



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 03, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

FLORIDA HOSPITAL ASSOCIATION

307 PARK LAKE CIR

ORLANDO FL 32803-1107

Respondent

Case No.: **TCE232880**

Location of Violation: **310 E COLLEGE AVE**

Tax ID #: **2136250751275**

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 **07/09/2024** 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

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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,

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: **11/28/2023**

Case No.: **TCE232880**

Tax Identification Number: **2136250751275**

Repeat Offender: **No**

Violation Address: **310 E COLLEGE AVE**

Owner(s):

FLORIDA HOSPITAL ASSOCIATION
307 PARK LAKE CIR
ORLANDO FL 32803-1107

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

Code(s) in Violation:

Land Development Code

- 1** TLDC Chapter 10 Section 10-411 Accessory Structures (a) General requirements

Corrective Actions Required:

- 1** The masonry retaining wall on the east side of the building is leaning away from the building with visible cracks. The wall should be free from breaks, cracks, and defects. The wall should be upright and safely anchored. Permits may be required for repairs.

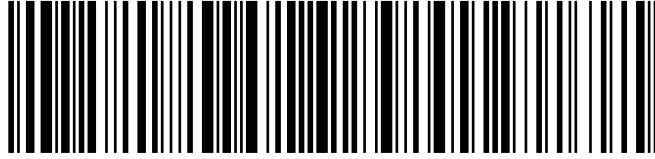
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8355 5137 76

TCE232880 NOV/NOH INITIAL
FLORIDA HOSPITAL ASSOCIATION
307 PARK LAKE CIR
ORLANDO FL 32803-3923

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

TCB TALLAHASSEE AUGUSTINE LLC

100 HIGH ST STE 1102

BOSTON MA 02110

Respondent

Case No.: **TCE232869**

Location of Violation: **2001 OLD ST AUGUSTINE RD**

Tax ID #: **3105204110000**

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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**Housing and Community Resilience
Code Enforcement Division**

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

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Sincerely,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **11/30/2023**

Case No.: **TCE232869**

Tax Identification Number: **3105204110000**

Repeat Offender: **No**

Violation Address: **2001 OLD ST AUGUSTINE RD**

Owner(s):

TCB TALLAHASSEE AUGUSTINE LLC
100 HIGH ST STE 1102
BOSTON MA 02110

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

Code(s) in Violation:

Other

- 1** 303.1 Swimming pools.

Corrective Actions Required:

- 1** Complete repairs to the swimming pool and equipment in order to maintain in a clean, operable condition.

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

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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 8356 7686 01

TCE232869 NOV/NOH INITIAL
TCB TALLAHASSEE AUGUSTINE LLC
STE 1102
100 HIGH ST
BOSTON MA 02110-1757

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 10, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

LETT SHARON C TRUST

C/O JEFF ANDREWS

208 S VENETIAN WAY

PORT ORANGE FL 32127

Respondent

Location of Violation: **212 N DELLVIEW DR**

Tax ID #: **212430 A0120**

Case No.: **TCE240350**

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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**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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: **03/06/2024**

Case No.: **TCE240350**

Tax Identification Number: **212430 A0120**

Repeat Offender: **No**

Violation Address: **212 N DELLVIEW DR**

Owner(s): **LETT SHARON C TRUST
C/O: JEFF ANDREWS
208 S VENETIAN WAY
PORT ORANGE FL 32127-5714**

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

Code(s) in Violation:

Other

- 1** 304.7 Roofs and drainage.

Corrective Actions Required:

- 1** Repair the damaged roof.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8356 7737 66

TCE240350 NOV/NOH INITIAL
LETT SHARON C TRUST
C/O: JEFF ANDREWS
208 S VENETIAN WAY
PORT ORANGE FL 32127-5714

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

ACRC TFL OWNER LLC

1018 THOMASVILLE RD STE 200A

TALLAHASSEE FL 32303

Respondent

Case No.: **TCE240303**

Location of Violation: **2415 N MONROE ST**

Tax ID #: **2124202060000**

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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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: **02/22/2024** Case No.: **TCE240303**
Tax Identification Number: **2124202060000** Repeat Offender: **No**
Violation Address: **2415 N MONROE ST**

Owner(s):

ACRC TFL OWNER LLC
1018 THOMASVILLE RD STE 200A
TALLAHASSEE FL 32303

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** IPMC Chapter 3, Section 302 ~ Exterior Property Areas

Corrective Actions Required:

- 1** Please repair the potholes in the driving and parking areas of the Centre of Tallahassee.

302.3 SIDEWALKS AND DRIVEWAYS. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous condition.

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

USPS CERTIFIED MAIL



9214 8901 9403 8359 1225 09

TCE240303 NOV/NOH INITIAL
ACRC TFL OWNER LLC
STE 200A
1018 THOMASVILLE RD
TALLAHASSEE FL 32303-6291

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

April 25, 2024

CITY OF TALLAHASSEE

Petitioner,

vs.

HERRINGTON PATRICIA MAE

2524 LIMERICK DR

TALLAHASSEE FL 32309

Respondent

Case No.: **TCE240720**

Location of Violation: **2524 LIMERICK DR**

Tax ID #: **110250 N0230**

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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**Housing and Community Resilience
Code Enforcement Division**

OFFICIAL NOTICE OF VIOLATION AND NOTICE OF HEARING

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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: **04/24/2024**

Case No.: **TCE240720**

Tax Identification Number: **110250 N0230**

Repeat Offender: **No**

Violation Address: **2524 LIMERICK DR**

Owner(s):

HERRINGTON PATRICIA MAE
2524 LIMERICK DR
TALLAHASSEE FL 32309

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

Code(s) in Violation:

Other

- 1** 304.7 Roofs and drainage
- 2** 304.2 Protective treatment

Corrective Actions Required:

- 1** Remove all damaged and rotted material from the roof, joists, eaves, fascia and soffit areas. Replace with good material.
- 2** Cover new, exposed wood with a protective treatment such as paint or the like.

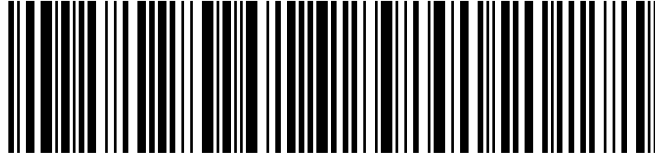
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8359 1659 02

TCE240720 NOV/NOH INITIAL
HERRINGTON PATRICIA MAE
2524 LIMERICK DR
TALLAHASSEE FL 32309-3513

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

Postage: \$7.3600