



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 04, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

VA8 SEMINOLE GRAND LLC

6191 STATE HIGHWAY 161 STE 100

IRVING TX 75038

Respondent

Case No.: **TCE241987**

Location of Violation: **1505 W THARPE ST APT 2013 B**

Tax ID #: **2126202030000**

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 **02/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Lesa Vause	Permit No.:	NA
Initial Inspection Date: 09/11/2024	Case No.:	TCE241987
Tax Identification Number: 2126202030000	Repeat Offender:	No
Violation Address: 1505 W THARPE ST APT 2013 B		

Owner(s):

VA8 SEMINOLE GRAND LLC
6191 STATE HIGHWAY 161 STE 100
IRVING TX 75038

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC Chapter 3, Section 302 ~ Exterior Property Areas.
IPMC 302.1 Sanitation.
IPMC 302.2 Grading and drainage.
IPMC 302.3 Sidewalks and driveways.
- 2** IPMC Chapter 3, Section 304 ~ Exterior Structure.
IPMC 304.5 Foundation walls.
IPMC 304.6 Exterior walls.
IPMC 304.12 Handrails and guards.
IPMC 304.13 Window, skylight and door frames.
- 3** IPMC Chapter 3, Section 305 ~ Interior Structure.
IPMC 305.1 General.
IPMC 305.3 Interior surfaces.
- 4** IPMC Chapter 3, Section 307 ~ Handrails & Guardrails
- 5** IPMC Chapter 3, Section 309 ~ Pest Elimination.
- 6** IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures.
- 7** IPMC Chapter 6, Section 603 ~ Mechanical Equipment.
IPMC 603.1 Mechanical equipment and appliances.

Corrective Actions Required:

- 1 There is trash, garbage, boxes, dog crates, cylinders, and miscellaneous debris around the exterior of the building. Remove all of it as required.

There is significant soil erosion on the east, south, and west side of the building resulting in the foundation being exposed, along with pipes and wires. A professionally licensed structural engineer and/or architect will be required to evaluate the conditions. A copy of their report needs to be provided to this office. Contact the building department for additional information, and make the appropriate repairs at the building and correct the drainage issues as required to the applicable building and environmental codes. A building permit and an environmental permit and a licensed contractor will be required for some or all of the repairs.

The water from the gutter systems needs to be pushed away from the building. Correct the soil erosion at the front of the building as required around the trees, pipes and wires. A building permit and a licensed contractor may be required

There was water standing at the front of the building and soil has washed onto the porch on the east side of the building. Ensure that all water is draining away from the building as required.

There is erosion along the sidewalks that provide access to the building. Repair the soil erosion as required to the applicable building and environmental codes. The drain pipes under the sidewalks are damaged. Repair the drain pipes as required.

- 2 The foundation walls have been exposed and under-cut along the back and sides of the building at various locations. Obtain a professionally licensed structural engineer and/or architect to evaluate the building and the areas where the soil has been washed away. Provide this office with documentation as to the recommendations for the required repairs to the structure along the foundation for the entire building. Along the east side of the building
soil is washing up onto the porches. Water is standing in front of the north east portion of the building. Ensure that the water is draining away from the building to the public way. A building permit and an environmental permit may be required for the repairs.

There is a gap between the concrete foundation and the siding on the exterior of where bedroom B is located. Take the appropriate steps to close and seal off the gap as required to the applicable building code. Ensure that animals can not access the interior of the building through this area.

The concrete walkway between the units, has soil erosion along the south side of the building. Install a guardrail if the height of the walkway above the soil is 30 inches or more.

There is a hole in the exterior siding above the window for unit A. Repair all holes in the siding and repair any damage caused to the interior due to the exterior siding being open.

The window in unit A bedroom is hazed over. Repair or replace the glass section as required.

- 3 The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

There are doorways where the carpeting is separated from the tack strip at the tile. Install a transition strip to cover the edge of the carpeting, tile, and the exposed carpet tack strip.

The door stop is missing in the bathroom. Install a door stop as required and repair the hole in the wall from the door knob.

There is discoloration in the kitchen cabinets. Locate the cause and repair as required.

There is some discoloration along the ceilings at the intersection of the walls. Locate the cause and repair as required. There appears to be some damage to the glass of the window of unit A. Locate the cause and repair as required.

- 4 Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

The result of the soil being washed out has resulted in a large drop off from the exterior hallway to the ground. Measure the height of the drop off and install a guardrail if the ground is 30 inches lower than the walking surface.

- 5 Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re-infestation.

Insects were noted at the time of inspection.

The tenant stated that she could hear scratching noises in the wall of her bedroom. On the exterior of the building there is a gap between the concrete and where the siding starts.

Provide this office with documentation of what was done to exterminate the insects and the animals in the walls. Provide documentation of what will be done to prevent re-infestation.

- 6 The toilet in the bathroom of unit 'B' rocks and or is loose. Secure the toilet as required and ensure that the toilet is fully functional.

Seal around the bathroom sink and along the back splash as required.

- 7 Mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function.

The air handler coil is very dirty. Clean the air handler coil and change the filter as required. Seal around all of the pipes and the wires as required. Clean the duct work if required. Ensure that the air handler is fully functional.

The HVAC exterior equipment pads around the exterior of the building have been under-cut by water erosion. Repair the water erosion as required to the applicable building code.

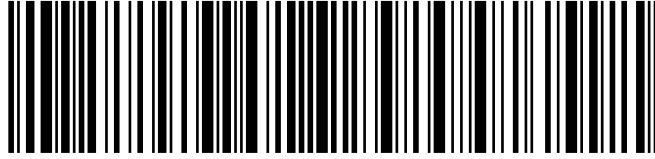
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 0464 84

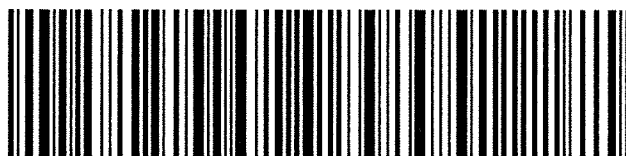
TCE241987 NOV/NOH INITIAL
VA8 SEMINOLE GRAND LLC
STE 100
6191 STATE HIGHWAY 161
IRVING TX 75038-2290

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

Postage: \$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1701 02

TCE242002 NOV NOH INITIAL
JOHNSON MELEIA
3317 HARBOR CLUB DR
TALLAHASSEE FL 32308-5682

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

October 10, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

JOHNSON MELEIA
3317 HARBOR CLUB DR
TALLAHASSEE FL 32308

Respondent

Case No.: **TCE242002**

Location of Violation: **1910 RHONDA DR**

Tax ID #: **212235 U0230**

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 **02/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division
Attachment



CITY OF
TALLAHASSEE

Housing and Community Resilience
Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **08/23/2024** Case No.: **TCE242002**
Tax Identification Number: **212235 U0230** Repeat Offender: **No**
Violation Address: **1910 RHONDA DR**

Owner(s):

JOHNSON MELEIA
3317 HARBOR CLUB DR
TALLAHASSEE FL 32308

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Other

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

Corrective Actions Required:

- 1 Remove and dispose of all dead trees from the property. This regards the dead pine tree in the back yard.

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

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

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



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

October 16, 2024

**MOODY ERNEST D III
2101 JOYNER DR
TALLAHASSEE FL 32303**

**Re: CASE NUMBER TCE241295
LOCATION: 1749 KAY AVE
Tax I.D. #(s): 310875 A0142**

Dear Sir/Madam:

This letter serves as your formal Notice of Final Hearing for the above referenced property due to non-compliance. You were previously noticed for a hearing which was held on 10/08/2024. This final hearing will be held on **February 4, 2025 at 1:00 pm** at the Frenchtown Renaissance Center -435 N Macomb Street, 2nd floor.

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

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00 pm on 01/25/2025 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.

Please be advised your case will be presented to the Municipal Code Enforcement Board / Magistrate on the above date and time. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented 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 as well as any costs the City occurred in the event the City must correct the violations.

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

Sincerely,

Shameka Bush

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.

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241295

VIOLATION ADDRESS: 1749 KAY AVE

VIOLATION TAX ID #: 310875 A0142

On 10/08/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310875 A0142** and the physical address is identified **1749 KAY AVE Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MOODY ERNEST D III (hereinafter "Property Owner(s)").
3. On 06/20/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, 304.1 - General
 - B. IPMC, 308.1 – Accumulation of rubbish or garbage
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/04/2024, the Property Owner(s) were given notice of the Initial Hearing to beheld on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
 DID attend this hearing.
 DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 304.1 - General

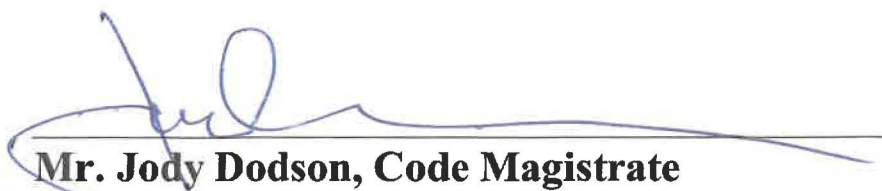
Corrective Action Required: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Ensure that all rotted and damaged wood and materials are removed before repairing. Ensure that all structural members are free from deterioration and shall be capable of safely supporting the imposed dead and live loads. Ensure that the exterior walls are free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. Ensure that the exterior stairway, deck, porch and balcony, and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Ensure that every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

B. IPMC, 308.1 – Accumulation of rubbish or garbage

Corrective Action Required: Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Ensure that all tree debris, tree trimmings, and tree branches are removed from the property.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 60 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 02-04-2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.


Mr. Jody Dodson, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

October 17, 2024

CITY OF TALLAHASSEE
Petitioner,

vs.

SULKER ALP F
1734 W THARPE ST
TALLAHASSEE FL 32303

Respondent

Case No.: **TCE242129**

Location of Violation: **1641 ATKAMIRE DR**

Tax ID #: **410259 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 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 **02/04/2024** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Lesa Vause	Permit No.:	NA
Initial Inspection Date: 09/19/2024	Case No.:	TCE242129
Tax Identification Number: 410259 B0030	Repeat Offender:	No
Violation Address: 1641 ATKAMIRE DR		

Owner(s):

SULKER ALP F
1734 W THARPE ST
TALLAHASSEE FL 32303

You are required to correct the following code violations within **60** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** TLDC, Chapter 3, Article VII, Section 3-401 - Fences and Walls
- 4** IPMC, Exterior Structure, 304.1 General
- 5** IPMC, Exterior Structure, 304.12 Handrails and Guards
- 6** IPMC, Exterior Structure, 304.14 Insect Screens
- 7** IPMC, Interior Structure, 305.1 General
- 8** IPMC, Interior Structure, 305.3 Interior Surfaces
- 9** IPMC, Fire Safety Requirements, 704.6 Single- and Multiple-Station Smoke Alarms
- 10** IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
- 11** IPMC, Mechanical and Electrical Requirements, 605.1 Installation
- 12** IPMC, Mechanical and Electrical Requirements, 605.2 Receptacles
- 13** IPMC, Exterior Property Areas, 302.2 Grading and Drainage

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2 Remove all trash, litter, and debris from the entire property. Remove all of the tree debris from the property.
- 3 Repair or remove the fence/wall that is in disrepair and considered unsafe. The wall by the exterior staircase is separated along the joints. Repair the wall as required and ensure that it is structurally sound.

Repair the damaged wall that is along the east side of the house as required to the applicable building code.

Repair or replace the damaged fencing around the back yard as required. Repair the wooden fence in the front yard as required.

- 4 Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
- 5 Ensure every handrail and guard is firmly fastened and capable of supporting normally imposed loads and maintained in good condition.

Install a handrail as required for the exterior stairs on the east side of the house to the applicable building code. A building permit and a licensed contractor may be required. Ensure that the handrail is fully functional.

- 6 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.

There are some missing insect screens on some of the exterior windows. Replace all missing or damaged window screens as required.

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

Repair or replace the damaged drywall as required, on all walls, and ceilings, throughout the house. Repair/or remove the water damage as required. The discolored areas, locate the cause and repair or replace the drywall as required.

Repair all cracks at the door frames and in the door frames as required.

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

Remove all peeling paint and provide a protective coating, paint or the like, on all unprotected surfaces, including repairs.

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

The following violations require your immediate attention: There are no smoke alarms in the bedrooms. Install a smoke alarm in each bedroom as required. Install an additional smoke alarm in the hallway in the immediate vicinity of the bedrooms. Be prepared to demonstrate that all of smoke alarms are fully functional.

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

The exhaust fans in the bathrooms are dirty and have been dislodged. Clean the exhaust fans as required and re-install the fans as required. Ensure that the fans are fully functional.

There is a cover plate that has partially dislodged from the ceiling. Re-install the cover plate as required.

Remove the trash and debris from the water heater closet and from the top of the water heater.

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

The power panel circuits, though identified are difficult to read. Re-write or replace the circuit identification information as required.

- 12** Ensure every bathroom shall contain not less than one receptacle. Ensure all receptacle outlets shall have the appropriate faceplate cover for the location.

The GFCI receptacles in the bathrooms were not functioning properly. Repair or replace the receptacles as required and ensure that the receptacles are fully functional.

- 13** Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon.

There is soil erosion along the west side of the house. Repair the soil erosion as required to the applicable building codes. A building permit and an environmental permit and a licensed contractor may be required.

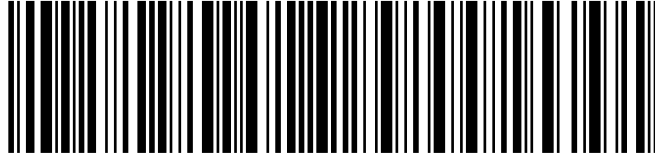
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 1493 74

TCE242129 NOV/NOH INITIAL
SULKER ALP F
1734 W THARPE ST
TALLAHASSEE FL 32303-4442

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

November 07, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

CASTRO ISABEL & CASTRO KENNETH
1565 BLOUNTSTOWN ST APT A
TALLAHASSEE FL 32304-1151

Respondent

Case No.: **TCE242303**

Location of Violation: **1565 BLOUNTSTOWN ST**

Tax ID #: **2129200290000**

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 **02/04/2025** at **1:00 pm**, or as soon thereafter as said matter can be heard in the **2nd Floor Conference Room, Renaissance Center, 435 N Macomb Street**, Tallahassee, Florida. If the violation(s) are corrected within the number of days noted on the attached violation detail, you may not have to appear before the **Code Magistrate**.

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

Notice of Violation and Notice of Hearing

Page 2

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

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

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

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Martin Atorresagasti	Permit No.:	NA
Initial Inspection Date: 10/01/2024	Case No.:	TCE242303
Tax Identification Number: 2129200290000	Repeat Offender:	No
Violation Address: 1565 BLOUNTSTOWN ST		
Owner(s): CASTRO ISABEL & CASTRO KENNETH 1565 BLOUNTSTOWN ST APT A TALLAHASSEE FL 32304-1151		

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

Chapter 3, Article XI, Section 3-571, International Property Maintenance Code

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

Corrective Actions Required:

- 1** Remove and dispose of all dead trees and tree debris 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 windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

USPS CERTIFIED MAIL



9214 8901 9403 8387 1567 74

TCE242303 NOV/NOH INITIAL
CASTRO ISABEL & CASTRO KENNETH
1565 BLOUNTSTOWN ST
APT A
TALLAHASSEE FL 32304-1151

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

Postage: \$8.1600