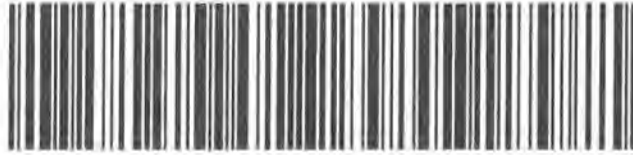


City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

---

USPS CERTIFIED MAIL



9214 8901 9403 8360 2210 86

---

TCE240806 NOV DEMO  
SPRINGFIELD HOMETOWN INVESTORS LLC  
2330 CENTERVILLE RD  
TALLAHASSEE FL 32308-4318

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

May 03, 2024

SPRINGFIELD HOMETOWN INVESTORS LLC  
2330 CENTERVILLE RD  
TALLAHASSEE FL 32308

Re: Address: **1106 BIRMINGHAM ST**

Case No.: **TCE240806**

Tax I.D. # **212635 D0090**

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include 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 Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

**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, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, 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,

*Lesia Vause*

Code Enforcement Division

Attachment





## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesla Vause**

Permit No.: **NA**

Initial Inspection Date: **05/02/2024**

Case No.: **TCE240806**

Tax Identification Number: **212635 D0090**

Repeat Offender: **No**

Violation Address: **1106 BIRMINGHAM ST**

Owner(s):

SPRINGFIELD HOMETOWN INVESTORS LLC  
2330 CENTERVILLE RD  
TALLAHASSEE FL 32308

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **Other**

- 1** IPMC 305.1 Interior Structure
- 2** IPMC 301.3 Vacant structures and land.
- 3** IPMC 306.1.1 Potentially unsafe conditions.  
6.4.Fire damage beyond charring.
- 4** IPMC 304.1 Exterior structure

Corrective Actions Required:

- 1** Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.
- 2** Ensure the building is secured immediately as the missing windows and doors allow trespassers. This is a life safety issue.
- 3** The structure has excessive damage on the exterior and interior from fire. If the owner opts not to demolish then all exterior walls, windows, doors, and frames must be made free from defects. The interior structure including but not limited to walls, walking surfaces and all therein must be made free from defect.
- 4** Ensure that all exterior walls and roof of the structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.

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

# DANGEROUS BUILDING NOTICE

Address: 1106 BIRMINGHAM ST

CE Case No.: TCE240806

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

Jeannine Fier

Enforcing Official, Code Enforcement

5/3/2024

Date

Signature: *Jeannine Fier*

Email: jeannine.fier@talgov.com

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

**CASE NO.: TCE232536**

**VIOLATION ADDRESS: 2660 OLD BAINBRIDGE RD**

**VIOLATION TAX ID #: 2115206100000**

**AMENDED ORDER:  
NO FINES AT THIS TIME  
CONTINUE FINAL HEARING**

On 06/04/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2115206100000** and the physical address is identified 2660 OLD BAINBRIDGE RD Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PACIFICA SPRINGWOOD LLC (hereinafter "Property Owner(s)").
3. On 10/17/2023 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 302 - Exterior Property Areas
  - B. IPMC, Chapter 3, Section 307 – Handrails & Guardrails
  - C. IPMC, Chapter 3, Section 304 - Exterior Structure
  - D. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)
  - E. TLDC, Chapter 3, Section 3-401 – Fences & Walls
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 03/05/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 01/12/2024 of the Initial Hearing by certified mail and posting of the property.
6. March 05, 2023 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 30 **DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

  x   DID attend the initial hearing

       DID NOT attend the initial hearing.

8. On June 4, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

9. On 04/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/04/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend the Final Hearing.

       DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

**A. IPMC, Chapter 3, Section 302 - Exterior Property Areas**

***Corrective Action Required: The retaining wall/fence along the east side of the play ground area is in disrepair and failing. Obtain a licensed professional to evaluate the retaining wall/fence as required. Repair/replace the retaining wall/fence as required to the applicable building codes. A building permit, an environmental permit, and a licensed contractor will be required. Repair/replace/remove all damaged play ground equipment as required. Ensure that all of the outdoor playground equipment that remains on site is not in disrepair and remains fully functional.***



**B. IPMC Chapter 3, Section 307 – Handrails & Guardrails**

*Corrective Action Required: 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. Repair or replace all handrails and guardrails as required to the applicable building code on all exterior stair cases as required. Ensure all guard rails and hand rails are fully functional.*

**C. IPMC Chapter 3, Section 304 ~ Exterior Structure**

*Corrective Action: Ensure that all of the exterior stairs/steps are in good repair and are fully functional. Repair or replace all damaged exterior stairs as required to the applicable building codes.*

**D. TLDC Chapter 3, Section 3.488 Maintenance (Residential)**

*Corrective Action: Remove all trash, litter and debris from property. Remove all trash and debris from the holding pond area, located west of the office. Remove all trash and debris from around the fencing that surrounds the holding pond. Remove the trash and debris from in and around the trash compactor north of the holding pond.*

**E. TLDC Chapter 3, Section 3 401 Fences & Walls**

*Corrective Action: Repair or replace the damaged or missing fencing that surrounds the holding pond as required to the applicable building code . Repair or replace the damaged or missing fencing that surrounds the play ground area located east of building 14. Repair or replace the damaged concrete wall and fencing that surrounds the garbage compactor, located north of the holding pond, as required to the applicable building code. Ensure that the compactor is fully functional.*


13. As of the date of this Order, the property fails to be in substantial 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.

AMENDED ORDERED TO  
POSTONE FINES FOR 30 DAYS, FOR  
POSSIBLE COMPLIANCE OR THE  
FINAL HEARING WILL BE SCHEDULED

14. Based upon the above, an initial fine of \$ 2 is hereby imposed against the Property Owner(s) and an additional fine of \$ 2 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 4th day of JUNE, 2024.

  
\_\_\_\_\_  
Mr. Kevin Sosson, Code Magistrate

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

**CASE NO.: TCE240226**

**VIOLATION ADDRESS: 1404 N RANDOLPH CIRCLE**

**VIOLATION TAX ID #: 111730 V0360**

On 6-4-24 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 **111730 V0360** and the physical address is identified **1404 N RANDOLPH CIRCLE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **DIXON SADIE** (hereinafter "Property Owner(s)").
3. On 02/02/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Chapter 3, Section 304- Exterior Structure**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.
5. On 04/3/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 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.

X \_\_\_\_\_ DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Chapter 3, Section 304- Exterior Structure**

***Corrective Action Required: Remove all damaged building materials from the roof and garage area that were damaged by the fallen tree. Repair the roof, siding, walls, and windows with good material.***

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 30 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.

  
\_\_\_\_\_  
**Mr. Kevin Sossong, Code Magistrate**



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

**CASE NO.: TCE240448**

**VIOLATION ADDRESS: 906 TERRACE ST**

**VIOLATION TAX ID #: 113027 F0080**

On 6-4-24, 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 **113027 F0080** and the physical address is identified **906 TERRACE ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **GHIO JOHN ALEXANDER / GHIO CAROLYN EGAN** (hereinafter "Property Owner(s)").
3. On 03/21/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.
5. On 04/25/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 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.

X DID NOT attend this hearing.


7. The following violations remain:

**A. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**

***Corrective Action Required: Remove the two dead trees at the rear of your property bordering 885 Harbert Street. Clean up all tree debris accompanied with tree removal.***

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 10 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 July 9, 24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.

  
\_\_\_\_\_  
**Mr. Kevin Sossong, Code Magistrate**

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

**CASE NO.: TCE221884**

**VIOLATION ADDRESS: 419 ESSEX DRIVE**

**VIOLATION TAX ID #: 213426 E0070**

On 06/04/2024, 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 **213426 E0070** and the physical address is identified **419 ESSEX DRIVE, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **LADD LARRY** (hereinafter "Property Owner(s)").
3. On 09/08/2022 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Chapter 3, Section 304 – Exterior Structure (304.1 General)**
  - B. **IPMC, Chapter 3, Section 305 – Interior Structure**
  - C. **IPMC, 302.1 – Sanitation**
  - D. **IPMC, 301. - Responsibility**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.
5. On 04/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 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, Chapter 3, Section 304 – Exterior Structure (304.1 General)**

*Corrective Action Required: Ensure exterior of a structure is maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Repair or replace all damaged soffits, trim, and roofing materials as required to the applicable building codes. Repair or replace the front door as required to the applicable building code. Ensure all doors and windows are fully functional and weather tight. A building permit and a licensed contractor may be required for repairs.*

**B. IPMC, Chapter 3, Section 305 – Interior Structure**

*Corrective Action Required: Ensure the interior of a structure and equipment therein is maintained in good repair, structurally sound and in a sanitary condition.*

**C. IPMC, 302.1 – Sanitation**

*Corrective Action Required: Ensure all trash and debris is removed from the property, including, but not limited to appliances not in use.*

**D. IPMC, 301. – Responsibility**

*Corrective Action Required: The owner of the premises is responsible for maintaining the structure in a clean, safe, and sanitary condition. Ensure that all portions of the interior and exterior of your property is maintained in a safe and sanitary condition, including all of the required utilities being fully functional.*

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 10 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 7-9-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



---

**Mr. Kevin Sossong, Code Magistrate**

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

**CASE NO.: TCE240305**

**VIOLATION ADDRESS: 1569 CALDWELL DRIVE**

**VIOLATION TAX ID #: 410480 J0100**

On 06/04/2024, 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 **410480 J0100** and the physical address is identified **1569 CALDWELL DRIVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **SALTER CAROL LYNN / SALTER HEATHER ANN** (hereinafter "Property Owner(s)").
3. On 02/23/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 309 – Pest Elimination**
  - B. IPMC, Chapter 3, Section 301.2 Responsibility**
  - C. IPMC, 302.1 - Sanitation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.
5. On 04/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 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.

  X   DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Chapter 3, Section 309 – Pest Elimination**

*Corrective Action Required: Take the proper steps to exterminate the mosquitos and other insects that are breeding in the containers in the backyard . Exterminate from the property insects, rodents, and vermin promptly by an approved processes that will not be injurious to human health. Remove the trash and debris from the yard to reduce attracting rodents and other animals or vermin living or scavenging for food through the trash and debris in the yard. Provide this office with documentation as to what has been done and will be done to prevent re infestation.*

**B. IPMC, Chapter 3, Section 301.2 Responsibility**

*Corrective Action Required: The owner of the premises shall ensure that the structures and exterior property are maintained in a clean, safe, and sanitary condition, and ensure that the property is not occupied if it is not in a clean, safe, and sanitary condition.*

**C. IPMC, 302.1. – Sanitation**

*Corrective Action Required: Ensure the exterior property and premises are maintained in a clean, safe and sanitary condition. Ensure the occupant keeps that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. Properly dispose of all trash, debris, empty containers, vegetative debris, and other associated waste that is contributing to unsanitary and unsafe conditions.*

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 5 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 7-9-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



---

**Mr. Kevin Sossong, Code Magistrate**



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

**CASE NO.: TCE232621**

**VIOLATION ADDRESS: 406 WALLIS STREET**

**VIOLATION TAX ID #: 411250 A0041**

On 06/04/2024, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 411250 A0041 and the physical address is identified as 406 WALLIS STREET, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are EBER GROUP LLC (hereinafter "Property Owner(s)").
3. On 10/24/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 304 – Exterior Structure
  - B. IPMC, Chapter 3, Section 305 – Interior Structure
  - C. IPMC, Chapter 5, Section 504 – Plumbing Systems & Fixtures
  - D. IPMC, Chapter 6, Section 605 – Electrical Equipment
  - E. IPMC, Chapter 7, Section 704 – Fire Protection Systems
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on June 4, 2024, before the Municipal Code Enforcement Board/Magistrate.
5. On 05/06/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 by certified mail / hand delivery and or posting of the property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

           DID attend the initial hearing.

DID NOT attend the initial hearing.

**The following violations remain:**

**A. IPMC, Chapter 3, Section 304 – Exterior Structure**

*Corrective Action Required: Repair or replace front door and door jam that is in disrepair. Front porch supports must be through bolted to roof supports. Remove all boards on windows and doors, windows and doors must be sound and tight and work as intended.*

**B. IPMC, Chapter 3, Section 305 – Interior Structure**

*Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition. Repair or replace kitchen cabinet and sink cabinet that is in disrepair with water damage. Repair damaged walls in kitchen and around damaged electrical boxes*

**C. IPMC, Chapter 5, Section 504 – Plumbing Systems & Fixtures**

*Corrective Action Required: Repair or replace the kitchen sink that is leaking water and the bathroom sink that is clogged up.*

**D. IPMC, Chapter 6, Section 605 – Electrical Equipment**

*Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Repair or replace all damaged electrical boxes that are hanging out of the wall. Breaker panel is missing a blank off plate.*

AMENDED: OWNER HAS BOARDED  
TO COT SPECS.  
BOARDING EXPIRES -06/04/2025

***E. IPMC, Chapter 7, Section 704 – Fire Protection Systems***

***Corrective Action Required: Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. All sleeping quarters and hallway to sleeping quarters must have working smoke detectors.***

7. 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.

~~8.~~

EBER GROUP LLC must board the property that is identified as 406 WALLIS STREET within the next \_\_\_\_\_ calendar days to prevent unlawful entry.

9. If the above-described property is boarded within the allotted timeframe, the case will be granted an ONE-YEAR boarding order. During this one-year timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.
10. If the above-described property is NOT boarded by the date above and the violations remain, the City of Tallahassee shall board and seal the structure located at 406 WALLIS STREET and all costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 4th day of June 2024.



**Mr. Kevin Sossong, Code Magistrate**

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

**CASE NO.: TCE232874**

**VIOLATION ADDRESS: 2855 APALACHEE PKWY APT 126-B**

**VIOLATION TAX ID #: 3104204290000**

On 06/04/2024, 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 **3104204290000** and the physical address is identified **2855 APALACHEE PKWY APT 126-B**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BPX PARKWAY LLC / BPX PARKWAY TIC 1 LLC/ BPX PARKWAY TIC 2 LLC/ BPX PARKWAY TIC 3 LLC** (hereinafter "Property Owner(s)").
3. On 11/30/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Chapter 3, Section 304 – Exterior Structure**
  - B. **IPMC, Chapter 3, Section 305 - Interior Structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.
5. On 04/10/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 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, Chapter 3, Section 304 – Exterior Structure**

*Corrective Action Required: Every exterior wall shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit rain, or dampness to the interior portions of the walls or the occupied spaces of the building. All siding material shall be kept in repair. Repair the exterior wall, roof, and any other conditions which is causing rain or dampness to the interior portions of the walls and ceiling in the master's bedroom and bathroom and the common bathroom. Reference to APT 126B.*

**B. IPMC, Chapter 3, Section 305 - Interior Structure**

*Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. All peeling, chipping, flaking, or abraded paint shall be repaired, removed, or covered and all cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected on the living room's ceiling, the master's bedroom and bathroom ceiling, and the common bathroom's ceiling. Reference to APT 126B.*

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 15 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



---

**Mr. Kevin Sossong, Code Magistrate**

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

**CASE NO.: TCE240504**

**VIOLATION ADDRESS: 2295 TINA DRIVE**

**VIOLATION TAX ID #: 1133170020340**


On 06/04/2024, 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 **1133170020340** and the physical address is identified **2295 TINA DRIVE, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **AHANOTU DIKE** (hereinafter "Property Owner(s)").
3. On 04/09/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, 304.13 – Window, Skylight and Door Frames**
  - B. IPMC, 309.1 – Infestation**
  - C. IPMC, 605.1 – Installation**
  - D. IPMC, 305.2 – Structural Members**
  - E. IPMC, 305.4 – Stairs and Walking Surfaces**
  - F. IPMC, 301.2 - Responsibility**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.

5. On 04/10/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 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, 304.13 – Window, Skylight and Door Frames**

*Corrective Action Required: Replace the weather stripping around the front door and ensure that the door and frame are in sound condition, good repair and weathertight.*

**B. IPMC, 309.1 – Infestation**

*Corrective Action Required: Structures shall be kept free from insect and rodent infestation. Secure an exterminator to promptly eliminate the infestation of roaches at the home and take proper precautions to prevent reinfestation.*

**C. IPMC, 605.1 – Installation**

*Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Provide a globe to the lighting fixture on the exterior of the home.*

**D. IPMC, 305.2 – Structural Members**

*Corrective Action Required: Ensure structural members are maintained structurally sound, and are capable of supporting the imposed loads.*

**E. IPMC, 305.4 – Stairs and Walking Surfaces**

*Corrective Action Required: Ensure every stair, ramp, landing, balcony, porch, deck or other walking surface are maintained in sound condition and good repair.*

**F. IPMC, 301.2 – Responsibility**

***Corrective Action Required: Ensure that while the structure is occupied, it is in a safe and sanitary condition.***

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 15 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 8-9-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.

  
\_\_\_\_\_  
**Mr. Kevin Sossong, Code Magistrate**

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

**CASE NO.: TCE240613**

**VIOLATION ADDRESS: 2322 TALLEY LN**

**VIOLATION TAX ID #: 2121511203401**

On 06/04/2024, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2121511203401 and the physical address is identified as 2322 TALLEY LN, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are LAWSON DAVID B (hereinafter "Property Owner(s)").
3. On 04/23/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, 302.1 - Sanitation
  - B. IPMC, 304.13 – Window, Skylight and Door Frames
  - C. IPMC, 604.3.2.1 – Electrical Equipment
  - D. IPMC, 301.3 – Vacant Structures and Land
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on June 4, 2024, before the Municipal Code Enforcement Board/Magistrate.
5. On 04/24/2024 the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 by certified mail / hand delivery and or posting of the property.



6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend the initial hearing.

\_\_\_\_\_ ☒ DID NOT attend the initial hearing.

**The following violations remain:**

**A. IPMC, 302.1 - Sanitation**

*Corrective Action Required: Ensure the removal of all trash, debris, tires, and metal from the property, including the front, back, and sides of the yard.*

**B. IPMC, 304.13 – Window, Skylight and Door Frames**

*Corrective Action Required: Repair the broken windows, in the front of the structure.*

**C. IPMC, 604.3.2.1 – Electrical Equipment**

*Corrective Action Required: Replace and properly install the lighting fixture on the front of the home, that has been exposed to fire. Ensure that the fixture be replaced and installed in accordance with the provisions of the International Building Code.*

**D. IPMC, 301.3 – Vacant Structures and Land**

*Corrective Action Required: If the property is intended to be vacant, ensure that all windows and doors are in a secured and sound condition.*

7. 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.

8. LAWSON DAVID B must board the property that is identified as 2322 TALLEY LN within the next 5 calendar days to prevent unlawful entry.
9. If the above-described property is boarded within the allotted timeframe, the case will be granted an ONE-YEAR boarding order. During this one-year timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.
10. If the above-described property is NOT boarded by the date above and the violations remain, the City of Tallahassee shall board and seal the structure located at 2322 TALLEY LN and all costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 4th day of June 2024.



**Mr. Kevin Sossong, Code Magistrate**

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

---

USPS CERTIFIED MAIL



9214 8901 9403 8366 8163 78

---

TCE241288 NOV/LOW MOW  
AHMED SEBASTIAN  
STE 200  
7950 SW 30TH ST  
DAVIE FL 33328-1979

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

Postage: \$7.3600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

June 21, 2024

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

Re: Address: **1022 RICHMOND ST**  
Case No.: **TCE241288**

Tax I.D. # **212635 L0180**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **06/20/2024**

Case No.: **TCE241288**

Tax Identification Number: **212635 L0180**

Repeat Offender: **No**

Violation Address: **1022 RICHMOND ST**

Owner(s):

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

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

#### **Code of General Ordinances**

- 1** IPMC 302.4 Weeds.

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.

**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**

**Housing and Community Resilience  
Code Enforcement Division**

May 14, 2024

LBG HOLDINGS LLC; JAQUARIUS K'SHAUN DAVIS; &  
LARRY B HOWARD  
PO BOX 621255 OVIEDO FL 32762

Re: Address: **815 WAILES ST**  
Case No.: **TCE240872**

Tax I.D. # **4101750100060**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **05/08/2024**

Case No.: **TCE240872**

Tax Identification Number: **4101750100060**

Repeat Offender: **No**

Violation Address: **815 WAILES ST**

Owner(s):

LBG HOLDINGS LLC; JAQUARIUS K'SHAUN DAVIS; & LARRY B HOWARD  
PO BOX 621255  
OVIEDO FL 32762

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

#### **Code of General Ordinances**

- 1** Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.

**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 8361 6138 97

---

TCE240872 LM/NOV  
LBG HOLDINGS LLC  
PO BOX 621255  
OVIEDO FL 32762-1255

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

Postage: \$7.3600

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

---

USPS CERTIFIED MAIL



9214 8901 9403 8361 6182 81

---

TCE240872 LM/NOV  
LARRY B HOWARD  
FPC MONTGOMERY MAXWELL AIR FORCE BASE  
820 WILLOW ST  
MONTGOMERY AL 36112-5993

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

Postage: \$7.3600

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

---

USPS CERTIFIED MAIL



9214 8901 9403 8361 6166 69

---

TCE240872 LM/NOV  
JAQUARIUS K'SHAUN DAVIS  
199 CARTER MILL RD  
BRINSON GA 39825-1954

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**

May 23, 2024

STIEGLER STEPHEN G  
2005 E INDIANHEAD DR  
TALLAHASSEE FL 32301

Re: Address: **2005 E INDIAN HEAD DR**  
Case No.: **TCE240889**

Tax I.D. # **310550 X0220**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### **Notice of Violation**

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **05/13/2024**

Case No.: **TCE240889**

Tax Identification Number: **310550 X0220**

Repeat Offender: **No**

Violation Address: **2005 E INDIAN HEAD DR**

Owner(s):

STIEGLER STEPHEN G  
2005 E INDIANHEAD DR  
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **International Property Maintenance Code (IPMC)**

- 1** IPMC 302.4 Weeds.

Corrective Actions Required:

- 1** Mow the lawn, removing all high grass and weeds, from the property, including the front, back, and side of the property.

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

**Boarding a structure will not bring the property into compliance.** If 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 8363 1150 54

---

TCE240889 LM/NOV  
STIEGLER STEPHEN G  
2005 E INDIANHEAD DR  
TALLAHASSEE FL 32301-5837

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  
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301  
(850) 891-7007

# **DANGEROUS BUILDING NOTICE**

**Address: 2139 MAIN ST**

**CE Case No.: TCE241184**

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

*Jeannine Fier*

Enforcing Official, Code Enforcement

06/19/2024

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

June 19, 2024

POWERUP FUND PARTNERS LLC  
PO BOX 464  
TALLAHASSEE FL 32302

Re: Address: **2139 MAIN ST**  
Case No.: **TCE241184**

Tax I.D. # **410156 H0037**

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include 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 Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

**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, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, 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





## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **06/13/2024**

Case No.: **TCE241184**

Tax Identification Number: **410156 H0037**

Repeat Offender: **No**

Violation Address: **2139 MAIN ST**

Owner(s):

POWERUP FUND PARTNERS LLC  
PO BOX 464  
TALLAHASSEE FL 32302

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the Land Development Code Sec. 1-2

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **International Property Maintenance Code**

- 1** IPMC 304.13 Window, skylight and door frames.
- 2** IPMC 304.1 General.
- 3** IPMC 301.3 Vacant structures and land.

Corrective Actions Required:

- 1** Ensure every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.
- 2** Ensure the exterior of the structure is maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety, or welfare.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and a secure condition.

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

**Boarding a structure will not bring the property into compliance.** If 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.



Case No.: **TCE241184**

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 8366 3960 30

---

TCE241184 DB PLACARD/NOV/DEMO  
POWERUP FUND PARTNERS LLC  
PO BOX 464  
TALLAHASSEE FL 32302-0464

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

Postage: \$7.3600

# TCE241184 DB Placard

Final Audit Report

2024-06-19

Created:	2024-06-19
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzgJXq62ya6yNRKIfaR7Pyip9Iz_GRtnf

## "TCE241184 DB Placard" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)  
2024-06-19 - 12:53:46 PM GMT
-  Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature  
2024-06-19 - 12:53:53 PM GMT
-  Email viewed by Jeannine Fier (jeannine.fier@talgov.com)  
2024-06-19 - 12:54:23 PM GMT
-  Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)  
Signature Date: 2024-06-19 - 12:55:11 PM GMT - Time Source: server
-  Agreement completed.  
2024-06-19 - 12:55:11 PM GMT



CITY OF  
TALLAHASSEE

Housing and Community Resilience  
Code Enforcement Division

June 26, 2024

ENTRUST GROUP INC FBO MICHAEL PAUL PRESTON IRA7230012192  
555 12TH ST STE 900  
OAKLAND CA 94607

Re: Address: **2991 FENWICK CT E**  
Case No.: **TCE241146**

Tax I.D. # **142740 H0520**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **06/12/2024**

Case No.: **TCE241146**

Tax Identification Number: **142740 H0520**

Repeat Offender: **No**

Violation Address: **2991 FENWICK CT E**

Owner(s):

ENTRUST GROUP INC FBO MICHAEL PAUL PRESTON IRA723001  
555 12TH ST STE 900  
OAKLAND CA 94607

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

#### **Code of General Ordinances**

- 1** Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.

**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 8367 3323 41

---

TCE241146 LM/NOV  
ENTRUST GROUP INC FBO  
MICHAEL PAUL PRESTON IRA7230012192  
STE 900  
555 12TH ST  
OAKLAND CA 94607-3637

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

Postage: \$7.3600



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

**CASE NO.: TCE232900**

**VIOLATION ADDRESS: 3089 CONNIE DR**

**VIOLATION TAX ID #: 3103500000130**

On 07/09/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3103500000130** and the physical address is identified **3089 CONNIE DR Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **HUMPHRIES BUD** (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given **30 DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Chapter 3, Section 304 - Exterior Structure**
  - B. **IPMC, Chapter 6, Section 605 - Electrical Equipment**
  - C. **IPMC, Chapter 3, Section 302 - Exterior Property Areas**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on **05/07/2024** before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on **02/06/2024** of the Initial Hearing by certified mail and posting of the property.

May 07, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **15 DAYS TO CORRECT VIOLATIONS**.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

  x   DID attend the initial hearing

       DID NOT attend the initial hearing.

7. On July 9, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

8. On 06/03/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 07/09/2024 by certified mail, hand delivery and/or by posting of the property.

9. Property Owner(s) and/or Property Owner(s) Representative(s):

       DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

10. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

11. The following violations remain:

**A. IPMC Chapter 3, Section 304 ~ Exterior Structure**

***Corrective Action Required: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary so as not to threaten public health, safety, or welfare. Any structural members, sidings, roofing, doors, frames, windows, stairways, handrails, and foundations must be in good repair according to existing Code Standards. Permits may be required. Repair the front exterior wall of the structure with good wood, and it shall be maintained weatherproof and properly surface coated where required to prevent deterioration.***

***Repair the back porch's stairway and handrail and they shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.***

**B. IPMC, Chapter 6, Section 605 - Electrical Equipment**

***Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Repair and/or replace all the receptacle plugs in the living room, and in the dining room.***

***They shall all be properly installed, maintained in a safe and approved manner, and have the appropriate faceplate cover, for the location.***

***Replace the electrical equipment and/or lighting appliance in the living room's ceiling. It shall be properly installed and maintained in a safe and approved manner. Replace the back porch's lighting. It shall be properly installed and maintained in a safe and approved manner.***


**C. IPMC, Chapter 3, Section 302 - Exterior Property Areas**

***Corrective Action Required: Repair the accessory structure, including the detached car port, and it shall be maintained structurally sound and in good repair.***

12. As of the date of this Order, the property fails to be in substantial 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.
13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
14. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
15. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 9th day of JULY, 2024.



---

Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE232455**

**VIOLATION ADDRESS: 1204 CROSS CREEK WAY UNIT #1**

**VIOLATION TAX ID #: 310404 300A0**

On 07/09/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310404 300A0** and the physical address is identified **1204 CROSS CREEK WAY UNIT #1** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ROBERTS BERYL DENISE (hereinafter "Property Owner(s)").
3. On 10/13/2023 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 302 - Exterior Property Areas
  - B. IPMC, Chapter 3, Section 304 – Exterior Structure
  - C. IPMC, Chapter 3, Section 305 – Interior Structure
  - D. TDLC, Chapter 1, Section 1-2 Dangerous Building (10)
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 03/05/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 01/16/2024 of the Initial Hearing by certified mail and posting of the property.
6. March 5, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **45 DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

     DID attend the initial hearing

  X   DID NOT attend the initial hearing.

8. On July 9, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 04/29/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 07/09/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

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

***Corrective Action Required: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition. Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in proper state of repair and maintained free from hazardous conditions. Repair and/or replace the driveway(s) to the proper state of repair and it shall be maintained free from hazardous conditions.***



**B. IPMC, Chapter 3, Section 304 ~ Exterior Structure**

***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. All structural members, sidings, roofing, doors, frames, windows, and foundations must be in good repair according to existing Code Standards. Permits will be required. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.*

*Replace the deteriorating wood around the outside of the structure, so that it is weatherproof and properly surface coated where required to prevent deterioration and be weatherproof. Every 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 load. Repair the exterior stairway and deck with good wood, with protective treatment on the good wood, and it shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed load. Repair the chimney and it shall be maintained structurally safe and sound, and in good repair. The exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of the weather coating materials, such as paint or similar surface treatment. Due to the severity of the structure, the City is referring the structure to the Condemnation Review Team (CRT) to evaluate for any need for demolition. The recommendation of the CRT will be presented at a hearing, at which time demolition may be recommended if the structure is not able to be rehabilitated or the owner chooses not to rehabilitates.*

**C. IPMC Chapter 3, Section 305 ~ Interior Structure**

***Corrective Action Required:*** *The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. The interior surfaces, including the windows and doors, shall be maintained in good, clean, and sanitary condition. Every floor, interior wall and ceilings shall be substantially rodent proof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load in which normal use may cause to be placed thereon. Repair and replace the interior flooring, walls, and ceilings, to be substantially rodent proof and weatherproof, and it shall be maintained in sound condition and in good repair and shall be maintained to stay safe to use and capable of supporting the load in which normal use may cause to be placed thereon according to the existing Building Codes. A Permit may be required.*

*All peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered. All cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.*

**D. TLDC Chapter 1, Section 1 2 Dangerous Building (10)**

*Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.*

*Repair the broken windows with proper hardware and locks to prevent unlawful entry at the property and they shall be kept in sound condition, good repair, and weather tight.*

13. As of the date of this Order, the property fails to be in substantial 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.
14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 9th day of JULY, 2024.



---

Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE240313**

**VIOLATION ADDRESS: 3000 S ADAMS STREET APT 524**

**VIOLATION TAX ID #: 4112450005240**

On 07/09/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4112450005240** and the physical address is identified **3000 S ADAMS STREET APT 524** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: 3000 S ADAMS ST LLC (hereinafter "Property Owner(s)").
3. On 03/04/2024 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 305 - Interior Structure
  - B. IPMC, Chapter 5, Section 504 – Plumbing Systems & Fixtures
  - C. IPMC, Chapter 6, Section 605 – Electrical Equipment
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/07/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/21/2024 of the Initial Hearing by certified mail and posting of the property.

May 07, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 **DAYS TO CORRECT VIOLATIONS**.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

     DID attend the initial hearing

  X   DID NOT attend the initial hearing.

7. On July 9, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

8. On 05/28/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 07/09/2024 by certified mail, hand delivery and/or by posting of the property.

9. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend the Final Hearing. (tenant)

           DID NOT attend the Final Hearing.

10. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

11. The following violations remain:

**A. IPMC Chapter 3, Section 305 - Interior Structure**

*Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition.*

*In APT 524 Repair holes in the ceiling from water damage.*

**B. IPMC, Chapter 5, Section 504 – Plumbing Systems & Fixtures**

*Corrective Action Required: In APT 524 Repair water leak in ceiling of hallway entrance and front bathroom.*



**C. IPMC, Chapter 6, Section 605 – Electrical Equipment**


**Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.**

***In APT 524 Repair electrical receptacles in front bedroom not working properly***

12. As of the date of this Order, the property fails to be in substantial 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.
13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
14. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
15. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 9th day of JULY, 2024.



Mr. Jody Dodson, Code Magistrate



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

**CASE NO.: TCE232987**

**VIOLATION ADDRESS: 1946 PASCO STREET**

**VIOLATION TAX ID #: 410127 A0030**

On 07/09/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410127 A0030** and the physical address is identified **1946 PASCO STREET** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: C J REAL ESTATE INVESTOR INC (hereinafter "Property Owner(s)").
3. On 12/28/2023 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Chapter 3, Section 304 - Exterior Structure**
  - B. **IPMC, Chapter 3, Section 305 – Interior Structure**
  - C. **IPMC, Chapter 7, Section 704 – Fire Protection Systems**
  - D. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/07/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/12/2024 of the Initial Hearing by certified mail and posting of the property.

May 07, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 **DAYS TO CORRECT VIOLATIONS**.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

       DID attend the initial hearing

  X   DID NOT attend the initial hearing.

7. On July 9, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

8. On 06/04/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 07/09/2024 by certified mail, hand delivery and/or by posting of the property.

9. Property Owner(s) and/or Property Owner(s) Representative(s):

       DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

10. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

11. The following violations remain:

**A. IPMC Chapter 3, Section 304 - Exterior Structure**

*Corrective Action Required: Repair or replace all damaged or rotten wood and siding. Repair or replace back door and frame that is damaged and all locking hardware must work properly. Repair or replace back room window that is not operable.*

**B. IPMC, Chapter 3, Section 305 – Interior Structure**

*Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition. Repair or replace all loose and damaged flooring. Repair all cracks and openings in walls, floors, and ceilings. Repair or replace a floor in the backroom that has a downward slope has holes, gaps, and soft spots.*

**C. IPMC, Chapter 7, Section 704 – Fire Protection Systems**

***Corrective Action Required: Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. All sleeping quarters and hallway to sleeping quarters must have working smoke detectors.***

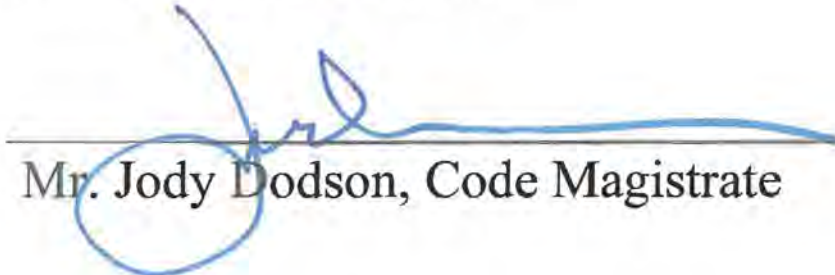
**D. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**

***Corrective Action Required: Remove all trash, litter and debris from property.***

12. As of the date of this Order, the property fails to be in substantial 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.
13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
14. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
15. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 9th day of JULY, 2024.



---

Mr. Jody Dodson, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE  
CITY OF TALLAHASSEE  
FINAL BOARDING ORDER**

**CASE NO.: TCE220351**

**VIOLATION ADDRESS: 1507 MELVIN STREET**

**VIOLATION TAX ID #: 4101540000151**

On 07/09/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4101540000151** and the physical address is identified **1507 MELVIN STREET** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MARTIN FREDDIE SR LIVING TRUST (hereinafter "Property Owner(s)").
3. On 02/25/2022 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **TLDC, Chapter 1, Section 1-2 DANGEROUS BUILDING (10)**
  - B. **TLDC, Chapter 1, Section 1-2 DANGEROUS BUILDING (4)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/05/2022 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/28/2022 of the Initial Hearing by certified mail and posting of the property.

April 05, 2022 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 5 **DAYS TO BOARD STRUCTURE**, and a one-year boarding order would be granted until 4/5/2023. At which time he/she/they shall remove all boards on all structures on the property and correct any violations that had been concealed by the boards.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

     DID attend the initial hearing

  X   DID NOT attend the initial hearing.

7. On July 9, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing (Boarding Order has expired)**.

8. On 04/03/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 07/09/2024 by certified mail, hand delivery and/or by posting of the property.

9. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend the Final Hearing.

     DID NOT attend the Final Hearing.

10. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

11. The following violations remain:

**A. TLDC, Chapter 1, Section 1-2 DANGEROUS BUILDING (10)**

*Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.*

**EMERGENCY BOARDING IN 5 DAYS**

**B. TLDC, Chapter 1, Section 1-2 DANGEROUS BUILDING (4)**

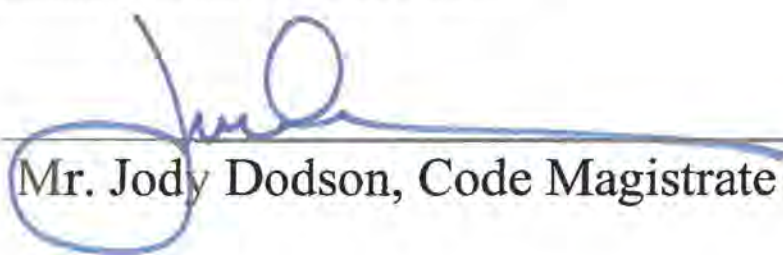
*Corrective Action Required: Structure is open and needs secured or boarded.*



12. As of the date of this Order, the property fails to be in substantial 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.
13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
14. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
15. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 9th day of JULY, 2024.



---

Mr. Jody Dodson, Code Magistrate



**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE  
CITY OF TALLAHASSEE  
FINAL BOARDING ORDER**

**CASE NO.: TCE230120**

**VIOLATION ADDRESS: 401 LEWIS STREET**

**VIOLATION TAX ID #: 410152 C0050**

On 07/09/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410152 C0050** and the physical address is identified **401 LEWIS STREET** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TRANG CHANH / TRANG NHUNG LE (hereinafter "Property Owner(s)").
3. On 01/18/2023 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Chapter 3, Section 304 – Exterior Structure**
  - B. **TLDC, Chapter 1, Section 1-2 DANGEROUS BUILDING (10)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/04/2023 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 01/20/2023 of the Initial Hearing by certified mail and posting of the property.

April 04, 2023 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 5 **DAYS TO BOARD STRUCTURE** or the city shall board and seal the structure and grant a one-year boarding order. At which time he/she/they shall remove all boards on all structures on the property and correct any violations that had been concealed by the boards.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

       DID attend the initial hearing

  X   DID NOT attend the initial hearing.

7. On July 9, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing (Boarding Order has expired)**.

8. On 06/03/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 07/09/2024 by certified mail, hand delivery and/or by posting of the property.

9. Property Owner(s) and/or Property Owner(s) Representative(s):

       DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

10. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

11. The following violations remain:

**A. IPMC, Chapter 3, Section 304 – Exterior Structure**

***Corrective Action Required: All exterior doors and window must be in working order with proper glazing and be lockable.***

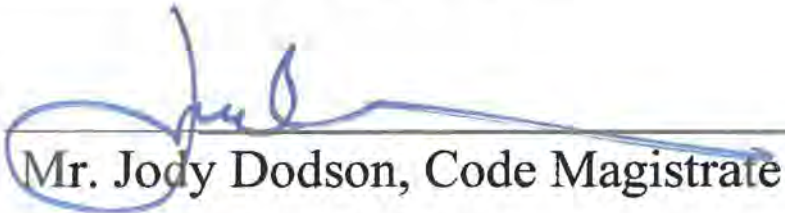
**B. TLDC, Chapter 1, Section 1-2 DANGEROUS BUILDING (10)**

***Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure.  
Building must secured immediately to prevent unlawful entry.***

12. As of the date of this Order, the property fails to be in substantial 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.
13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
14. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
15. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 9th day of JULY, 2024.



Mr. Jody Dodson, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE  
CITY OF TALLAHASSEE  
FINAL "CONTINUED" ORDER**

**CASE NO.: TCE232536**

**VIOLATION ADDRESS: 2660 OLD BAINBRIDGE RD**

**VIOLATION TAX ID #: 2115206100000**

On 07/09/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2115206100000** and the physical address is identified **2660 OLD BAINBRIDGE RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PACIFICA SPRINGWOOD LLC (hereinafter "Property Owner(s)").
3. On 10/17/2023 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 302 - Exterior Property Areas
  - B. IPMC, Chapter 3, Section 307 – Handrails & Guardrails
  - C. IPMC, Chapter 3, Section 304 – Exterior Structure
  - D. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)
  - E. TLDC, Chapter 3, Section 3-401 – Fences & Walls
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an **Final** hearing on 6/04/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 4/10/2024 of the **Final** Hearing by certified mail and posting of the property.
6. June 4, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 30 DAYS TO CORRECT VIOLATIONS.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend the initial hearing

       DID NOT attend the initial hearing.

8. On July 9, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 06/12/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 07/09/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend the Final Hearing.

       DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

**A. IPMC, Chapter 3, Section 302 - Exterior Property Areas**

***Corrective Action Required: The retaining wall/fence along the east side of the play ground area is in disrepair and failing. Obtain a licensed professional to evaluate the retaining wall/fence as required. Repair/replace the retaining wall/fence as required to the applicable building codes. A building permit, an environmental permit, and a licensed contractor will be required.***

***Repair/replace/remove all damaged play ground equipment as required. Ensure that all of the outdoor playground equipment that remains on site is not in disrepair and remains fully functional .***



**B. IPMC, Chapter 3, Section 307 – Handrails & Guardrails**

*Corrective Action Required: 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.*

*Repair or replace all handrails and guardrails as required to the applicable building code on all exterior staircases as required. Ensure all guard rails and handrails are fully functional.*

**C. IPMC, Chapter 3, Section 304 – Exterior Structure**

*Corrective Action Required: Ensure that all of the exterior stairs/steps are in good repair and are fully functional. Repair or replace all damaged exterior stairs as required to the applicable building codes.*

**D. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**

*Corrective Action Required: Remove all trash, litter and debris from property. Remove all trash and debris from the holding pond area, located west of the office. Remove all trash and debris from around the fencing that surrounds the holding pond. Remove the trash and debris from in and around the trash compactor north of the holding pond.*

**E. TLDC, Chapter 3, Section 3-401 – Fences & Walls**

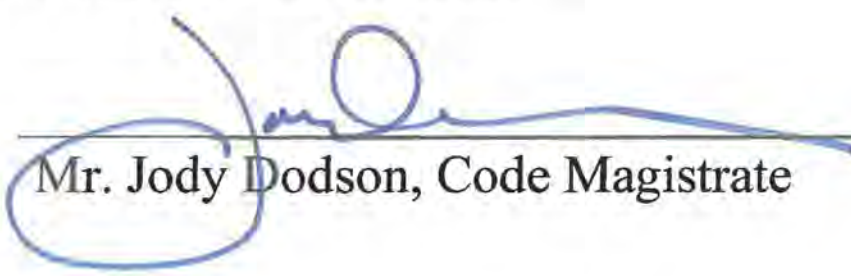
*Corrective Action Required: Repair or replace the damaged or missing fencing that surrounds the holding pond as required to the applicable building code. Repair or replace the damaged or missing fencing that surrounds the play ground area located east of building 14. Repair or replace the damaged concrete wall and fencing that surrounds the garbage compactor, located north of the holding pond, as required to the applicable building code. Ensure that the compactor is fully functional.*



13. As of the date of this Order, the property fails to be in substantial 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.
14. Based upon the above, an initial fine of \$ 250.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 250.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 9th day of JULY, 2024.



Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE240305**

**VIOLATION ADDRESS: 1569 CALDWELL DR**

**VIOLATION TAX ID #: 410480 J0100**

On 07/09/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410480 J0100** and the physical address is identified **1569 CALDWELL DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **SALTER CAROL LYNN / SALTER HEATHER ANN** (hereinafter "Property Owner(s)").
3. On 02/23/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 309 - Pest Elimination**
  - B. IPMC, Chapter 3, Section 301.2 – Responsibility**
  - C. IPMC, Chapter 3, Section 302.1 – Sanitation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/05/2024 of the Initial Hearing by certified mail and posting of the property.
6. June 4, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **5 DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_ DID attend the initial hearing

X DID NOT attend the initial hearing.

8. On July 9, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 06/18/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 07/09/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend the Final Hearing. (Friend of owner)

\_\_\_ DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

**A. IPMC, Chapter 3, Section 309 - Pest Elimination**

***Corrective Action Required: Take the proper steps to exterminate the mosquitos and other insects that are breeding in the containers in the backyard. Exterminate from the property insects, rodents, and vermin promptly by an approved processes that will not be injurious to human health. Remove the trash and debris from the yard to reduce attracting rodents and other animals or vermin living or scavenging for food through the trash and debris in the yard. Provide this office with documentation as to what has been done and will be done to prevent re infestation.***



**B. IPMC, Chapter 3, Section 301.2 – Responsibility**

*Corrective Action Required: The owner of the premises shall ensure that the structures and exterior property are maintained in a clean, safe, and sanitary condition, and ensure that the property is not occupied if it is not in a clean, safe, and sanitary condition.*


**C. IPMC, Chapter 3, Section 302.1 – Sanitation**

*Corrective Action Required: Ensure the exterior property and premises are maintained in a clean, safe and sanitary condition. Ensure the occupant keeps that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition. Properly dispose of all trash, debris, empty containers, vegetative debris, and other associated waste that is contributing to unsanitary and unsafe conditions.*

13. As of the date of this Order, the property fails to be in substantial 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.
14. Based upon the above, an initial fine of \$ 250.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 250.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 9th day of JULY, 2024.



---

Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE240278**

**VIOLATION ADDRESS: 1425 N DUVAL ST**

**VIOLATION TAX ID #: 212543 G0310**

On 7-9-24 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 **212543 G0310** and the physical address is identified as **1425 N DUVAL ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property is HORTON PATRICK (hereinafter "Property Owner(s)").
3. On 02/13/2024, the Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
  - A. IPMC, 301.3 – Vacant Structures and Land**
  - B. IPMC, 304.1 – Exterior Structure**
  - C. IPMC, 305.1 – Interior Structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/24/2024, the Property Owner(s) was given notice of the Initial Hearing to be held on 07/09/2024 by certified mail, hand delivery and/or posting of property.



6. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend this hearing.

\_\_\_\_\_ DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, 301.3 – Vacant Structures and Land**

*Corrective Action Required: Ensure that all doors and windows are closed, locked and fully functioning. Repair or replace any damaged doors and windows that are in disrepair or nonfunctioning.*

**B. IPMC, 304.1 – Exterior Structure**

*Corrective Action Required: Ensure that all exterior walls and roof of structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.*

**C. IPMC, 305.1 – Interior Structure**

*Corrective Action Required: Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.*

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 30 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 9-10-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 1425 N Duval Street *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

11. Additionally, the property located at 1425 N Duval Street was open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is/was the opinion of the enforcement official that this structure be immediately boarded and sealed. The corrective action of the Emergency Board and Seal was completed on 07/01/2024. Boards shall remain on the structure up to August 9, 2024.
12. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240763**

**VIOLATION ADDRESS: 717 SPRINGSAX RD**

**VIOLATION TAX ID #: 411137 D0030**

On 07/09/2024, 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 **411137 D0030** and the physical address is identified **717 SPRINGSAX RD, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are JACKSON SHONDA D (hereinafter "Property Owner(s)").
3. On 04/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. General Code of Ordinances, Chapter 9, Article III - Offensive Accumulations & Growth *— complied —*
  - B. General Code of Ordinances, Chapter 20, Section 20-131 & 20-134 – Abandoned & Non-Operating Vehicle(s)
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/05/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.



6. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend this hearing.

\_\_\_\_\_ DID NOT attend this hearing.

7. The following violations remain:

**A. General Code of Ordinances, Chapter 9, Article III - Offensive Accumulations & Growth**

*Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth. - complied -*

**B. General Code of Ordinances, Chapter 20, Section 20-131 & 20-134 – Abandoned & Non-Operating Vehicle(s)**

*Corrective Action Required: All vehicle(s) must be operable and display a valid tag.*

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.

  
**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240785**

**VIOLATION ADDRESS: 603 PUTNAM DRIVE**

**VIOLATION TAX ID #: 3107202660000**

On 06/04/2024, 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 **3107202660000** and the physical address is identified **603 PUTNAM DRIVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **AYERS LEONARD JR ESTATE / C/O WILLIE AYERS PERS REP** (hereinafter "Property Owner(s)").
3. On 04/29/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 302.4 – Weeds**
  - B. TLDC, Chapter 3, Section 302.1 – Sanitation (Residential)**
  - C. IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land**
  - D. IPMC, Chapter 3, Section 304.1 – Exterior Structure**
  - E. IPMC, Chapter 3, Section 305.1 – Interior Structure**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 04/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 07/09/2024 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, Chapter 3, Section 302.4 – Weeds**

***Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth and continue to maintain***

**B. TLDC, Chapter 3, Section 302.1 – Sanitation (Residential)**

***Corrective Action Required: Remove all trash, litter and debris from property and continue to maintain***

**C. IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land**

***Corrective Action Required: Ensure that all doors and windows are closed, locked and fully functioning. Repair or replace any damaged doors and windows that are in disrepair or nonfunctioning.***

**D. IPMC, Chapter 3, Section 304.1 – Exterior Structure**

***Corrective Action Required: Ensure that all exterior walls and roof of structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure***



***E. IPMC, Chapter 3, Section 305.1 – Interior Structure***

***Corrective Action Required: Ensure that all interior walls, walking surfaces and equipment therein are repaired / made free from all defects.***

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 5 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 8-6-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 603 PUTNAM DRIVE *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 9th day of JULY 2024.



**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240719**

**VIOLATION ADDRESS: 2290 MAGNOLIA CIRCLE APT #2**


**VIOLATION TAX ID #: 4112200010000**

On 07/09/2024, 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 **4112200010000** and the physical address is identified **2290 MAGNOLIA CIRCLE APT #2**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are SAR TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 04/23/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
**A. IPMC, Chapter 3, Section 304 – Exterior Structure**  
**B. IPMC, Chapter 6, Section 603 – Mechanical Equipment**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 04/23/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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, Chapter 3, Section 304 – Exterior Structure**

*Corrective Action Required: Repair or replace roof by bathroom and bedroom and repair water stains on ceiling. Front and back door must be sealed and tight not to admit rain or insects replace weather stripping and threshold were needed.*

**B. IPMC, Chapter 6, Section 603 – Mechanical Equipment**

*Corrective Action Required: Mechanical appliances, central A/C shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Repair or replace central a/c not working properly.*

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240489**

**VIOLATION ADDRESS: 1109 WOODLAND DR**

**VIOLATION TAX ID #: 411470 D0060**

On 07/09/2024, 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 **411470 D0060** and the physical address is identified **1109 WOODLAND DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are SHEPARD C D JR / SHEPARD CORA L (hereinafter "Property Owner(s)").
3. On 03/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. General Code of Ordinances, Chapter 3, Section 305.8 – Motor Vehicles**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/06/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

  X  

\_\_\_\_\_ DID NOT attend this hearing.



7. The following violations remain:

**A. General Code of Ordinances, Chapter 3, Section 305.8 – Motor Vehicles**

*Corrective Action Required: All vehicle(s) must be operable and display a valid tag. All tires must be inflated.*

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.

  
**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240617**

**VIOLATION ADDRESS: 818 MILLARD STREET**

**VIOLATION TAX ID #: 310725 J0250**

On 07/09/2024, 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 **310725 J0250** and the physical address is identified **818 MILLARD STREET**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **THE THETA GROUP LLC** (hereinafter "Property Owner(s)").
3. On 04/16/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **General Code of Ordinances, Chapter 20, Section 20-131 & 20-134 – Abandoned & Non-Operating Vehicle(s).**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/11/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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. General Code of Ordinances, Chapter 20, Section 20-131 & 20-134 – Abandoned & Non-Operating Vehicle(s).**


***Corrective Action Required: All vehicle(s) must be operable and display a valid tag.***

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240655**

**VIOLATION ADDRESS: 2290-1 MAGNOLIA CIRCLE**

**VIOLATION TAX ID #: 4112200010000**

On 07/09/2024, 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 **4112200010000** and the physical address is identified **2290-1 MAGNOLIA CIRCLE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are SAR TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 04/23/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 307 – Handrails & Guardrails
  - B. IPMC, Chapter 5, Section 504 – Plumbing Systems & Fixtures
  - C. IPMC, Chapter 6, Section 603 – Mechanical Equipment
  - D. IPMC, Chapter 6, Section 605 – Electrical Equipment
  - E. IPMC, Chapter 7, Section 704 – Fire Protection Systems
  - F. IPMC, Chapter 3, Section 304 – Exterior Structure
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/03/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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 Chapter 3, Section 307 ~ Handrails & Guardrails**

*Corrective Action Required: 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. Repair Loose front porch railing vertical steaks that are loose.*

**B. IPMC, Chapter 5, Section 504 – Plumbing Systems & Fixtures**

*Corrective Action Required: Repair or replace Front bathroom sink has poor water flow.*

**C. IPMC, Chapter 6, Section 603 – Mechanical Equipment**

*Corrective Action Required: Mechanical 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. Repair or replace water heater has intermittent hot water supply and dishwasher not working properly.*

**D. IPMC, Chapter 6, Section 605 – Electrical Equipment**

*Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Replace receptacle cover for dryer cord and missing cover on wall near ceiling of living area.*

**E. IPMC, Chapter 7, Section 704 – Fire Protection Systems**

***Corrective Action Required: Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.***

***All sleeping quarters and hallway to sleeping quarters must have working smoke detectors.***

**F. IPMC, Chapter 3, Section 304 – Exterior Structure**

***Corrective Action Required: Repair or replace back bedroom exterior door is hard to open and close and at the bottom of door jams have wood rot. Back door doesn't open and close easily. Replace back door knob must be lockable. Replace weatherstripping on back door must be sound and tight not to admit rain and insects.***

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240929**

**VIOLATION ADDRESS: 710 CAMPBELL STREET**

**VIOLATION TAX ID #: 410127 DD0070**

On 06/04/2024, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410127 DD0070 and the physical address is identified as 710 CAMPBELL STREET, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are C P DANNER CONSTRUCTION INC. (hereinafter "Property Owner(s)").
3. On 05/23/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 304 – Exterior Structure
  - B. IPMC, Chapter 9, Section 9-153 - Graffiti Prohibited
  - C. TLDC, Chapter 3, Section 3.488 - Maintenance
  - D. IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land
  - E. IPMC, Chapter 3, Section 304.13 – Windows, Skylight and doors.
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on July 9, 2024, before the Municipal Code Enforcement Board/Magistrate.
5. On 06/06/2024 the Property Owner(s) were given notice of the Initial Hearing to be held on 07/09/2024 by certified mail / hand delivery and or posting of the property.



6. Property Owner(s) and/or Property Owner(s) Representative(s):

           DID attend the initial hearing.

  X   DID NOT attend the initial hearing.

**The following violations remain:**

**A. IPMC, Chapter 3, Section 304 – Exterior Structure**

*Corrective Action Required: Replace all wood rot damaged soffits. All non protected wood must have a protective coating.*

**B. IPMC, Chapter 9, Section 9-153 - Graffiti Prohibited**

*Corrective Action Required: It shall be a violation for any owner to permit or allow graffiti to remain on the property (permanent or non permanent structure). Graffiti shall mean the defacement or the unauthorized inscription, marking, tagging, scratching, etching or painting.*

**C. TLDC, Chapter 3, Section 3.488 - Maintenance**

*Corrective Action Required: Remove all trash, litter and debris from property.*

**D. IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land**

*Corrective Action Required: If the property is intended to be vacant ensure all windows and doors are in sound in a secure condition*

**E. IPMC, Chapter 3, Section 304.13 – Windows, Skylight and doors.**

*Corrective Action Required: Repair or replace damaged windows and doors.*

7. 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.



AMENDED: IF THE CITY OF TALLAHASSEE BOARD/SEAL  
THE PROPERTY, A ONE YEAR BOARDING WILL BE GRANTED.  
ONCE EXPIRED WILL COME BACK BEFORE THE MAGISTRATE  
FOR FINES AND OR LIEN DUE TO NON-COMPLIANCE

8. C P DANNER CONSTRUCTION INC must board the property that is identified as 710 CAMPBELL STREET within the next 5 calendar days to prevent unlawful entry.
9. If the above-described property is boarded within the allotted timeframe, the case will be granted an ONE-YEAR boarding order. During this one-year timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.
10. If the above-described property is NOT boarded by the date above and the violations remain, the City of Tallahassee shall board and seal the structure located at 710 CAMPBELL STREET and all costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 9th day of July 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE230849**

**VIOLATION ADDRESS: 828 GOLDEN STREET**

**VIOLATION TAX ID #: 212655 D0060**

On 7/09/2024, 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 **212655 D0060** and the physical address is identified **828 GOLDEN STREET, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are STEVENS FAMILY IRREVOCABLE SPENDTHRIFT / STEVES TERESA CANDICE TRUSTEE (hereinafter "Property Owner(s)").
3. On 04/19/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **General Code of Ordinances, Chapter 9, Article III – Offensive Accumulations and Growth**
  - B. **TLDC Chapter 3, Section 3.488 Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

X \_\_\_\_\_ DID NOT attend this hearing.

7. The following violations remain:

**A. General Code of Ordinances, Chapter 9, Article III – Offensive Accumulations and Growth.**

*Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth from entire parcel and continue to maintain.*

**B. TLDC Chapter 3, Section 3.488 Maintenance (Residential)**

*Corrective Action Required: Remove all trash, litter and debris from property including standing dead tree front right side of yard*

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 15 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of July 2024.

  
\_\_\_\_\_  
**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240295**

**VIOLATION ADDRESS: 730 GOLD NUGGET TRL**

**VIOLATION TAX ID #: 2127190000140**

On 06/04/2024, 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 **2121511203401** and the physical address is identified **730 GOLD NUGGET TRL**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are FISHER GEORGE B (hereinafter "Property Owner(s)").
3. On 02/19/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. TLDC Chapter 3, Section 3.488 Maintenance (Residential)**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 5/31/24, the Property Owner(s) were given notice of the Initial Hearing to be held on 7/9/24 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.

X\_\_\_\_\_ DID NOT attend this hearing.

7. The following violations remain:

**A. TLDC Chapter 3, Section 3.488 Maintenance (Residential)**

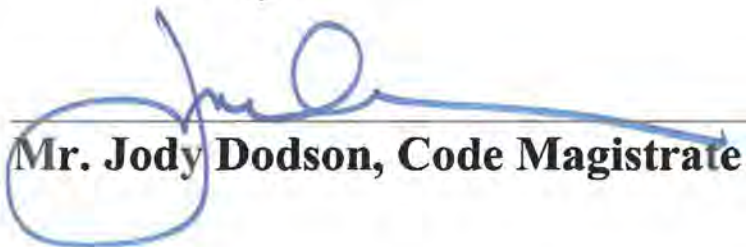
*Corrective Action Required: Remove all trash, litter and debris from property and continue to maintain.*

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 15 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of July 2024.

  
**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE241242**

**VIOLATION ADDRESS: 2698 N MONROE STREET**

**VIOLATION TAX ID #: 2123200080000**

On 07/09/2024, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2123200080000 and the physical address is identified as 2698 N MONROE STREET, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BOING US HOLDCO INC. (hereinafter "Property Owner(s)").
3. On 05/23/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Section 304.13 – Windows, Skylight and doors
  - B. IPMC, Section 301.3 – Vacant Structures and Land
  - C. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on July 9, 2024, before the Municipal Code Enforcement Board/Magistrate.
5. On 06/17/2024 the Property Owner(s) were given notice of the Initial Hearing to be held on 07/09/2024 by certified mail / hand delivery and or posting of the property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend the initial hearing. (Atty. Brandon DeGel by phor  
\_\_\_\_\_ DID NOT attend the initial hearing.

**The following violations remain:**

**A. IPMC, Section 304.13 – Windows, Skylight and doors**

*Corrective Action Required: Ensure every window, door and frame are in sound condition, good repair and weathertight.*

**B. IPMC, Section 301.3 – Vacant Structures and Land**

*Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and in a secure condition.*

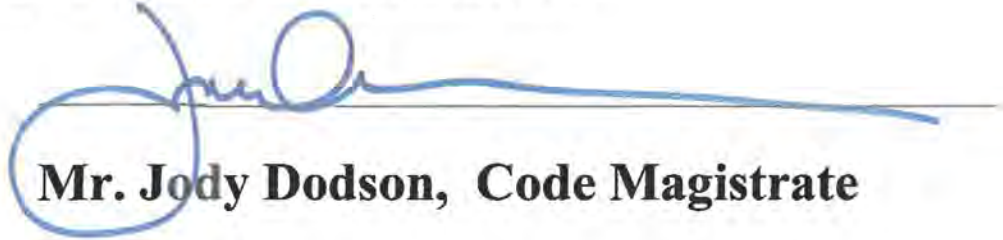
**C. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**

*Corrective Action Required: Remove all trash, litter and debris from property.*

7. 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.
8. The building on the subject property was open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is the opinion of the enforcement official that this structure shall be immediately boarded and sealed. This corrective action was completed by The City of Tallahassee on 6/19/2024.
9. This case will be granted an ONE-YEAR boarding order until July 9, 2025. At which time he/she/they shall remove all boards on all structures on the property and correct any violations that had been concealed by the boards. During this time the property must be maintained according to city codes and all costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

10. If the above referenced property does not remove the boards and correct all concealed violations by the time specified. This case will be scheduled for a Final Hearing due to non-compliance were he/she/they shall be fined.

DONE and ORDERED this 9th day of July 2024.



**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240893**

**VIOLATION ADDRESS: 1464 PINE ST APT #1**

**VIOLATION TAX ID #: 113030 C0050**

On 07/09/2024, 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 **113030 C0050** and the physical address is identified **1464 PINE ST APT #1**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are LAUER FAMILY TRUST / LAUER BARBARA S TRUSTEE (hereinafter "Property Owner(s)").
3. On 05/16/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  

**A. IPMC, Section 305.3 – Interior Surfaces**  
**B. IPMC, Section 304.7 – Roofs and Drainage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/05/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

X \_\_\_\_\_ DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Section 305.3 – Interior Surfaces**

*Corrective Action Required: Repair ceilings and walls which are damaged from water leaks. Remove damaged areas and ensure areas are free from defect.*

**B. IPMC, Section 304.7 – Roofs and Drainage**


*Corrective Action Required: Remove all damaged and deteriorated areas of the soffit and roof. Replace with good material. Ensure the roof is without defect and is water tight. Ensure the soffit is without defect.*

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.

  
**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE240609**

**VIOLATION ADDRESS: 2400 W THARPE ST APT #304**

**VIOLATION TAX ID #: 2121510191480**

On 07/09/2024, 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 **2121510191480** and the physical address is identified **2400 W THARPE ST APT #304**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are PLATO VILLAS APTS LLC (hereinafter "Property Owner(s)").
3. On 04/11/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Section 304.6 – Exterior Walls
  - B. IPMC, Section 305.6 - Interior Doors
  - C. IPMC, Section 302.2 – Grading and Drainage
  - D. IPMC, Section 304.7 – Roofs and Drainage
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/11/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend this hearing.

           DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Section 304.6 – Exterior Walls**

*Corrective Action Required: APT. 304/303, Exterior walls must be free from defect and weatherproofed. Ensure repairs are made to apartment 304 to prevent the intrusion of rain water. Repair all holes in the siding outside apartment 304. Repair the siding which is not secured and is hanging from the wall at apartment 303.*

**B. IPMC, Section 305.6 - Interior Doors**

*Corrective Action Required: APT. 304, Ensure all exit doors are fully weatherproofed. The front door needs to be weather sealed*

**C. IPMC, Section 302.2 – Grading and Drainage**

*Corrective Action Required: Ensure the property is graded and maintained to prevent the erosion of soil and to prevent the accumulation of water.*

**D. IPMC, Section 304.7 – Roofs and Drainage**

*Corrective Action Required: APT 304, Ensure the roof is in good repair and not allowing rain water to leak into the apartment.*

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240994**

**VIOLATION ADDRESS: 3729 AKSARBEN DR**

**VIOLATION TAX ID #: 310361 C0050**

On 07/09/2024, 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 **310361 C0050** and the physical address is identified **3729 AKSARBEN DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **CODAY TYLER JAMES / CODAY GREGORY GENE SR** (hereinafter "Property Owner(s)").
3. On 06/03/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Section 302.4 - Weeds**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

  X   DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Section 302.4 - Weeds**

*Corrective Action Required: Mow lawn removing high grass and weeds from the front, side, back of property. Remove all tree debris from 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 5 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE241096**

**VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT #2**

**VIOLATION TAX ID #: 310404 200B0**

On 07/09/2024, 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 **310404 200B0** and the physical address is identified **1202 CROSS CREEK WAY UNIT #2**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MANDERFIELD MATTHEW B (hereinafter "Property Owner(s)").
3. On 06/06/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Section 308.1 – Accumulations of rubbish or garbage**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/11/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

  X   \_\_\_\_\_ DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Section 308.1 – Accumulations of rubbish or garbage**

***Corrective Action Required: Remove all trash, litter and debris from 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 5 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE241097**

**VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT #2**

**VIOLATION TAX ID #: 310404 200B0**

On 07/09/2024, 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.

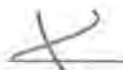
**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310404 200B0** and the physical address is identified **1202 CROSS CREEK WAY UNIT #2**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MANDERFIELD MATTHEW B (hereinafter "Property Owner(s)").
3. On 06/06/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Section 304.15 - Doors**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/20/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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, Section 304.15 - Doors**

***Corrective Action Required: Repair the exterior door and hardware to good condition. Ensure that the locks at all entrances to dwelling units and sleeping units shall tightly secure the door.***

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 5 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 8-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240700**

**VIOLATION ADDRESS: 3130 TIFFANY ST**

**VIOLATION TAX ID #: 3103500000490**

On 07/09/2024, 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 **3103500000490** and the physical address is identified **3130 TIFFANY ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **TIGER TALE LLC** (hereinafter "Property Owner(s)").
3. On 04/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Section 304.7 – Roofs and Drainage**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/31/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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, Section 304.7 – Roofs and Drainage**


*Corrective Action Required: Ensure that the roof and flashing are sound, tight and have no defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Ensure that the roof drains, gutters and downspouts are maintained in good repair and free from obstructions. Ensure that the roof water will not be discharged in a manner that creates a public nuisance.*

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 5 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240699**

**VIOLATION ADDRESS: 3142 TIFFANY ST**

**VIOLATION TAX ID #: 3103500000480**

On 07/09/2024, 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 **3103500000480** and the physical address is identified **3142 TIFFANY ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are KPRM II LLC (hereinafter "Property Owner(s)").
3. On 04/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
  - A. IPMC, Section 304.7 – Roofs and Drainage**
  - B. IPMC, Section 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 07/09/2024 before the Code Magistrate.
5. On 05/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

  X   DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Section 304.7 – Roofs and Drainage**

*Corrective Action Required: Ensure that the roof and flashing are sound, tight and have no defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Ensure that the roof drains, gutters and downspouts are maintained in good repair and free from obstructions. Ensure that the roof water will not be discharged in a manner that creates a public nuisance.*

**B. IPMC, Section 308.1 – Accumulation of rubbish or garbage**

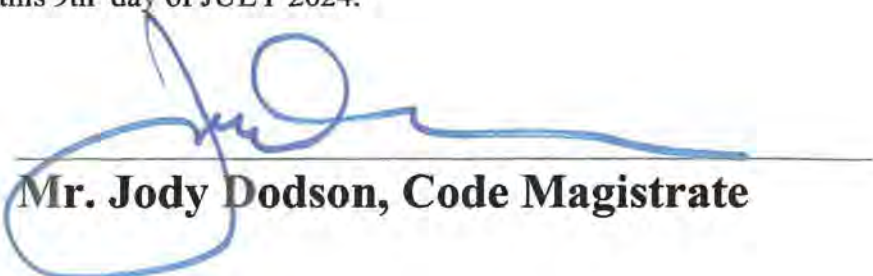
*Corrective Action Required: Remove all trash, litter and debris from property*

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 5 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240857**

**VIOLATION ADDRESS: 2005 E INDIAN HEAD DR**

**VIOLATION TAX ID #: 310550 X0220**

On 07/09/2024, 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 **310550 X0220** and the physical address is identified **2005 E INDIAN HEAD DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are STIEGLER STEPHEN G (hereinafter "Property Owner(s)").
3. On 05/13/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/05/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

  X   DID NOT attend this hearing.



AMENDED TO INCLUDE:  
PLEASE REMOVE THE TREE AND  
ALL TREE DEBRIS AS WELL AS  
SECURING THE STRUCTURE.

7. The following violations remain:

**A. IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land**


*Corrective Action Required: Ensure all doors and/or windows are in good working order with proper hardware and locks to prevent unlawful entry to structure. If the property is intended to be vacant ensure all windows and doors are in sound in a secure condition.*

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 30 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE240870**

**VIOLATION ADDRESS: 2022 CHULI NENE**

**VIOLATION TAX ID #: 310550 X0120**

On 07/09/2024, 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 **310550 X0120** and the physical address is identified **2022 CHULI NENE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BERNDSSEN ALAN E / HARWOOD A EDWARD / SR BASH LILLIAN** (hereinafter "Property Owner(s)").
3. On 05/09/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Section 302.8 – Motor Vehicles**
  - B. **IPMC, Section 308.1 – Accumulation of rubbish or garbage**
  - C. **IPMC, Section 302.4 - Weeds**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/11/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend this hearing.

       DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Section 302.8 – Motor Vehicles**

*Corrective Action Required: Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.*

*Ensure that all vehicles and boat, on the premises, has a valid tag and registration.*

*Ensure that all vehicle, including the boat is operable.*

**B. IPMC, Section 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. Remove all trash, litter and debris from property.*

**C. IPMC, Section 302.4 – Weeds**

*Corrective Action Required: Mow the lawn, removing all high grass and weeds 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 30 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240864**

**VIOLATION ADDRESS: 1909 OLD FORT DR**

**VIOLATION TAX ID #: 310670 K0001**

On 07/09/2024, 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 **310670 K0001** and the physical address is identified **1909 OLD FORT DR, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are KOHLER JAMES ROBERT (hereinafter "Property Owner(s)").
3. On 05/08/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Section 302.8 – Motor Vehicles
  - B. IPMC, Section 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 07/09/2024 before the Code Magistrate.
5. On 06/10/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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, Section 302.8 – Motor Vehicles**

*Corrective Action Required: Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.*

*Ensure that all vehicles parked on the premises has a valid license plate, with the correct registration, and ensure that all vehicles parked on the premise is operable.*

**B. IPMC, Section 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. Remove all trash, litter and debris from property and from under the carport.*

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE241021**

**VIOLATION ADDRESS: 3122 CONNIE DRIVE**

**VIOLATION TAX ID #: 3103500000060**

On 07/09/2024, 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 **3103500000060** and the physical address is identified **3122 CONNIE DRIVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HUMPHRIES BUD (hereinafter "Property Owner(s)").
3. On 05/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Section 302.4 – Weeds
  - B. IPMC, Section 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 07/09/2024 before the Code Magistrate.
5. On 06/10/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

X DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Section 302.4 – Weeds**

*Corrective Action Required: Mow the property, removing all high grass and weeds, from the front, side, and back of the property.*

**B. IPMC, Section 308.1 – Accumulation of rubbish or garbage**

*Corrective Action Required: Remove all trash, litter and debris from property and from side of the road.*

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 5 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.

  
**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE241022**

**VIOLATION ADDRESS: 3137 CONNIE DR**

**VIOLATION TAX ID #: 3103500000160**

On 07/09/2024, 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 **3103500000160** and the physical address is identified **3137 CONNIE DR, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BABY CHICK LLC** (hereinafter "Property Owner(s)").
3. On 05/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Section 302.4 – Weeds**
  - B. **IPMC, Section 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 07/09/2024 before the Code Magistrate.
5. On 06/10/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302.4 - Weeds

*Corrective Action Required: Mow the property, removing all high grass and weeds, from the front, side, and back of the property.*

B. IPMC, Section 308.1 - Accumulation of rubbish or garbage

*Corrective Action Required: Remove all trash, litter and debris from property and from side of the road.*

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 5 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 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.

  
Mr. Jody Dodson, Code Magistrate



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

**CASE NO.: TCE240522**

**VIOLATION ADDRESS: 3216 NEKOMA LN**

**VIOLATION TAX ID #: 2129780000020**

On 07/09/2024, 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 **2129780000020** and the physical address is identified **3216 NEKOMA LN**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are SMITH HARVEY (hereinafter "Property Owner(s)").
3. On 04/24/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Chapter 3, Section 302 – Exterior Property Areas**  
Section 302.1 – Sanitation  
Section 302.4 – Weeds
  - B. **IPMC, Chapter 3, Section 304 – Exterior Structure**  
Section 304.1- General  
Section 304.2 – Protective Treatment  
Section 304.6 – Exterior Wall  
Section 304.13 – Window, Skylight and door frames
  - C. **IPMC, Chapter 7, Fire Safety Requirements, Section 702 – Means of Egress**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.

5. On 05/07/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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.

X \_\_\_\_\_ DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Chapter 3, Section 302 – Exterior Property Areas**

**Section 302.1 – Sanitation**

**Section 302.4 – Weeds**

***Corrective Action Required:***

**B. IPMC, Chapter 3, Section 304 – Exterior Structure**

**Section 304.1- General**

**Section 304.2 – Protective Treatment**

**Section 304.6 – Exterior Wall**

**Section 304.13 – Window, Skylight and door frames**

***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. In addition, ensure that the structure if not rented, has all of the window and doors secured. Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.***

***Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.***

**C. IPMC, Chapter 7, Fire Safety Requirements, Section 702 – Means of Egress**

***Corrective Action Required: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. Trim or remove vegetation that may be blocking egress from windows and doors. Ensure that there is a 36 inch wide pathway from any point in the building to the public way (street).***

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



---

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE240674**

**VIOLATION ADDRESS: 1491 KNOXVILLE LN**

**VIOLATION TAX ID #: 213061 B0310**

On 07/09/2024, 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 **213061 B0310** and the physical address is identified **1491 KNOXVILLE LN**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BARRON FRANCISCO (hereinafter "Property Owner(s)").
3. On 04/17/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Chapter 3, Section 302 – Exterior Property Areas  
Chapter 3, Section 302.1 - Sanitation**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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, Chapter 3, Section 302 – Exterior Property Areas**

**Chapter 3, Section 302.1 - Sanitation**

*Corrective Action Required: Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.*

*Remove all trash, litter and debris from property. Appliances must be stored inside a secured enclosed area. No outside storage.*

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.

  
\_\_\_\_\_  
**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE240747**

**VIOLATION ADDRESS: Vacant Lot West of 1233 Hernando Drive**

**VIOLATION TAX ID #: 410255 C0170**

On 07/09/2024, 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 **410255 C0170** and the physical address is identified **Vacant Lot West of 1233 Hernando Drive, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **OL KING CONSTRUCTION LLC / LOPEZ OLVIN** (hereinafter "Property Owner(s)").
3. On 04/24/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  

**A. IPMC, Chapter 3, Section 302 – Exterior Property Areas**  
**Chapter 3, Section 302.4 – Weeds**  
**Chapter 3, Section 302.1 - Sanitation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/23/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 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, Chapter 3, Section 302 – Exterior Property Areas**

**Chapter 3, Section 302.4 – Weeds**

**Chapter 3, Section 302.1 - Sanitation**

***Corrective Action Required: Your property is overgrown. Cut and remove excess vegetation, weeds and grass. Remove all trash and debris and tree debris from 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 30 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.

  
**Mr. Jody Dodson, Code Magistrate**



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

July 15, 2024

1520 PULLEN ROAD UNIT 15 LAND TRUST  
C/O EDNY SAINT FELIX TRUSTEE  
3539 APALACHEE PKWY #3/85  
TALLAHASSEE FL 32311-5331

Re: Address: **1520 PULLEN RD UNIT 15**

Case No.: **TCE241366**

Tax I.D. # **2114150000150**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer:	<b>Lesa Vause</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>06/26/2024</b>	Case No.:	<b>TCE241366</b>
Tax Identification Number:	<b>2114150000150</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>1520 PULLEN RD UNIT 15</b>		
Owner(s):	1520 PULLEN ROAD UNIT 15 LAND TRUST C/O: EDNY SAINT FELIX TRUSTEE 3539 APALACHEE PKWY #3/85 TALLAHASSEE FL 32311-5331		

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

#### **Code of General Ordinances**

- 1** Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth.

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

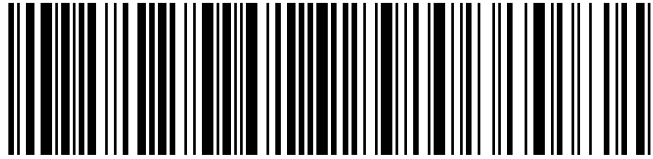
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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 8369 6385 40

---

TCE241366 LM/NOV  
C/O: EDNY SAINT FELIX TRUSTEE  
1520 PULLEN ROAD UNIT 15 LAND TRUST  
3539 APALACHEE PKWY #3/85  
TALLAHASSEE FL 32311-5331

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

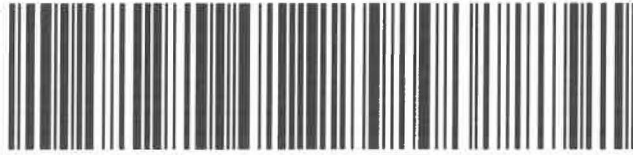
Postage: \$8.1600



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

---

USPS CERTIFIED MAIL



9214 8901 9403 8372 0706 41

---

TCE222328 ORDER FOR DEMO  
MR JAMES BARNES  
1031 JOE LOUIS ST  
TALLAHASSEE FL 32304-2133

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

Postage: \$8.1600

**Growth Management  
Code Enforcement Division  
435 N. Macomb Street, 3rd Floor, Tallahassee Florida 32301  
Phone: 850-891-7001  
Fax: 850-891-0976**

## **NOTICE**

DATE: July 30, 2024  
TO: James W Barnes  
RE: **1031 Joe Louis St, Tallahassee, Florida 32304**  
  
OWNER: **James W Barnes  
1031 Joe Louis St. Tallahassee Fl. 32304**

PURSUANT TO THE CITY OF TALLAHASSEE CODE ENFORCEMENT BOARD'S ORDER ENTERED ON February 6, 2024, AN ORDER FOR THE DEMOLITION OF THIS STRUCTURE WILL BE CARRIED OUT.

PURSUANT TO CHAPTER 3, ARTICLE X, SECTION 3-543 (F)(4), CITY OF TALLAHASSEE LAND DEVELOPMENT CODE, **YOU ARE HEREBY NOTIFIED THAT ANY PERSONAL PROPERTY KEPT IN OR ON THE BUILDING MUST BE REMOVED WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THIS NOTICE.** IF YOU FAIL OR REFUSE TO REMOVE THE PERSONAL PROPERTY WITHIN THE TIME FIXED IN THIS NOTICE, YOU SHALL BE DEEMED TO HAVE ABANDONED THE PERSONAL PROPERTY AND TO HAVE FORFEITED ALL OF YOUR RIGHTS, TITLE AND INTEREST IN AND TO SUCH PERSONAL PROPERTY.

BY:   
Jeannine Fier, ENFORCEMENT OFFICIAL  
CITY OF TALLAHASSEE  
Housing and Community Resilience

**THIS IS A LIEN RECORDING**

**STATE OF FLORIDA**

**COUNTY OF LEON**

I, Sir'Teria Henderson, Code Enforcement Division, Code Compliance Coordinator for the City of Tallahassee, do hereby certify that the following is a true and correct copy of the Order of the City of Tallahassee Code Magistrate filed on Case No. **TCE222328**, in my office on 2-6-24 and an Non-Compliance Violation Checklist, filed in my office on 7-11-24.

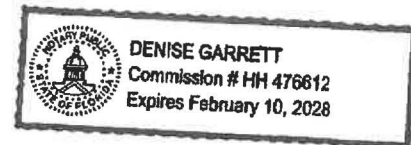
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of said city in the City of Tallahassee, Florida, on 7-11-24



Sir'Teria Henderson  
Sir'Teria Henderson  
Code Compliance Coordinator  
City of Tallahassee  
Code Enforcement Division

Sworn and subscribed before me on 7-15-2024 by Sir'Teria Henderson, who is personally known to me and did not take an oath.

Denise Garrett  
Notary Public



Prepared By:  
City of Tallahassee  
Housing & Community Resilience  
Code Enforcement Division  
City Hall, 300 S. Adams St., B-27  
Tallahassee, FL 32301

**THIS IS A LIEN RECORDING**

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

**CASE NO.: TCE222328**

**VIOLATION ADDRESS: 1031 JOE LOUIS STREET**

**VIOLATION TAX ID #: 212635 00010**

On 02/06/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212635 00010** and the physical address is identified as **1031 JOE LOUIS STREET Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **BARNES JAMES W (hereinafter "Property Owner(s))"**.
3. On 10/24/2022 Property Owner(s) was/were given 15 DAYS to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Chapter 3, Section 304 - Exterior Structure**
  - B. **IPMC, Chapter 3, Section 305 - Interior Structure**
  - C. **TLDC, Chapter 1, Section 1-2 - Dangerous Building (10)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/07/2023 before the Municipal Code Enforcement Board/Magistrate.
5. November 7, 2023 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 DAYS TO CORRECT THE VIOLATIONS.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_ DID attend the initial hearing (neighbor)

x DID NOT attend the initial hearing.

7. On February 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.
8. Property Owner(s) and/or Property Owner(s) Representative(s):  
X DID attend the Final Hearing.  
\_\_\_ DID NOT attend the Final Hearing.
9. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.
10. The following violations remain:
- A. IPMC, Chapter 3, Section 304 - Exterior Structure**  
*Corrective Action Required: Exterior of building must be free of all defects. Please make all repairs to all damaged surfaces of exterior structure and acquire any and all necessary permits that may be needed*
- B. IPMC, Chapter 3, Section 305 - Interior Structure**  
*Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Interior of building must be free of all defects. Please make all repairs to all damaged surfaces of Interior structure and acquire any and all necessary permits that may be needed.*
- C. TLDC, Chapter 1, Section 1-2 - Dangerous Building (10)**  
*Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. Secure All Doors and Windows that are open to the public. This must be done immediately for public safety!.*
11. As of the date of this Order, the property fails to be in substantial 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.




THIS CASE HAS BEEN AMENDED TO INCLUDE  
30 DAYS TO DEMOLISH THE PROPERTY OR  
THE CITY MAY DEMOLISH. THERE ARE NO FINES  
AT THIS TIME.

12. Based upon the above, an initial fine of \$ \_\_\_\_\_ is hereby imposed against the Property Owner(s) and an additional fine of \$ \_\_\_\_\_ shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
13. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
14. The structure located at/identified as 1031 JOE LOUIS STREET *may* be demolished by the City of Tallahassee and all cost associated with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 6th day of FEBRUARY, 2024.

  
\_\_\_\_\_  
Dr. Sabrita Thurman-Newby, Code Magistrate

THIS IS A LIEN RECORDING

CODE MAGISTRATE  
CITY OF TALLAHASSEE, FLORIDA  
AFFIDAVIT OF NON-COMPLIANCEDate: July 11, 2024

Case No.: TCE222328

Violation Address: 1031 JOE LOUIS ST

CITY OF TALLAHASSEE

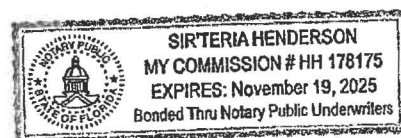
vs.

BARNES JAMES W  
1031 JOE LOUIS ST  
TALLAHASSEE FL 32304STATE OF FLORIDA  
COUNTY OF LEON

BEFORE ME, the undersigned authority, personally appeared , who was sworn and says:

My name is Martin Atorresagasti and I am over the age of 18 and am otherwise sui juris. I have personal knowledge of the facts set forth in this affidavit.2. I am a City of Tallahassee Code Enforcement Inspector and on 7-11-24☒ I inspected the subject property.☐ I partially inspected the subject property, to wit:☐ I was unable to inspect the property either because the owner failed to contact me, failed to appear during our scheduled appointment, or refused entry, to wit:3. The property remains in violation of the City of Tallahassee Code of Ordinances as cited in the Order of the Code Magistrate in the above-styled matter *until such time as the violations cited are inspected and found to be corrected.*

FURTHER AFFIANT SAYETH NOT

  
(Affiant)The foregoing instrument was sworn to and subscribed before me on 7-11-24  
by Martin Atorresagasti, who is personally known to me.  
(Notary Public)

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

# **DANGEROUS BUILDING NOTICE**

**Address: 521 PUTNAM DR**

**CE Case No.: TCE241737**

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

*Jeannine Fier*

Enforcing Official, Code Enforcement

07/31/2024

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

July 31, 2024

HOWARD EDDIE E LIFE ESTATE; HOWARD EDDIE E; HOWARD  
DORIS MICHELLE; & HOWARD HARRY  
521 PUTNAM DR  
TALLAHASSEE FL 32301

Re: Address: **521 PUTNAM DR**

Tax I.D. # **3107202920000**

Case No.: **TCE241737**

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include 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 Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

**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, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **07/31/2024**

Case No.: **TCE241737**

Tax Identification Number: **3107202920000**

Repeat Offender: **No**

Violation Address: **521 PUTNAM DR**

Owner(s): **HOWARD EDDIE E LIFE ESTATE; HOWARD EDDIE E;  
HOWARD DORIS MICHELLE; & HOWARD HARRY  
521 PUTNAM DR  
TALLAHASSEE FL 32301**

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

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **International Property Maintenance Code (IPMC)**

- 1** IPMC 301.3 Vacant structures and land.
- 2** IPMC 304.1 Exterior Structure .
- 3** IPMC 305.1 - Interior Structure .

Corrective Actions Required:

- 1** Ensure that all doors and windows are closed, locked and fully functioning. Repair or replace any damaged doors and windows that are in disrepair or nonfunctioning.
- 2** Ensure that all exterior walls and roof of structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.
- 3** Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.

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

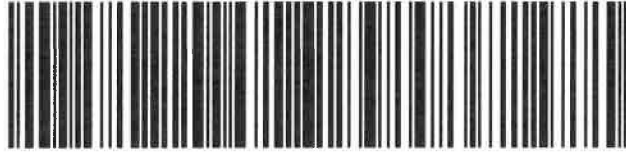
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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 8372 3902 51

---

TCE241737 DB PLACARD/NOV/DEMO  
HOWARD EDDIE E LIFE ESTATE; HOWARD EDDIE E;  
HOWARD DORIS MICHELLE; & HOWARD HARRY  
521 PUTNAM DR  
TALLAHASSEE FL 32301-6500

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

Postage: \$8.1600



# TCE241737 DB PLACARD

Final Audit Report

2024-07-31

Created:	2024-07-31
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA07EToXDA7Q1FiCibAlJwkhUaRcm4B6ZR

## "TCE241737 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)  
2024-07-31 - 4:19:19 PM GMT
-  Document emailed to Jeannine Fier (jeannine.fier@talgov.com) for signature  
2024-07-31 - 4:19:45 PM GMT
-  Email viewed by Jeannine Fier (jeannine.fier@talgov.com)  
2024-07-31 - 4:20:06 PM GMT
-  Document e-signed by Jeannine Fier (jeannine.fier@talgov.com)  
Signature Date: 2024-07-31 - 4:44:23 PM GMT - Time Source: server
-  Agreement completed.  
2024-07-31 - 4:44:23 PM GMT



Adobe Acrobat Sign

Housing & Community Resilience  
Code Enforcement Division  
435 N. Macomb Street, 3rd Floor, Tallahassee Florida 32301  
Phone: 850-891-7001  
Fax: 850-891-0976

## NOTICE

DATE: August 12, 2024

TO: B G Scott & Cedric Evans

RE: **627 Okaloosa Street, Tallahassee, Florida  
32305**

OWNER: **B G Scott & Cedric Evans  
C/O Winnie Evans  
707 Stafford St. Tallahassee FL. 32305**

PURSUANT TO THE CITY OF TALLAHASSEE CODE ENFORCEMENT BOARD'S ORDER ENTERED ON August 6, 2024, AN ORDER FOR THE DEMOLITION OF THIS STRUCTURE WILL BE CARRIED OUT.

PURSUANT TO CHAPTER 3, ARTICLE X, SECTION 3-543 (F)(4), CITY OF TALLAHASSEE LAND DEVELOPMENT CODE, **YOU ARE HEREBY NOTIFIED THAT ANY PERSONAL PROPERTY KEPT IN OR ON THE BUILDING MUST BE REMOVED WITHIN FIFTEEN (15) DAYS FROM THE DATE OF THIS NOTICE.** IF YOU FAIL OR REFUSE TO REMOVE THE PERSONAL PROPERTY WITHIN THE TIME FIXED IN THIS NOTICE, YOU SHALL BE DEEMED TO HAVE ABANDONED THE PERSONAL PROPERTY AND TO HAVE FORFEITED ALL OF YOUR RIGHTS, TITLE, AND INTEREST IN AND TO SUCH PERSONAL PROPERTY.

BY: *Jeannine Fier*  
Jeannine Fier, ENFORCEMENT OFFICIAL  
CITY OF TALLAHASSEE  
Housing & Community Resilience, CODE ENFORCEMENT DIVISION



C.H. Posting  
Feb. 22, 2023  
S. Henderson

## MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE NOTICE OF HEARING

**February 22, 2023**

**SCOTT B G / CEDRIC EVANS  
C/O WINNIE EVANS  
707 STAFFORD ST  
TALLAHASSEE FL 32305**

**Re: CASE NUMBER   TCE183355  
LOCATION:           627       OKALOOSA ST  
Tax ID #:           410156   B0070**

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 04/25/2023 at 6:30 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.** Please be advised that social distancing measures and masks will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

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 04/15/2023 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,

*Jency Probert*

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 • <a href="http://Talgov.com">Talgov.com</a>	JOHN E. DAILEY Mayor	DIANNE WILLIAMS-COX Mayor Pro Tem	JACQUELINE "JACK" PORTER Commissioner	CURTIS RICHARDSON Commissioner	JEREMY MATLOW Commissioner
	RENEE GOAD City Manager	CASSANDRA K. JACKSON City Attorney	JAMES O. COOKE, IV City Treasurer-Clerk	DENNIS R. SUTTON Inspector General	



## **Housing and Community Resilience Code Enforcement**

### **Notice of Violation**

Code Officer: **Jency Probert**

Permit No.: **NA**

Initial Inspection Date: **08/15/2018**

Case No.: **TCE183355**

Tax Identification Number: **410156 B0070**

Repeat Offender: **No**

Violation Address: **627 OKALOOSA ST**

Owner(s):

SCOTT B G / CEDRIC EVANS  
C/O WINNIE EVANS  
707 STAFFORD ST  
TALLAHASSEE FL 32305

(ORGINIAL DAYS FOR COMPLIANCE)

You are required to correct the following code violations within **15** 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 304 ~ Exterior Structure

#### **Code of General Ordinances**

**2** Chapter 9, Article III- Offensive Accumulations & Growth

#### **Land Development Code**

**3** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

**4** TLDC Chapter 1, Section 1-2 Dangerous Building (2): Those which, exclusive of foundation, show damage or deterioration of a critical supporting member or members, or fifty (50) percent of damage or deterioration of an outside wall or covering.

**5** TLDC Chapter 1, Section 1-2 Dangerous Building (3): Those whose floors or roofs in which the same are overloaded or which have insufficient strength to be reasonably safe for the purposes used.

**6** TLDC Chapter 1, Section 1-2 Dangerous Building (5): Those which have become or are so dilapidated, decaying, unsafe, unsanitary, or which fail to provide the amenities essential to decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

**7** TLDC Chapter 1, Section 1-2 Dangerous Building (8): Those which have parts thereof which are so attached that they may fall or injure members of the public or property in general.

Corrective Actions Required:

- 1 The exterior is in a state of disrepair. Repair as required to the applicable building code. A building permit and a licensed contractor may be required.

The chimney has separated from the house. Repair or remove the chimney as required by the applicable building code. A building permit and a licensed contractor may be required.

There is a foundation pier that is missing at the corner of the house and the front porch (east side) and the pier at the north west corner is leaning. The main wall support has separated and the outside envelope of the structure has separated. The front porch ceiling and floor has shifted into the front of the house. Support beams appear to be compromised at the porch and along the roof and base of the house. Repair as required to the applicable building code. A building permit and a licensed contractor will be required.

- 2 Mow lawn removing all high grass, weeds and overgrowth.
- 3 Remove all trash, litter and debris from property.
- 4 The building is dangerous due to the damage to supporting members, leaning walls, and separating structure.
- 5 The building is dangerous due to the deteriorated floors and ceilings on the front porch. The roof ridge covering is missing over a section of the roof. The envelope of the structure is separating and shifting on the foundation.
- 6 The building is dangerous due to the conditions listed above.
- 7 The building is dangerous due to the parts that may fall or injure members of the public or property in general including , but not limited to: the chimney and boards from the front porch, roof, and siding.
- 8 Due to the existing conditions of the building on the property, requesting demolition of the main structure and any accessory structures.

**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 HALL  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850-891-0000  
TDD: 711 • talgov.com

JOHN L. DAHLY  
Mayor

RENEE GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem

CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner

JAMES O. COOKE IV  
City Treasurer/Clerk

CURTIS RICHARDSON  
Commissioner

DENNIS R. SUTTON  
Inspector General

JEFFREY MATTHEW  
Commissioner



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

---

USPS CERTIFIED MAIL



9214 8901 9403 8373 7941 33

---

TCE183355 PROPERTY REMOVAL NOTICE  
SCOTT B G & EVANS CEDRIC  
C/O: WINNIE EVANS  
707 STAFFORD ST  
TALLAHASSEE FL 32305-6744

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

Postage: \$8.1600

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

**CASE NO.: TCE241307**

**VIOLATION ADDRESS: 2133 MAIN ST**

**VIOLATION TAX ID #: 410156 H0033**

On 08/06/2024, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410156 H0033 and the physical address is identified as 2133 MAIN ST, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are STANLEY RICCARDO (hereinafter "Property Owner(s)").
3. On 06/25/2024 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 301.3 - Vacant structures and land
  - C. IPMC 304.13 - Window, skylight and door frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on August 6, 2024 before the Municipal Code Enforcement Board/Magistrate.
5. On 07/01/2024 the Property Owner(s) were given notice of the Initial Hearing to be held on 08/06/2024 by certified mail / hand delivery and or posting of the property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

           DID attend the initial hearing.

DID NOT attend the initial hearing.

**The following violations remain:**

**A. IPMC, 304.1 - General**

*Corrective Action Required: Ensure the exterior of the structure is maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety, or welfare.*

**B. IPMC, 301.3 - Vacant structures and land**

*Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and a secure condition.*

**C. IPMC 304.13 - Window, skylight and door frames**

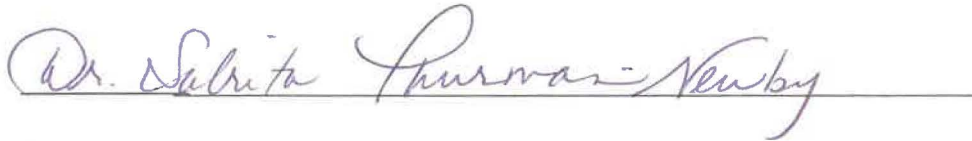
*Corrective Action Required: Ensure every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight..*

7. 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.
8. STANLEY RICCARDO must board the property that is identified as 2133 MAIN ST within the next 5 calendar days to prevent unlawful entry.
9. If the above-described property is boarded within the allotted timeframe, the case will be granted an ONE-YEAR boarding order. During this one-year timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.

**BOARDING ORDER EXPIRES  
AUGUST 6, 2025**

10. If the above-described property is NOT boarded by the date above and the violations remain, the City of Tallahassee shall board and seal the structure located at 2133 MAIN ST and all costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 6th day of August 2024.

A handwritten signature in blue ink, reading "Dr. Sabrita Thurman-Newby", is written over a horizontal line.

**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE241285**

**VIOLATION ADDRESS: 1724 KEITH ST**

**VIOLATION TAX ID #: 410125 Q0140**

On 08/06/2024, 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 **410125 Q0140** and the physical address is identified **1724 KEITH ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are YU JIANKU / GAO DONGMEI (hereinafter "Property Owner(s)").
3. On 06/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC Chapter 3, Section 304 – Exterior Structure
  - B. IPMC Chapter 3, Section 305 – Interior Structure
  - C. IPMC Chapter 3, Section 307 - Handrails & Guardrails
  - D. IPMC Chapter 7, Section 704 ~ Fire Protection Systems
  - E. General Code of Ordinances, Chapter 9, Article III - Offensive Accumulations & Growth
  - F. TLDC Chapter 3, Section 3.488 Maintenance (Residential)
  - G. IPMC 304.7 Roofs and drainage
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/02/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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 Chapter 3, Section 304 – Exterior Structure**

***Corrective Action Required: Repair or replace damaged roof, roof must be sound and tight not to admit rain. Replace weather stripping on front door. Replace all damaged glazing and/or windows.***

**B. IPMC Chapter 3, Section 305 – Interior Structure**

***Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair or replace all water damaged ceilings, walls, and flooring.***

**C. Chapter 3, Section 307 - Handrails & Guardrails**

***Corrective Action Required: 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. Replace damaged handrail on entrance steps.***

**D. IPMC Chapter 7, Section 704 ~ Fire Protection Systems**

***Corrective Action Required: Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. All sleeping quarters and hallway to sleeping quarters must have working smoke detectors.***

**E. General Code of Ordinances, Chapter 9, Article III - Offensive Accumulations & Growth**

***Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth***

**F. TLDC Chapter 3, Section 3.488 Maintenance (Residential)**

***Corrective Action Required: Remove dead tree and tree debris from property***

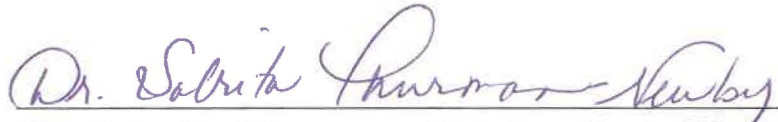


**G. IPMC 304.7 Roofs and drainage**

***Corrective Action Required: Repair or replace the damaged roof, flooring, and supporting members***

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 5 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 Sept 10, 2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE241327**

**VIOLATION ADDRESS: 1031 JOE LOUIS ST**

**VIOLATION TAX ID #: 212635 O0010**

On 08/06/2024, 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 **212635 O0010** and the physical address is identified **1031 JOE LOUIS ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BARNES JAMES W (hereinafter "Property Owner(s)").
3. On 06/24/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
**A. TLDC, Chapter 3, Section 3-401 – Fences & Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/01/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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.

           ~~X~~ DID NOT attend this hearing.

7. The following violations remain:

**A. TLDC, Chapter 3, Section 3-401 – Fences & Walls**

***Corrective Action Required: Repair or remove the fence/wall that is in disrepair***

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE240939**

**VIOLATION ADDRESS: 2254 MAGNOLIA CIR**

**VIOLATION TAX ID #: 4112200010000**

On 08/06/2024, 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 **4112200010000** and the physical address is identified **2254 MAGNOLIA CIR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are SAR TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 06/03/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC Chapter 6, Section 605 ~ Electrical Equipment
  - B. IPMC Chapter 7, Section 704 ~ Fire Protection Systems
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/01/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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.

  X   DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC Chapter 6, Section 605 ~ Electrical Equipment**

*Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Repair or replace back bedroom ceiling fan light is not working tenant states she replaced the bulb and comes on once in a while.*

**B. IPMC Chapter 7, Section 704 ~ Fire Protection Systems**

*Corrective Action Required: Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. All sleeping quarters and hallway to sleeping quarters must have working smoke detectors. Replace missing smoke detector in front bedroom.*

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE240924**

**VIOLATION ADDRESS: 612 CAMPBELL ST**

**VIOLATION TAX ID #: 410156 G0061**

On 08/06/2024, 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 **410156 G0061** and the physical address is identified **612 CAMPBELL ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **JOHNSON JOSEPH P** (hereinafter "Property Owner(s)").
3. On 05/22/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **General Code of Ordinances, Chapter 9, Article III ~ Offensive Accumulations & Growth**
  - B. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/01/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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.

  X   \_\_\_\_\_ DID NOT attend this hearing.



7. The following violations remain:

**A. General Code of Ordinances, Chapter 9, Article III ~ Offensive Accumulations & Growth**

***Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth.***

**B. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**

***Corrective Action Required: Remove all trash, litter and tree debris from 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 15 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 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE241068**

**VIOLATION ADDRESS: 2074 MIDYETTE RD**

**VIOLATION TAX ID #: 3109202630000**

On 08/06/2024, 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 **3109202630000** and the physical address is identified **2074 MIDYETTE RD**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are SPT DOLPHIN GLEN OAKS LLC (hereinafter "Property Owner(s)").
3. On 06/10/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC Chapter 3, Section 302 ~ 302.2 Grading and drainage
  - B. IPMC Chapter 3, Section 304 ~ 304.7 Roofs and drainage
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

X           DID attend this hearing.  
                     DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC Chapter 3, Section 302 ~ 302.2 Grading and drainage**

*Corrective Action Required: Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Ensure that the premises are graded and shall be maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Reference to Apt. 1116.*

**B. IPMC Chapter 3, Section 304 ~ 304.7 Roofs and drainage**

*Corrective Action Required: Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Repair the gutters on Building 1100, and it shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Reference to Apt. 1116.*

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 5 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE240365**

**VIOLATION ADDRESS: 3195 TIFFANY ST**

**VIOLATION TAX ID #: 3103500000840**

On 08/06/2024, 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 **3103500000840** and the physical address is identified **3195 TIFFANY ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BHALE LLC (hereinafter "Property Owner(s)").
3. On 03/19/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC Chapter 6, Section 602 ~ Heating Facilities
  - B. IPMC Chapter 6, Section 603 ~ Mechanical Equipment
  - C. IPMC Chapter 6, Section 605 ~Electrical Equipment
  - D. IPMC Chapter 7, Section 704 ~ Fire Protection Systems
  - E. IPMC Chapter 3, Section 305 ~ Interior Structure
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/15/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 2024 by certified mail, hand delivery and/or posting of property.



6. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend this hearing.

           DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC Chapter 6, Section 602 ~ Heating Facilities**

*Corrective Action Required: Heating facilities shall be provided in structures as required by this section. Replace and/or repair the central heating and cooling system that is efficient for the home, and it shall be kept and maintained in safe and good working conditions.*

**B. IPMC Chapter 6, Section 603 ~ Mechanical Equipment**

*Corrective Action Required: 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. Replace the water heater at the property. It shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.*

**C. IPMC Chapter 6, Section 605 ~Electrical Equipment**

*Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Repair and replace the receptacle plugs in the living room and bedroom #2. They should have the appropriate faceplate cover, for the location. Repair the electrical breaker box and circuits, that are causing an electrical shortage at the property. Assure that the breaker box is label correctly and is working in the intended manner of the manufacturer. Repair the lighting switch in the hallway.*

**D. IPMC Chapter 7, Section 704 ~ Fire Protection Systems**

*Corrective Action Required: Smoke alarms are required inside every bedroom. One smoke alarm is required outside the bedroom area. Existing smoke alarms must be functional.*

**E. IPMC Chapter 3, Section 305 ~ Interior Structure**

***Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair all ceilings, with damage, due to water leaks.***

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 5 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**



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

**CASE NO.: TCE240973**

**VIOLATION ADDRESS: 3247 BODMIN MOOR DR**

**VIOLATION TAX ID #: 112725 N0130**

On 08/06/2024, 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 **112725 N0130** and the physical address is identified **3247 BODMIN MOOR DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **FREEMAN JAMES K / FREEMAN BRENDA** (hereinafter "Property Owner(s)").
3. On 06/03/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC Chapter 3, Section 302 ~ 302.8 Motor vehicles**
  - B. **IPMC Chapter 3, Section 308 ~ 308.1 Accumulation of rubbish or garbage**
  - C. **IPMC Chapter 3, Section 302 ~ 302.7 Accessory structures**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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.

X DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC Chapter 3, Section 302 ~ 302.8 Motor vehicles**

***Corrective Action Required: Ensure that all parked vehicles on the premises are operable, has a valid license plate, and up to date registrations.***

**B. IPMC Chapter 3, Section 308 ~ 308.1 Accumulation of rubbish or garbage**

***Corrective Action Required: Remove all trash, litter and debris from property***

**C. IPMC Chapter 3, Section 302 ~ 302.7 Accessory structures**

***Corrective Action Required: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Repair or remove the fence/wall that is in disrepair.***

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 5 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE241509**

**VIOLATION ADDRESS: 524 E COLLEGE AVE**

**VIOLATION TAX ID #: 113132 G0030**

On 08/06/2024, 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 **113132 G0030** and the physical address is identified **524 E COLLEGE AVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **FSU EPSILON LAMBDA HOUSING LLC** (hereinafter "Property Owner(s)").
3. On 07/16/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **General Code of Ordinances, Chapter 9, Article III - Offensive Accumulations & Growth**
  - B. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/19/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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.

X \_\_\_\_\_ DID NOT attend this hearing.

7. The following violations remain:

**A. General Code of Ordinances, Chapter 9, Article III - Offensive Accumulations & Growth**

*Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth*

**B. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**

*Corrective Action Required: Remove all trash, litter and debris from 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 3 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**



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

**CASE NO.: TCE241340**

**VIOLATION ADDRESS: 1507 DANIELS ST**

**VIOLATION TAX ID #: 411036 F0070**

On 08/06/2024, 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 **411036 F0070** and the physical address is identified **1507 DANIELS ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are WANG ZHONGLI (hereinafter "Property Owner(s)").
3. On 06/27/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Chapter 3, Section 302 – Exterior Property Areas**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/16/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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, Chapter 3, Section 302 – Exterior Property Areas**

***Corrective Action Required: Cut/remove all overgrown grass, weeds and vegetation.  
Remove all trash and debris.***

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 15 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 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**



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

**CASE NO.: TCE241116**

**VIOLATION ADDRESS: 2041 WARWICK ST**

**VIOLATION TAX ID #: 410280 C0070**

On 08/06/2024, the above-mentioned case came for a **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410280 C0070 and the physical address is identified as 2041 WARWICK ST Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BETTERSON ALMITA REVOCABLE LIVING TRUST / BETTERSON ALMITA TRUSTEE (hereinafter "Property Owner(s)").
3. On 06/12/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Chapter 3, Section 304 – Exterior Structure  
304.1 – General  
304.2 – Protective treatment**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024, before the Municipal Code Enforcement Board/Magistrate.
5. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend the initial hearing.

  X   DID NOT attend the initial hearing.

The following violations remain:

**A. IPMC Chapter 3, Section 305 ~ Interior Structure**

**304.1 – General**

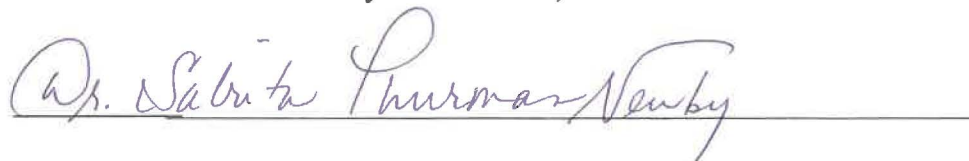
**304.2 – Protective treatment**

*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 of the doors and windows are fully functional and secured. There are broken windows. Replace the broken glass as required and ensure that the windows are fully functional and secured.*

*There is peeling paint on the exterior of the building. Remove the peeling paint and provide a protective coating (paint or the like) on all unprotected surfaces including repairs.*

6. 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.
7. BETTERSON ALMITA REVOCABLE LIVING TRUST / BETTERSON ALMITA TRUSTEE may board the property that is identified as 2041 WARWICK ST until August 6, 2025 (ONE YEAR) at which time he/she/they shall remove all boards on all structures on the property and correct any violations that had been concealed by the boards. During this time the property must be maintained according to city codes.
8. If the above referenced property does not remove the boards and correct all concealed violations by the time specified. This case will be scheduled for a Final Hearing due to non-compliance were he/she/they shall be fined.
9. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filling a lien against all property owned by the above – named property owner(s) until such time as all cost reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

DONE and ORDERED this 6th day of AUGUST, 2024



**DR. SABRITA THURMAN-NEWBY, CODE MAGISTRATE**

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

**CASE NO.: TCE241096**

**VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT 2**

**VIOLATION TAX ID #: 310404 200B0**

On 08/06/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310404 200B0** and the physical address is identified **1202 CROSS CREEK WAY UNIT 2** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MANDERFIELD MATTHEW B (hereinafter "Property Owner(s)").
3. On 06/06/2024 Property Owner(s) was/were given 10 **DAYS** to voluntarily comply and correct the following violation(s):  
  
**A. IPMC, Chapter 3, Section 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 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/03/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 5 **DAYS TO CORRECT VIOLATION(S)**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/18/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

**A. IPMC, Chapter 3, Section 308.1 – Accumulation of rubbish or garbage**

***Corrective Action Required: Remove all trash, litter and debris from property.***

13. As of the date of this Order, the property fails to be in substantial 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.

14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.



15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 6th day of August 2024.

A handwritten signature in blue ink, reading "Dr. Sabrita Thurman-Newby", is written over a horizontal line.

**Dr. Sabrita Thurman-Newby, Code Magistrate**



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

**CASE NO.: TCE241097**

**VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT 2**

**VIOLATION TAX ID #: 310404 200B0**

On 08/06/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310404 200B0** and the physical address is identified **1202 CROSS CREEK WAY UNIT 2** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MANDERFIELD MATTHEW B (hereinafter "Property Owner(s)").
3. On 06/06/2024 Property Owner(s) was/were given 10 **DAYS** to voluntarily comply and correct the following violation(s):

**A. IPMC, Chapter 3, Section 304.15 – Doors**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/24/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 5 **DAYS TO CORRECT VIOLATION(S)**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/18/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

**A. IPMC, Chapter 3, Section 304.15 – Doors**

***Corrective Action Required: Repair the exterior door and hardware to good condition. Ensure that the locks at all entrances to dwelling units and sleeping units shall tightly secure the door.***

13. As of the date of this Order, the property fails to be in substantial 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.

14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.

15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 6th day of August 2024.

A handwritten signature in blue ink, reading "Dr. Sabrita Thurman-Newby", is written over a horizontal line.

**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE240699**

**VIOLATION ADDRESS: 3142 TIFFANY ST**

**VIOLATION TAX ID #: 3103500000480**

On 08/06/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3103500000480** and the physical address is identified **3142 TIFFANY ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: KPRM II LLC (hereinafter "Property Owner(s)").
3. On 04/25/2024 Property Owner(s) was/were given 10 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Chapter 3, Section 304.7 – Roofs and drainage**
  - B. **IPMC, Chapter 3, Section 308.1 – Accumulations of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/03/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 5 **DAYS TO CORRECT VIOLATION(S)**.



7. Property Owner(s) and/or Property Owner(s) Representative(s):

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/18/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend the Final Hearing.

           DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

**A. IPMC, Chapter 3, Section 304.7 – Roofs and drainage**

*Corrective Action Required: Ensure that the roof and flashing are sound, tight and have no defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Ensure that the roof drains, gutters and downspouts are maintained in good repair and free from obstructions. Ensure that the roof water will not be discharged in a manner that creates a public nuisance.*

**B. IPMC, Chapter 3, Section 308.1 – Accumulations of rubbish or garbage**

*Corrective Action Required: Remove all trash, litter and debris from property*

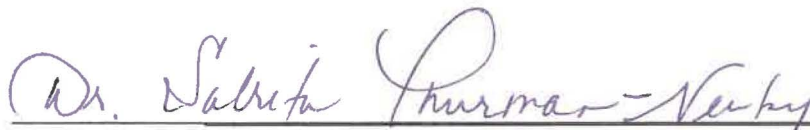
13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.



14. Based upon the above, an initial fine of \$ 150.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 150.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 6th day of August 2024.



---

**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE222293**

**VIOLATION ADDRESS: 646 PALM BEACH ST**

**VIOLATION TAX ID #: 4107000000D0**

On 08/06/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4107000000D0** and the physical address is identified **646 PALM BEACH ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MARTIN MELANIE A (hereinafter "Property Owner(s)").
3. On 10/24/2022 Property Owner(s) was/were given 5 **DAYS** to voluntarily comply and correct the following violation(s):

**A. IPMC, Chapter 3, Section 304 - Exterior Structure**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/04/2023 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/06/2023 of the Initial Hearing by certified mail and posting of the property.
6. April 4, 2023 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 45 DAYS TO BOARD THE PROPERTY.

**WITH ONE YEAR BOARDING ORDER**

7. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend the initial hearing

       DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/01/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend the Final Hearing.

       DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

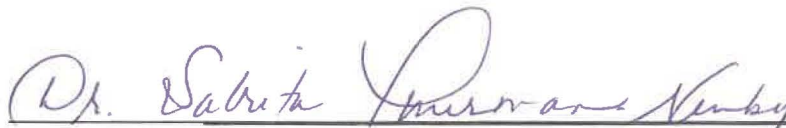
**A. IPMC, Chapter 3, Section 304 - Exterior Structure**

***Corrective Action Required: Remove boards, all windows and doors must be in good repair operate as intended and be lockable.***

13. As of the date of this Order, the property fails to be in substantial 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.
14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 6th day of August 2024.



**Dr. Sabrita Thurman-Newby, Code Magistrate**



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

**CASE NO.: TCE230047**

**VIOLATION ADDRESS: 521 PUTNAM DR**

**VIOLATION TAX ID #: 3107202920000**

On 08/06/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3107202920000** and the physical address is identified **521 PUTNAM DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HOWARD EDDIE E LIFE ESTATE / HOWARD EDDIE E / HOWARD DORIS M / HOWARD HARRY (hereinafter "Property Owner(s)").
3. On 01/10/2023 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. IPMC, Chapter 3, Section 304 – Exterior Structure
  - B. IPMC, Chapter 3, Section 305 – Interior Structure
  - C. TLDC, Chapter 1, Section 1-2 – Dangerous Building (4)
  - D. TLDC, Chapter 1, Section 1-2 - Dangerous Building (10)
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/06/2023 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/18/2023 of the Initial Hearing by certified mail and posting of the property.
6. June 6, 202 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) and granted a ONE YEAR BOARDING ORDER.



7. Property Owner(s) and/or Property Owner(s) Representative(s):

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/11/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend the Final Hearing.

           DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

**A. IPMC, Chapter 3, Section 304 – Exterior Structure**

***Corrective Action Required: Exterior of building must be free of all defects. Please make all repairs to all damaged surfaces of exterior structure and acquire any and all necessary permits that may be needed.***

**B. IPMC, Chapter 3, Section 305 – Interior Structure**

***Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Interior of building must be free of all defects. Please make all repairs to all damaged surfaces of Interior structure and acquire any and all necessary permits that may be needed.***

**C. TLDC, Chapter 1, Section 1-2 – Dangerous Building (4)**

***Corrective Action Required: Due to fire damage the structure has become a life safety, health and welfare issue concerning the citizens of the city. The structures interior and exterior damaged by fire either need to be repaired by licensed contractors with proper permits obtained through the city of Tallahassee or the structure can be demolished with the proper permits obtained through the city of Tallahassee.***

**D. TLDC, Chapter 1, Section 1-2 - Dangerous Building (10)**

***Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure Structure must be secured within 5 days or city May have structure boarded.***

13. As of the date of this Order, the property fails to be in substantial 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.
14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 6th day of August 2024.



---

Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE  
CITY OF TALLAHASSEE  
(FINAL) ORDER OF DEMOLITION**

**CASE NO.: TCE240785**

**VIOLATION ADDRESS: 603 PUTNAM DR**

**VIOLATION TAX ID #: 3107202660000**

On 02/06/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3107202660000** and the physical address is identified as **603 PUTNAM DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **AYERS LEONARD JR ESTATE / REDDING GUSSIE LIFE ESTATE / C/O WILLIE AYERS PERS REP** (hereinafter "Property Owner(s)").
3. On 04/29/2024 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Chapter 3, Section 302.4 - Weeds**
  - B. **TLDC Chapter 3, Section 302.1 – Sanitation (Residential)**
  - C. **IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land**
  - D. **IPMC, Chapter 3, Section 304.1 – Exterior Structure**
  - E. **IPMC, Chapter 3, Section 305.1 – Interior Structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Municipal Code Enforcement Board/Magistrate.
5. June 4, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **5 DAYS TO CORRECT THE VIOLATIONS**.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend the initial hearing (neighbor)

  x   DID NOT attend the initial hearing.

7. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

8. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

9. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

10. The following violations remain:

**A. IPMC, Chapter 3, Section 302.4 - Weeds**

***Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth and continue to maintain.***

**B. TLDC Chapter 3, Section 302.1 – Sanitation (Residential)**

***Corrective Action Required: Remove all trash, litter and debris from property and continue to maintain***

**C. IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land**

***Corrective Action Required: Ensure that all doors and windows are closed, locked and fully functioning. Repair or replace any damaged doors and windows that are in disrepair or nonfunctioning.***

**D. IPMC, Chapter 3, Section 304.1 – Exterior Structure**

***Corrective Action Required: Ensure that all exterior walls and roof of structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.***



NO FINES ASSOCIATED WITH THIS CASE, THE  
CITY MAY MOVE FORWARD  
WITH DEMOLITION DUE TO NON-COMPLIANCE

**E. IPMC, Chapter 3, Section 305.1 – Interior Structure**

***Corrective Action Required: Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.***

11. As of the date of this Order, the property fails to be in substantial 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.
12. Based upon the above, an initial fine of \$                      is hereby imposed against the Property Owner(s) and an additional fine of \$                      shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
13. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
14. The structure located at/identified as 603 PUTNAM DRIVE *may* be demolished by the City of Tallahassee and all cost associated with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 6th day of AUGUST, 2024.



**Dr. Sabrita Thurman-Newby, Code Magistrate**

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

**CASE NO.: TCE230849**

**VIOLATION ADDRESS: 828 GOLDEN ST**

**VIOLATION TAX ID #: 212655 D0060**

On 08/06/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212655 D0060** and the physical address is identified **828 GOLDEN ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: STEVENS FAMILY IRREVOCABLE SPENDTHRIFT / STEVES TERESA CANDICE TRUSTEE (hereinafter "Property Owner(s)").
3. On 04/19/2023 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
  - A. **General Code of Ordinances, Chapter 9, Article III - Offensive Accumulations & Growth**
  - B. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/20/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **15 DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_ DID attend the initial hearing

X DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/12/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_ DID attend the Final Hearing.

X DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

**A. General Code of Ordinances, Chapter 9, Article III - Offensive Accumulations & Growth**

***Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain***

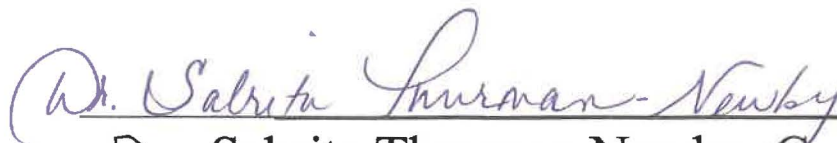
**B. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**

***Corrective Action Required: Remove all trash, litter and debris from property including standing dead tree front right side of yard.***

13. As of the date of this Order, the property fails to be in substantial 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.
14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

**Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.**

DONE and ORDERED this 6th day of AUGUST, 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate



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

**CASE NO.: TCE240794**

**VIOLATION ADDRESS: 912 FRAZIER AVE**

**VIOLATION TAX ID #: 411460 D0080**

On 08/06/2024, 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 **411460 D0080** and the physical address is identified **912 FRAZIER AVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BENNETT MILDRED D (hereinafter "Property Owner(s)").
3. On 04/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
**A. IPMC Chapter 20, Section 20-131 & 20-134 ~ Abandoned & Non-Operating Vehicle(s)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 06/19/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 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 Chapter 20, Section 20-131 & 20-134 ~ Abandoned & Non-Operating Vehicle(s)**

*Corrective Action Required: All vehicle(s) must be operable and display a valid tag.*

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 15 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 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.

  
**Dr. Sabrita Thurman-Newby, Code Magistrate**



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

August 13, 2024

WADLEY IDA MAE LELAND; LELAND CURTIS; LELAND GARFIELD JR; LELAND ELIJAH; LELAND  
PAUL ESTATE; LELAND FRANK ESTATE; HALL WILLIE MAE LELAND; LELAND KATIE L; LELAND  
GRACIE O; LELAND JACK P; LELAND JUDGE; LELAND WILLIE; FORD JOHNNY; LELAND GEORGE;  
LELAND HAZEL J; LELAND BENNETT; ROBINSON PATRICIA; LELAND STEPHANIE; LELAND  
WHITFIELD  
2907 PRIMROSE LN  
TALLAHASSEE FL 32301

Re: Address: **2125 FLIPPER ST**

Case No.: **TCE241799**

Tax I.D. # **410127 DD0110**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **08/02/2024**

Case No.: **TCE241799**

Tax Identification Number: **410127 DD0110**

Repeat Offender: **No**

Violation Address: **2125 FLIPPER ST**

Owner(s): WADLEY IDA MAE LELAND; LELAND CURTIS; LELAND GARFIELD JR; LELAND ELIJAH; LELAND PAUL ESTATE; LELAND FRANK ESTATE; HALL WILLIE MAE LELAND; LELAND KATIE L; LELAND GRACIE O; LELAND JACK P; LELAND JUDGE; LELAND WILLIE; FORD JOHNNY; LELAND GEORGE; LELAND HAZEL J; LELAND BENNETT; ROBINSON PATRICIA; LELAND STEPHANIE; LELAND WHITFIELD  
2907 PRIMROSE LN  
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **Code of General Ordinances**

**1** Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

**1** Mow lawn removing all high grass, weeds and overgrowth.

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

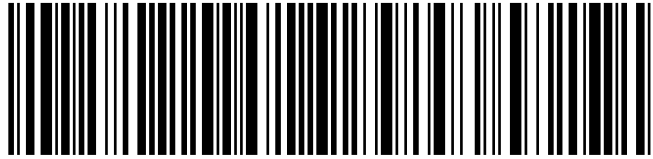
**Boarding a structure will not bring the property into compliance.** If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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 8373 9335 18

---

WADLEY IDA MAE LELAND; LELAND CURTIS; LELAND GARFIELD JR  
LELAND ELIJAH; LELAND PAUL ESTATE; LELAND FRANK ESTATE  
HALL WILLIE MAE LELAND; LELAND KATIE L; LELAND GRACIE O  
LELAND JACK P; LELAND JUDGE; LELAND WILLIE; FORD JOHNNY  
LELAND GEORGE; LELAND HAZEL J; LELAND BENNETT  
ROBINSON PATRICIA; LELAND STEPHANIE; LELAND WHITFIELD  
2907 PRIMROSE LN  
TALLAHASSEE FL 32301

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**

August 14, 2024

YU JIANKUI & GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317

Re: Address: **1043 PRESTON ST**  
Case No.: **TCE241688**

Tax I.D. # **2126204670000**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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,

*Lesia Vause*

Code Enforcement Division  
Attachment





## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause**

Permit No.:

**NA**

Initial Inspection Date: **07/25/2024**

Case No.:

**TCE241688**

Tax Identification Number: **2126204670000**

Repeat Offender:

**No**

Violation Address: **1043 PRESTON ST**

Owner(s):

YU JJANK UJ & GAO DONGMEJ  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **Other**

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth including the vines overtaking the home. Remove any accumulation of debris.

**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.

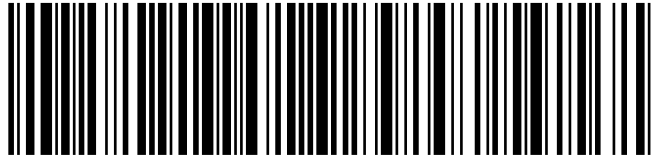
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

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 8374 2095 20

---

TCE241688 LM/NOV  
YU JIANKUI & GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317-1470

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**

August 14, 2024

YU JIANKUI & GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317

Re: Address: **1002 ABRAHAM ST**  
Case No.: **TCE241690**

Tax I.D. # **212635 H0090**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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,

*Lesia Vause*

Code Enforcement Division  
Attachment



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesla Vause**

Permit No.: **NA**

Initial Inspection Date: **07/25/2024**

Case No.: **TCE241690**

Tax Identification Number: **212635 H0090**

Repeat Offender: **No**

Violation Address: **1002 ABRAHAM ST**

Owner(s):

YU JIANKUI & GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **Other**

- 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 an 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 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 8374 2050 03

---

TCE241690 LM/NOV  
YU JIANKUI & GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317-1470

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**

August 15, 2024

WILLIAMS EDWARD SEBASTIAN  
1403 N MANGONIA DR  
WEST PALM BEACH FL 33401

Re: Address: **814 DUNN ST**  
Case No.: **TCE241702**

Tax I.D. # **2126530050040**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **07/25/2024** Case No.: **TCE241702**  
Tax Identification Number: **2126530050040** Repeat Offender: **No**  
Violation Address: **814 DUNN ST**  
Owner(s):

WILLIAMS EDWARD SEBASTIAN  
1403 N MANGONIA DR  
WEST PALM BEACH FL 33401

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **Other**

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

Corrective Actions Required:

- 1** Mow all high grass and weeds. Remove accumulation of debris for yard.
- 2** Remove household items from exterior of 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 8374 2991 18

---

TCE241702 LM/NOV  
WILLIAMS EDWARD SEBASTIAN  
1403 N MANGONIA DR  
WEST PALM BCH FL 33401-2441

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**

August 16, 2024

LEWIS FERRIS III LIFE ESTATE; MARTIN MONIKA L;  
DEAS DAINO D C; & DEAS- BANKS SHAUNTE  
904 CARTER ST  
BAINBRIDGE GA 39817

Re: Address: **1317 GIBBS DR**

Case No.: **TCE241796**

Tax I.D. # **2125202260000**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer:	<b>Lesa Vause</b>	Permit No.:	<b>NA</b>
Initial Inspection Date:	<b>08/02/2024</b>	Case No.:	<b>TCE241796</b>
Tax Identification Number:	<b>2125202260000</b>	Repeat Offender:	<b>No</b>
Violation Address:	<b>1317 GIBBS DR</b>		
Owner(s):	<b>LEWIS FERRIS III LIFE ESTATE; MARTIN MONIKA L; DEAS DAINO D C; &amp; DEAS- BANKS SHAUNTE 904 CARTER ST BAINBRIDGE GA 39817</b>		

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

#### **Code of General Ordinances**

- 1 Chapter 9, Article III- Offensive Accumulations & Growth**

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**

**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 8374 4386 61

---

TCE241796 LM/NOV  
LEWIS FERRIS III LIFE ESTATE; MARTIN MONIKA L;  
DEAS DAINO D C; & DEAS- BANKS SHAUNTE  
904 E CARTER ST  
BAINBRIDGE GA 39817-3414

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**

August 21, 2024

NORTON TERESA A & NORTON SABRINA  
2672 CHASE WOOD TRL  
TALLAHASSEE FL 32311

Re: Address: **1003 PRESTON ST**  
Case No.: **TCE241738**

Tax I.D. # **2126204590000**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**  
Initial Inspection Date: **07/30/2024** Case No.: **TCE241738**  
Tax Identification Number: **2126204590000** Repeat Offender: **No**  
Violation Address: **1003 PRESTON ST**  
Owner(s):

NORTON TERESA A & NORTON SABRINA  
2672 CHASE WOOD TRL  
TALLAHASSEE FL 32311

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **Code of General Ordinances**

**1** Chapter 9, Article III- Offensive Accumulations & Growth  
**Land Development Code**

**2** TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth. Remove all debris including lawn debris.
- 2** Remove all trash, litter and debris from property.

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

**Boarding a structure will not bring the property into compliance.** If 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.

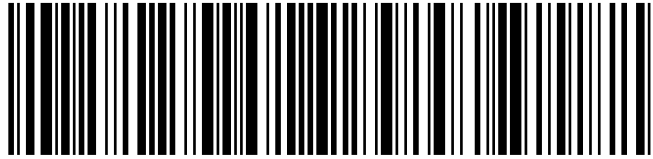
Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

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 8374 9908 24

---

TCE241738 LM/NOV  
NORTON TERESA A & NORTON SABRINA  
2672 CHASEWOOD TRL  
TALLAHASSEE FL 32311-3516

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**

August 26, 2024

CARPENTER STEVE J  
3030 RICHVIEW PARK CIR N  
TALLAHASSEE FL 32301

Re: Address: **3030 RICHVIEW PARK CIR N**  
Case No.: **TCE241605**

Tax I.D. # **113318 A0191**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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





## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **08/07/2024**

Case No.: **TCE241605**

Tax Identification Number: **113318 A0191**

Repeat Offender: **No**

Violation Address: **3030 RICHVIEW PARK CIR N**

Owner(s):

CARPENTER STEVE J  
3030 RICHVIEW PARK CIR N  
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **International Property Maintenance Code (IPMC)**

- 1** IPMC 302.4 Weeds.

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an 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 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 8375 4354 16

---

TCE241605 LM/NOV  
CARPENTER STEVE J  
3030 RICHVIEW PARK CIR N  
TALLAHASSEE FL 32301-3439

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  
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301  
(850) 891-7007

# **DANGEROUS BUILDING NOTICE**

**Address: 3727 SHORELINE DR**

**CE Case No.: TCE242046**

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

*Jeannine Fier*

Enforcing Official, Code Enforcement

08/28/2024

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

August 28, 2024

BENJAMIN LAWRENCE F III; BENJAMIN GAIL L; & BENJAMIN GINGER LUANNE  
1824 JASMINE DR  
TALLAHASSEE FL 32308

Re: Address: **3727 SHORELINE DR**  
Case No.: **TCE242046**

Tax I.D. # **311880 G0290**

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include 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 Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

**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, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **08/28/2024**

Case No.: **TCE242046**

Tax Identification Number: **311880 G0290**

Repeat Offender: **No**

Violation Address: **3727 SHORELINE DR**

Owner(s): **BENJAMIN LAWRENCE F III; BENJAMIN GAIL L; & BENJAMIN GINGER LUANNE**  
**1824 JASMINE DR**  
**TALLAHASSEE FL 32308**

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

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **International Property Maintenance Code**

- 1** IPMC, Exterior Structure, 304.1 General
- 2** IPMC, Exterior Property Areas, 302.4 Weeds
- 3** IPMC, General, 301.3 Vacant Structures and Land
- 4** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Ensure the exterior of a structure and equipment are in good repair, structurally sound, and in a sanitary condition.  
Repair or replace all doors and windows. They must be lockable and in working condition.
- 2** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
- 4** Repair and/or replace the roof to prevent water entry and damage to the roof structure.

**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 8375 7819 64

---

TCE242046 DB PLACARD/NOV/DEMO  
BENJAMIN LAWRENCE F III; BENJAMIN GAIL L; &  
BENJAMIN GINGER LUANNE  
1824 JASMINE DR  
TALLAHASSEE FL 32308-5225

Return Reference Number:  
Jsername: Denise Garrett

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

Postage: \$8.1600

# TCE242046 DB PLACARD

Final Audit Report

2024-08-28

Created:	2024-08-28
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQwbOJ961ZAlpyWmmIUPJe5mnQlqRsZW-

## "TCE242046 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)  
2024-08-28 - 2:53:07 PM GMT
-  Document emailed to Jeannine Fier (Jeannine.Fier@talgov.com) for signature  
2024-08-28 - 2:53:12 PM GMT
-  Email viewed by Jeannine Fier (Jeannine.Fier@talgov.com)  
2024-08-28 - 3:02:14 PM GMT
-  Document e-signed by Jeannine Fier (Jeannine.Fier@talgov.com)  
Signature Date: 2024-08-28 - 3:12:37 PM GMT - Time Source: server
-  Agreement completed.  
2024-08-28 - 3:12:37 PM GMT

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

# **DANGEROUS BUILDING NOTICE**

**Address: 818 EDGEWOOD ST (aka 820)**

**CE Case No.: TCE242014**

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

*Jeannine Fier*

Enforcing Official, Code Enforcement

08/28/2024

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

August 28, 2024

MUNROE JAMES D JR  
2010 MCKEE RD  
TALLAHASSEE FL 32303

Re: Address: **818 EDGEWOOD ST (aka 820)**

Case No.: **TCE242014**

Tax I.D. # **1130690130180**

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include 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 Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

**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, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **08/28/2024**

Case No.: **TCE242014**

Tax Identification Number: **1130690130180** Violation

Repeat Offender: **No**

Address: **818 EDGEWOOD ST (aka 820)**

Owner(s):

MUNROE JAMES D JR  
2010 MCKEE RD  
TALLAHASSEE FL 32303

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

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

#### **International Property Maintenance Code (IPMC)**

- 1 IPMC, 301.3 Vacant structures and land**
- 2 IPMC, Exterior Structure, 304.7 Roof and Drains**
- 3 IPMC, Interior Structure, 305.1 General**
- 4 IPMC, Exterior Structure, 304.1 General**

Corrective Actions Required:

- 1** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
- 2** Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 3** Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
- 4** 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 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 8375 7999 52

---

TCE242014 DB PLACARD/NOV/DEMO  
MUNROE JAMES D JR  
2010 MCKEE RD  
TALLAHASSEE FL 32303-2718

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

Postage: \$8.1600

# TCE242014 DB PLACARD

Final Audit Report

2024-08-28

Created:	2024-08-28
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzfsb8_LGRPuK7NBn6SJdGuz-r4eXup6

## "TCE242014 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)  
2024-08-28 - 5:52:23 PM GMT
-  Document emailed to Jeannine Fier (Jeannine.Fier@talgov.com) for signature  
2024-08-28 - 5:52:33 PM GMT
-  Email viewed by Jeannine Fier (Jeannine.Fier@talgov.com)  
2024-08-28 - 6:05:30 PM GMT
-  Document e-signed by Jeannine Fier (Jeannine.Fier@talgov.com)  
Signature Date: 2024-08-28 - 6:06:46 PM GMT - Time Source: server
-  Agreement completed.  
2024-08-28 - 6:06:46 PM GMT





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

August 30, 2024

REED GWVAN  
PO BOX 356  
CHIPLEY FL 32428

Re: Address: **312 Ridge Rd**  
Case No.: **TCE241723**

Tax I.D. # **411352 A0040**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, 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



## Housing and Community Resilience Code Enforcement

### Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **07/30/2024**

Case No.: **TCE241723**

Tax Identification Number: **411352 A0040**

Repeat Offender: **No**

Violation Address: **312 Ridge Rd**

Owner(s):

REED GWVAN  
PO BOX 356  
CHIPLEY FL 32428

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

#### **Code of General Ordinances**

- 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 an 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 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 8376 0753 14

---

TCE241723 NOV/LM  
REED GWVAN  
PO BOX 356  
CHIPLEY FL 32428-0356

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

Postage: \$8.1600