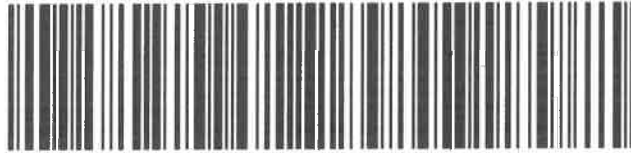


City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

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,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **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

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 Sossong, 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.

~~_____~~ 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 I 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.

_____ x _____ 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