

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

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

Ensure the exterior wall by the front steps that is not covered in siding is either protected with siding or covered in a protective coating such as paint.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

Ensure all windows are capable of closing entirely and are in good condition, including the upstairs, north side window that does not close. The front doorframe is severely damaged. Ensure the front door and frame are free from damage and weather tight.
- 4** Ensure all windows, other than a fixed windows, are easily openable and capable of being held in position and secured by window hardware.
- 5** Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition.

Ensure all the screens fit tightly in the frame and are free from defect. Some screens do not cover the entire window and some screens are torn.
- 6** Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Repair all areas of ceilings and walls that may have damage. The ceiling under the upstairs bathroom shows water damage, is poorly patched and is slightly sagging. The ceiling above the stairs has damage. The kitchen has holes that are covered with two cable faceplates, this is not an acceptable repair. Ensure the a/c vent in the kitchen is securely anchored.
- 7** Ensure all stair and walking surfaces are maintained in good condition.

Ensure the treads and trim on the stairs are repaired to be free from damage. The trim on the stairs is raised above the level of the tread and can be a trip hazard.

Areas in the upstairs hall and bathroom are soft and possibly have deterioration. Ensure the flooring is free from defect and in good repair.
- 8** Ensure every handrail and guard is firmly fastened and capable of supporting normally imposed loads and maintained in good condition.

Ensure the handrail for the stairs is securely anchored.
- 9** Ensure every interior door fits within its frame and is capable of being properly opened and closed by being properly and securely attached to its jambs, headers or tracks. The bathroom door is not capable of locking, when the lock is engaged the door is easily pushed open. Ensure the door, frame and hardware are free from defect.

An upstairs bedroom door has damage. Ensure it is repaired or replaced.
- 10** Ensure the structure is kept free from insect and rodent infestation.

There is evidence of rat droppings. Ensure the structure is free from rodents.
- 11** Ensure every bathroom has natural or properly discharged mechanical ventilation.

The upstairs bathroom vent is broken. Ensure it is repaired or replaced.
- 12** Ensure all mechanical equipment, appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed.

Repair or remove the dishwasher. If the dishwasher is removed the cabinet must be finished.

- 13** Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner.  
Ensure the light fixture that is hanging by its wires in the upstairs loft/mechanical room is repaired.  
Ensure all electric receptacles are securely anchored and functional.

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 3040 36

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TCE250749 NOV/NOH INITIAL  
CAMPBELL RALPHEAL LORENZO &  
CAMPBELL KAREN PATRICIA  
1742 HILLGATE CT  
TALLAHASSEE FL 32308-4728

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

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

**April 18, 2025**

**BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
& BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096**

Re: CASE NUMBER       **TCE250348**  
LOCATION:               **2855 APALACHEE PKWY APT 127**  
Tax ID #:               **3104204290000**

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 06/03/2025 at 1:00 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.**

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

**All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 05/19/2025 to allow time to provide it to the Magistrate/Code Board.** All information submitted will be recorded as case file information and entered into public record.

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

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

Sincerely,

**Shameka Bush**

Code Enforcement Division

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CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850-891-0000  
TDD: 711 • [Talgov.com](http://Talgov.com)

JOHN E. DAILEY  
Mayor  
  
REESE GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K. JACKSON  
City Attorney

ELAINE W. BRYANT  
Commissioner  
  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
City Auditor

JEREMY MATLOW  
Commissioner



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250348**

Initial Inspection Date: **03/20/2025**

Repeat Offender:

Location Address: **2855 APALACHEE PKWY APT 127**

Tax ID #: **3104204290000**

Owner(s): **BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC; BPX PARKWAY TIC 2 LLC;  
& BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
INWOOD NY 11096**

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Code(s) in Violation:

- 1 IPMC, Pest Elimination, 309.1 Infestation**

Corrective Actions Required:

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

**Apt 127.**

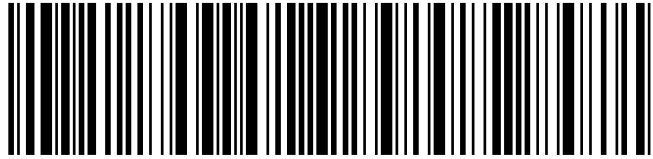
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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8310 4809 83

TCE250348 AMENDED TIME  
BPX PARKWAY LLC; BPX PARKWAY TIC 1 LLC;  
BPX PARKWAY TIC 2 LLC; & BPX PARKWAY TIC 3 LLC  
C/O BAYVIEW PARTNERS LLC  
45 BAYVIEW AVE  
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Return Reference Number:  
Username: Denise Garrett  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$8.1600





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

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

April 18, 2025

CITY OF TALLAHASSEE

Petitioner,

vs.

FREEMAN MICHAEL  
FREEMAN KATRINA  
7114 HERITAGE RIDGE RD  
TALLAHASSEE FL 32312

Respondent

Case No.: **TCE250511**

Location of Violation: **2919 GREENON LN**

Tax ID #: **212865 B0030**

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 .

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 on **06/03/2025** 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 .

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 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

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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 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 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 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 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 in the Final Order. If the Code Enforcement Board or Code Magistrate has previously declared you to be a repeat violator, the 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 .

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 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 #: **TCE250511**

Initial Inspection Date: **03/14/2025**

Repeat Offender:

Location Address: **2919 GREENON LN**

Tax ID #: **212865 B0030**

Owner(s): FREEMAN MICHAEL  
FREEMAN KATRINA  
7114 HERITAGE RIDGE RD  
TALLAHASSEE FL 32312

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.

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

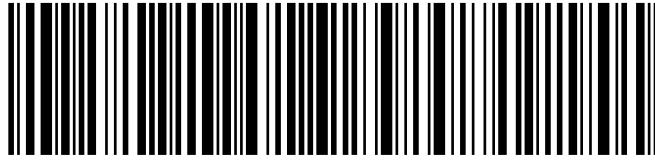
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 4624 22

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TCE250511 NOV/NOH INITIAL  
FREEMAN MICHAEL & FREEMAN KATRINA  
7114 HERITAGE RIDGE RD  
TALLAHASSEE FL 32312-6706

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

Postage: \$8.1600