



**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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 11, 2024

SCOTT CAROL; SCOTT NANCY E; & SCOTT BURTON E
720 COBLE DR
TALLAHASSEE FL 32301

Re: Address: **720 COBLE DR**

Case No.: **TCE242125**

Tax I.D. # **310725 E0040**

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: **09/10/2024** Case No.: **TCE242125**
Tax Identification Number: **310725 E0040** Repeat Offender: **No**
Violation Address: **720 COBLE DR**

Owner(s):

SCOTT CAROL; SCOTT NANCY E; & SCOTT BURTON E
720 COBLE DR
TALLAHASSEE FL 32301

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. May be subject to lot mow.

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 8377 3848 66

TCE242125 NOV/NOH INITIAL
SCOTT CAROL; SCOTT NANCY E; & SCOTT BURTON E
720 COBLE DR
TALLAHASSEE FL 32301-7012

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**

September 12, 2024

AHMED SEBASTIAN

7950 SW 30TH ST STE 200
DAVIE FL 33328

Re: Address: **1022 RICHMOND ST**
Case No.: **TCE242070**

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: **09/11/2024** Case No.: **TCE242070**
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:

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 8377 5693 00

TCE242070 NOV/LM
AHMED SEBASTIAN
STE 200
7950 SW 30TH ST
DAVIE FL 33328-1979

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
FINAL ORDER**

CASE NO.: TCE240870

VIOLATION ADDRESS: 2022 CHULI NENE

VIOLATION TAX ID #: 310550 X0120

On 09/10/2024, 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 **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: BERNDSEN ALAN E ~~A~~ (hereinafter "Property Owner(s)").
HARWOOD A EDWARD /SR BASH LILLIAN
3. On 05/09/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 302.8 – Motor Vehicles**
 - B. **IPMC, 308.1 - Accumulation of Rubbish or Garbage**
 - C. **IPMC, 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 Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/07/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 7, 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 September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/14/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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, 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, 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.

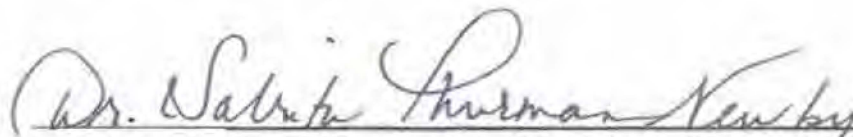
C. IPMC, 302.4 - Weeds

Corrective Action Required: Mow the lawn, removing all high grass and weeds from the 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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240857

VIOLATION ADDRESS: 2005 E INDIAN HEAD DR

VIOLATION TAX ID #: 31055 X0220

On 09/10/2024, 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 **31055 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 **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **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 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 05/31/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 7, 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):

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/14/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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, 301.3 – Vacant Structures and Land

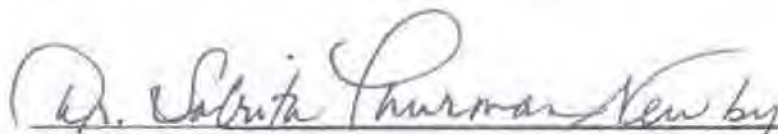
Corrective Action Required: Ensure all doors and/or windows are in good working order with proper hardware and locks to prevent unlawful entry to structure. If the property is intended to be vacant ensure all windows are doors are in sound in a secure condition.

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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE230045

VIOLATION ADDRESS: 2327 CUMBERLAND CT

VIOLATION TAX ID #: 212105 C0190

On 09/10/2024, 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 **212105 C0190** and the physical address is identified **2327 CUMBERLAND CT** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HURLBUT WILLIAM NATHAN II (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**
 - B. **General Code of Ordinances, Chapter 9, Article III**
 - C. **General Code of Ordinances, Chapter 20, Section 20-131 & 20-134**
 - D. **TLDC, Chapter 3, Section 3.488**
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 01/30/2023 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) **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 September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/01/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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

Corrective Action Required: Roof and front porch over hang must be weather tight and free from all defects

B. General Code of Ordinances, Chapter 9, Article III

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

C. General Code of Ordinances, Chapter 20, Section 20-131 & 20-134

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

D. TLDC, Chapter 3, Section 3.488

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

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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240973

VIOLATION ADDRESS: 3247 BODMIN MOOR DR

VIOLATION TAX ID #: 112725 N0130

On 09/10/2024, 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 **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 **15 DAYS** 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 Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/12/2024 of the Initial Hearing by certified mail and posting of the property.
6. August 6, 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

DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/09/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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.

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 ~ 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.

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 \$ _____ 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.
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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240522

VIOLATION ADDRESS: 3216 NEKOMA LN

VIOLATION TAX ID #: 2129780000020

On 09/10/2024, 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 **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 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302 ~ Exterior Property Areas - *complied***
 - 302.1 Sanitation
 - 302.4 Weeds
 - B. **IPMC, Chapter 3, Section 304 ~ Exterior Structure**
 - 304.1 General
 - 304.2 Protective treatment
 - 304.6 Exterior walls
 - 304.13 Window, skylight and door frames
 - C. **IPMC, Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress - *complied***
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 05/02/2024 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

DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/02/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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.

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 - *complied*

302.1 Sanitation

302.4 Weeds

Corrective Action Required: Ensure that the exterior property and premises are maintained in a clean, safe and sanitary condition. Remove all trash and debris, storage containers, and return the accumulation of shopping carts to the respective stores. Mow or cut all overgrowth as required.

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

304.1 General.

304.2 Protective treatment

304.6 Exterior walls

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 - compliec

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).

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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE230075

VIOLATION ADDRESS: 2790 SPRINGFOREST RD

VIOLATION TAX ID #: 113350 N0340

On 09/10/2024, 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 **113350 N0340** and the physical address is identified **2790 SPRINGFOREST RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CHENG HSUEH-SOON HUDSON (hereinafter "Property Owner(s)").
3. On 01/12/2023 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**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an (continued) initial hearing on 05/07/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/27/2024 of the (continued) Initial Hearing by certified mail and posting of the property.
6. May 7, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 60 **DAY EXTENSION TO CORRECT VIOLATIONS**.

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

DID attend the initial hearing

DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/29/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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.

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: Wood rot exist on siding around the front of the home, on window and door frames, eaves, soffit, fascia and shed. Remove all bad siding or wood and replace with good. Cover new siding and wood with a protective coating such as paint or the like.

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 damaged ceilings, walls and doors inside the home.

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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240864

VIOLATION ADDRESS: 1909 OLD FORT DR

VIOLATION TAX ID #: 310670 K0001

On 09/10/2024, 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 **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 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, 302.8 – Motor Vehicles**
 - B. IPMC, 308.1 - Accumulation of Rubbish or Garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 05/14/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 7, 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 September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/02/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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, 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, 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.

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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240617

VIOLATION ADDRESS: 818 MILLARD ST

VIOLATION TAX ID #: 310725 J0250

On 09/10/2024, 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 **310725 J0250** and the physical address is identified **818 MILLARD ST 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 **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **General Code of Ordinances, Chapter 20, Section 20-131 & 20-134 – Abandoned and 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 Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/07/2024 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 September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/02/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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 20, Section 20-131 & 20-134 – Abandoned and Non-Operating Vehicle(s)

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

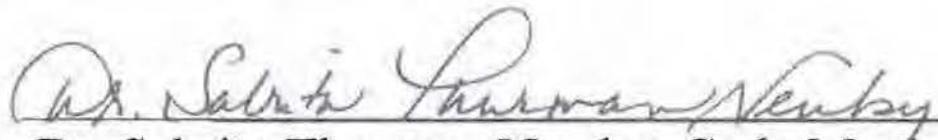
13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.

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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241327

VIOLATION ADDRESS: 1031 JOE LOUIS ST

VIOLATION TAX ID #: 212635 O0010

On 09/10/2024, 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 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 15 **DAYS** 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 Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/25/2024 of the Initial Hearing by certified mail and posting of the property.
6. August 6, 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 September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/13/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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. TDLC, Chapter 3, Section 3-401 – Fences & Walls

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

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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241340

VIOLATION ADDRESS: 1507 DANIELS ST

VIOLATION TAX ID #: 411036 F0070

On 09/10/2024, 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 **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 10 **DAYS** 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 Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/15/2024 of the Initial Hearing by certified mail and posting of the property.
6. August 6, 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 September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/09/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 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: Cut/remove all of the overgrown grass, weeds, and vegetation. Remove all trash and debris.

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 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241065

VIOLATION ADDRESS: 2249 KEITH ST

VIOLATION TAX ID #: 411160 A0070

On 09/10/2024, 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 **411160 A0070** and the physical address is identified **2249 KEITH ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MORDICA JERRY LEE / MORDICA JENNIFER / MORDICA BESSIE ESTATE/ MORDICA GARY JR. / GAILMORE-MORDICA GARRISON LARON (hereinafter "Property Owner(s)").
3. On 07/01/2024 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 09/10/2024 before the Code Magistrate.
5. On 08/21/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

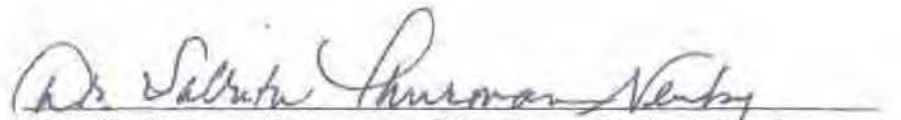
Corrective Action Required: Remove dead trees and all tree debris from property.

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 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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241427

VIOLATION ADDRESS: Vacant Lot North of 606 CAMPBELL ST

VIOLATION TAX ID #: 410156 G0012

On 09/10/2024, 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 G0012** and the physical address is identified **Vacant Lot North of 606 CAMPBELL ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HARRIS BRIAN (hereinafter "Property Owner(s)").
3. On 07/15/2024 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 09/10/2024 before the Code Magistrate.
5. On 07/16/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

Corrective Action Required: Remove dead trees and 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 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 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241558

VIOLATION ADDRESS: 512 E PAUL RUSSELL RD

VIOLATION TAX ID #: 310740 B0200

On 09/10/2024, 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 **310740 B0200** and the physical address is identified **512 E PAUL RUSSELL RD**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are GERP ENTERPRISES LLC (hereinafter "Property Owner(s)").
3. On 07/31/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, 304.1 – Exterior Structure
 - B. IPMC, 302.4 - Weeds
 - C. 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 09/10/2024 before the Code Magistrate.
5. On 07/31/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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, 304.1 – Exterior Structure

Corrective Action Required: Repair or replace broken or damaged windows and doors ensure they are in proper working condition sealed and tight.

B. IPMC, 302.4 - Weeds

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

C. 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 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 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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241706

VIOLATION ADDRESS: 1818 JACKSON BLUFF RD

VIOLATION TAX ID #: 213410 0002

On 09/10/2024, 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 **213410 0002** and the physical address is identified **1818 JACKSON BLUFF RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **INDIAN OAKS W HMOWNERS** (hereinafter "Property Owner(s)").
3. On 07/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302 ~ Exterior Property Areas**
IPMC 302.7 Accessory Structures
 - B. **IPMC Chapter 3, Section 304 ~ Exterior Structure**
IPMC 304.3 Premises identification
 - C. **IPMC Chapter 3, Section 307 ~ Handrails & Guardrails**
 - D. **IPMC SECTION 303**
SWIMMING POOLS, SPAS AND HOT TUBS
IPMC 303.1 Swimming Pools
IPMC 303.2 Enclosures
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.

5. On 08/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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

IPMC 302.7 Accessory Structures

Corrective Action Required: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. There is damaged fencing around the pool area and along the pool building. Repair or replace all damaged fencing and gates as required to the applicable building codes.

B. IPMC Chapter 3, Section 304 ~ Exterior Structure

IPMC 304.3 Premises identification

Corrective Action Required: Ensure that the pool area is identified with the correct building number.

C. 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. The handrails and guards on the steps leading into the swimming pool are in disrepair. Repair or replace the damaged handrails and guards as required to the applicable building code.

D. IPMC SECTION 303

SWIMMING POOLS, SPAS AND HOT TUBS

IPMC 303.1 Swimming Pools

IPMC 303.2 Enclosures

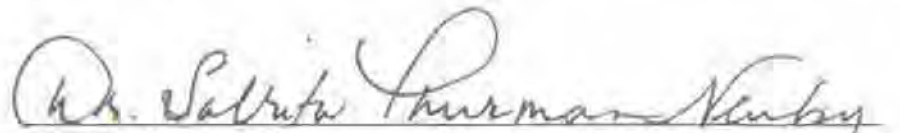
Corrective Action Required: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. The swimming pool water is not clear. Take the proper steps to ensure that the pool water is clean and clear.

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self closing and self latching. Where the self latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self closing and self latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

The fencing and the gates around the swimming pool are in disrepair. Repair or replace all damaged fencing and gates as required and ensure that they are 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 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 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241184

VIOLATION ADDRESS: 2139 MAIN ST

VIOLATION TAX ID #: 410156 H0037

On 09/10/2024, 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 H0037** and the physical address is identified **2139 MAIN ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **POWERUP FUND PARTNERS LLC** (hereinafter "Property Owner(s)").
3. On 06/13/2024 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, Sky light and Door Frames**
 - B. IPMC, 304.1 – General**
 - C. 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 09/10/2024 before the Code Magistrate.
5. On 07/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 09/10/2024 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, Sky light and Door Frames

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

B. TLDC, 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

C. IPMC, 301.3 – Vacant Structures and Land

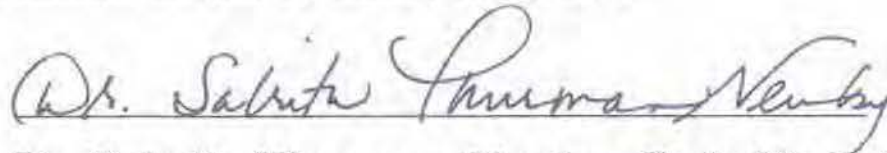
Corrective Action Required: If the property is intended to be vacant ensure all windows and doors are in sound and a secure condition.

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 11-12-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 2139 MAIN ST *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 10th day of SEPTEMBER 2024.

A handwritten signature in cursive script, reading "Dr. Sabrita Thurman-Newby". The signature is written in black ink and is positioned above the printed name.

Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241677

VIOLATION ADDRESS: 114 LINCOLN ST

VIOLATION TAX ID #: 410144 K0040

On 09/10/2024, 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 **410144 K0040** and the physical address is identified **114 LINCOLN ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **IMPACTFUL INVESTMENT PARTNERS LLC** (hereinafter "Property Owner(s)").
3. On 07/31/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 304.1 - Exterior Structure**
 - B. **IPMC, 302.4 - Weeds**
 - C. **TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance Code**
 - 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 09/10/2024 before the Code Magistrate.
5. On 08/14/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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, IPMC, 304.1 - Exterior Structure

Corrective Action Required: Repair or replace broken or damaged windows and doors ensure they are in proper working condition sealed and tight.

B. IPMC, 302.4 - Weeds

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

C. TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance Code

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

D. 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 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 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241401

**VIOLATION ADDRESS: VACANT PARCEL #212185 0002 - ON FALCONCREST DR
(COMMON AREA BEHIND 2327 PARROT LN)**

VIOLATION TAX ID #: 212185 0002

On 09/10/2024, 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 **212185 0002** and the physical address is identified **VACANT PARCEL #212185 0002 - ON FALCONCREST DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **VILLAS OF WESTRIDGE HOME-** (hereinafter "Property Owner(s)").
3. On 07/18/2024 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 09/10/2024 before the Code Magistrate.
5. On 07/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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

Corrective Action Required: Remove the dead tree from the common area located behind 2327 Parrot Ln.

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 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241566

VIOLATION ADDRESS: 1607 MCCASKILL AVE APT #4

VIOLATION TAX ID #: 410230 O0082

On 09/10/2024, 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 **410230 O0082** and the physical address is identified **1607 MCCASKILL AVE APT #4** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **MCCASKILL AVENUE HOLDINGS LLC** (hereinafter "Property Owner(s)").
3. On 08/07/2024 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**
 - IPMC 304.13 Window, skylight and door frames**
 - IPMC 304.14 Insect screens**
 - IPMC 304.15 Doors**
 - B. **IPMC Chapter 3, Section 309 ~ Pest Elimination**
 - IPMC 309.1 Infestation**
 - C. **IPMC Chapter 5, Section 504 Plumbing Systems & Fixtures**
 - IPMC 504.1 General**
 - D. **IPMC Chapter 6, Section 603 ~ Mechanical Equipment**
 - IPMC 603.1 Mechanical equipment and appliances**
 - E. **IPMC Chapter 6, Section 605 ~Electrical Equipment**
 - IPMC 605.1 Installation**
 - IPMC 605.2 Receptacles**

**F. IPMC Chapter 7, Section 704 ~ Fire Protection Systems
IPMC 704.6 Single and multiple station smoke alarms**

**G. IPMC Chapter 3, Section 305 ~ Interior Structure.
IPMC 305.1 General
IPMC 305.3 Interior surfaces
IPMC 305.4 Stairs and walking surfaces**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/13/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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
IPMC 304.13 Window, skylight and door frames
IPMC 304.14 Insect screens
IPMC 304.15 Doors**

Corrective Action Required: Light is visible around the front door, the exterior sweep is missing, and the front door is cracked. Repair the front door as required. Add weather stripping as required and a door sweep as required. Ensure is fully functional and weather tight. There are missing and torn window screens. Repair or replace the window screens as required on all openable windows. Ensure that all of the windows are fully functional and weather tight. Seal around the windows as required.

**B. IPMC Chapter 3, Section 309 ~ Pest Elimination
IPMC 309.1 Infestation**

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

Insects were noted at the time of inspection. Provide this office with documentation as to what was done to exterminate the insects and what will be done to prevent re infestation

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

IPMC 504.1 General

Corrective Action Required: The tub water drains slowly. Locate the cause and repair as required. Ensure that the tub is fully functional.

D. IPMC Chapter 6, Section 603 ~ Mechanical Equipment

IPMC 603.1 Mechanical equipment and appliances

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. The stove hood is missing the filter/fan blade cover. Install a filter/fan blade cover as required. Ensure that the hood is fully functional.

The HVAC unit filter is very dirty resulting in the vents also being dirty. Clean the vents and the filter. Clean the coils if required. Seal around all of the ductwork in the closet. There is a difference in the temperature between the bedroom and the living room area locate the cause and adjust the air flow and or temperature as required. Ensure that the HVAC is fully functional.

E. IPMC Chapter 6, Section 605 ~Electrical Equipment

IPMC 605.1 Installation

IPMC 605.2 Receptacles

Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. In the power panel, not all of the circuits are identified. Identify all of the circuit breakers as required. There is a broken receptacle plate. Replace the broken receptacle plate as required. The GFCI receptacle in the kitchen had insects going in and out of the openings. The GFCI receptacle in the bathroom has a prong broken off in one of the openings. Repair or replace the GFCI receptacles as required. Some of the receptacles have been painted. Inspect the remaining receptacles in the apartment and ensure that they are all fully functional.

F. IPMC, Chapter 7, Section 704 – Fire Protection Systems

IPMC 704.6 Single and multiple-station smoke alarms

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.

The following violation requires your immediate attention: There was no smoke alarm in the bedroom. Install a smoke alarm in the bedroom. Leave the existing smoke alarm in the living room. Be prepared to demonstrate that the smoke alarms are fully functional.

G. IPMC Chapter 3, Section 305 – Interior Structure

IPMC 305.1 General

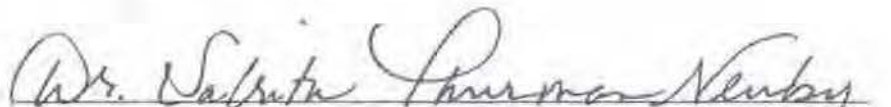
IPMC 305.3 Interior surfaces

IPMC 305.4 Stairs and walking surfaces

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. There is a section of flooring in the kitchen that is in disrepair. Repair or replace the damaged flooring as required. There is a missing towel bar in the bathroom. Replace the missing towel bar as required. There is a hole in the wall. Repair all holes in all walls as required. There have been repairs in the bathroom cabinet. Seal around all of the repair work. Provide a protective coating on unprotected surfaces as required.

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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241367

VIOLATION ADDRESS: 817 DUNN ST

VIOLATION TAX ID #: 2126530020120

On 09/10/2024, 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 **2126530020120** and the physical address is identified **817 DUNN ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HILL JACQUEZ (hereinafter "Property Owner(s)").
3. On 07/10/2024 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 ~ Exterior Property Areas**
 - B. **IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress**
 - C. **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 09/10/2024 before the Code Magistrate.
5. On 07/15/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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

Corrective Action Required: Cut/remove all of the overgrown grass, weeds, and vegetation. Remove all tree debris from the property and from the building and properly dispose of the tree debris. Repair, replace, or remove the damaged mailbox on your property. Contact USPS for mailbox specifications and installation instructions.

B. 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. Remove all vegetative coverings from the windows and doors as required to allow for egress. Ensure that there is a 36 inch wide path from any point in the building or the exterior of the building to the public way.

C. IPMC Chapter 3, Section 304 ~ Exterior Structure


Corrective Action Required: Repair or replace all missing or damaged fascia along the exterior of the building. Provide a protective coating, paint or the like, on all unprotected surfaces, including repairs

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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241271

VIOLATION ADDRESS: 2125 JACKSON BLUFF RD APT #A-101

VIOLATION TAX ID #: 4103202400000

On 09/10/2024, 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 **4103202400000** and the physical address is identified **2125 JACKSON BLUFF RD APT #A-101** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are CC SERENITY COURT LLC (hereinafter "Property Owner(s)").
3. On 06/19/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 305 - Interior Structure**
 - B. **IPMC Chapter 5, Section 501 - Responsibility**
 - C. **IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/08/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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 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 of the damages to all walls, floors, ceiling, cabinets, and appliances as required from the sewer over flowing.

B. IPMC Chapter 5, Section 501 - Responsibility

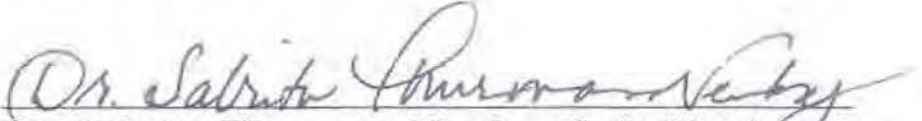
Corrective Action Required: The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter. The sewer is overflowing into the kitchen sink and onto the floor throughout unit A101. Locate the cause and repair the sewer system as required. Repair all of the damages caused by the sewer leak as required to unit A101.

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

Corrective Action Required: The sewer is overflowing into the kitchen sink. Locate the cause and repair as required. Repair all of the damages from the over flow.

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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241028

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT #F-164

VIOLATION TAX ID #: 3105420001640

On 09/10/2024, 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 **3105420001640** and the physical address is identified **2731 S BLAIR STONE RD APT #F-164** Tallahassee, Florida.
- 2.** As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are WP FLORIDA LLC (hereinafter "Property Owner(s)").
- 3.** On 06/11/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC 304.7, Roof and drainage**
 - B. IPMC 305.3, Interior surfaces**
 - C. IPMC 305.4, Stairs and walking surfaces**
- 4.** Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
- 5.** On 08/08/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
- 6.** Property Owner(s) and/or Property Owner(s) Representative(s):

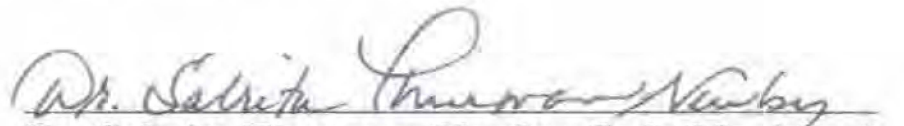
_____ DID attend this hearing.

~~X~~ DID NOT attend this hearing.

7. The following violations remain:
 - A. **IPMC 304.7, Roof and drainage**
Corrective Action Required: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. 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 roofing to prevent dampness or deterioration in the walls or interior portion of the structure. 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. F164.
 - B. **IPMC 305.3, Interior surfaces**
Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Repair all ceilings with damages due to water leaks. All peeling and damage paint in the bathroom must be removed. The walls should be recoated with a protective coating to make the area watertight. Repair the ceiling and walls inside the water closet and replace with good wood. All interior surfaces, wall, ceiling, and floors shall be maintained in good condition. Reference to Apt. F164.
 - C. **IPMC 305.4, Stairs and walking surfaces**
Corrective Action Required: Every stair, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair. Repair all walking surface, inside the apartment, that has been damaged from the water leaks, including the flooring inside the bedroom(s). Reference to Apt. F164.
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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241212

VIOLATION ADDRESS: 2125 JACKSON BLUFF RD APT #I-201

VIOLATION TAX ID #: 4103202400000

On 09/10/2024, 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 **4103202400000** and the physical address is identified **2125 JACKSON BLUFF RD APT #I-201** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are CC SERENITY COURT LLC (hereinafter "Property Owner(s)").
3. On 06/18/2024 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**
 - IPMC 304.1 General**
 - IPMC 304.6 Exterior walls**
 - IPMC 304.13.2 Openable windows**
 - IPMC 304.14 Insect screens**
 - B. **IPMC Chapter 3, Section 305 ~ Interior Structure**
 - IPMC 305.3 Interior surfaces**
 - IPMC 305.4 Stairs and walking surfaces**
 - IPMC 305.6 Interior doors**
 - C. **IPMC Chapter 5, Section 504 Plumbing Systems & Fixtures**
 - D. **IPMC Chapter 6, Section 603 ~ Mechanical Equipment**
 - E. **IPMC Chapter 6, Section 605 ~Electrical Equipment**
 - IPMC 605.1 Installation**
 - IPMC 605.2 Receptacles**

F. IPMC Chapter 7, Section 704 ~ Fire Protection Systems
IPMC 704.1.2 Required fire protection and life safety systems

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.

5. On 08/08/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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

IPMC 304.1 General

IPMC 304.6 Exterior walls

IPMC 304.13.2 Openable windows

IPMC 304.14 Insect screens

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. The exterior wall for the storage locker that is provided with this unit has a hole in the exterior wall. Repair the exterior wall as required to the applicable building code. A building permit and a licensed contractor may be required. The windows in the bathrooms will not stay shut when closed and one is missing a screen. These windows are the means of ventilation for the bathroom. Ensure that both bathroom windows have screens and ensure that the window has hardware that is capable of keeping the window shut when closed.

B. IPMC Chapter 3, Section 305 ~ Interior Structure.

IPMC 305.3 Interior surfaces.

IPMC 305.4 Stairs and walking surfaces.

IPMC 305.6 Interior doors.

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. There are missing towel bars and toilet paper holders in both bathrooms. Replace the missing

towel bars and toilet paper holders as required. There are holes in the walls by the interior doors, and in the HVAC closet. Repair all holes in all walls as required. There are cabinet doors in the bathrooms and in the kitchen that are not closing properly or not staying closed after being shut. Locate the cause and adjust the doors so that they are fully functional and ensure that the door hardware is capable of keeping the doors closed. The kitchen sink cabinet has water damage. Locate the cause and repair the water damage as required. There are missing blind louvers on the blinds at the sliding glass door. Replace the missing blind sections as required and ensure that the blinds are fully functional. There is quarter round trim missing from the flooring in the primary bathroom. Install the missing trim as required.

There are areas of flooring in the bathrooms by the tubs and toilets that the flooring is 'soft'. Locate the cause and repair the flooring as required and repair the sub flooring if required. In the primary bedroom the flooring is uneven and heads down hill in the corner to the left of the bedroom window. There is a section of flooring in the kitchen that is torn. Repair the kitchen flooring as required. Ensure that the vinyl surface is smooth. A building permit and a licensed contractor may be required for some repairs. Ensure that all of the floors throughout the apartment are fully functional.

There are interior doors that have previously started repairs. Complete the repairs and provide a protective coating on repairs. Ensure that all of the doors, and door hardware is fully functional.

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

Corrective Action Required: Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition. The primary bathroom tub has a broken soap dish tile and the tub coating is peeling. Remove the broken soap dish tile as required and repair or replace the surface coating as required. The toilet tank cover does not fit on the toilet. Replace the cover on the toilet so that it fits onto the tank. Provide all of the bath fixtures sinks and tubs with drain stoppers as needed. The tub in the hall bathroom water does not shut off. Locate the cause and repair or replace the faucet as required. Ensure that all of the faucets are fully functional. There are issues with both toilets in the unit not working properly. Locate the cause and repair the toilets as required and ensure that they are fully functional. The sprayer does not function at the kitchen sink. Locate the cause and repair or replace the sprayer as required. Ensure that the kitchen sink is fully functional.

D. 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. The stove is not level. Level the stove and ensure that the glass stove top is level so that liquids in the pans are also level.

There are ceiling fans that are loose. Tighten the mounts and the housings to ensure that the fans are properly secured to the ceiling and that the fans are fully functional. There are missing vent filters in the bottom of the microwave hood. Install the vent filters as required. Ensure that the microwave/hood is fully functional. The HVAC thermostat is set at 60 degrees Fahrenheit and the temperature in the unit is 79 degrees Fahrenheit. Locate the cause of the thermostat and or the HVAC unit not being able to cool the apartment. Seal around the duct work in the utility closet and seal around all pipes and wires as required. Clean the louvers on the door grill. Ensure that the HVAC system is fully functional.

E. IPMC Chapter 6, Section 605 ~Electrical Equipment.

IPMC 605.1 Installation

IPMC 605.2 Receptacles

Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. There is an open blank in the power panel. Install a blank cover in the power panel as required. Ensure that all circuits are identified. The exterior light fixture by the door has a broken light bulb in the light fixture socket. Repair or replace the light fixture as required. A building permit and a licensed contractor may be required. The top cover plate on the water heater is not properly installed. Properly install the cover plate and ensure that the water heater is fully functional. The wall receptacle along the north wall left of the sliding glass door was not working. Locate the cause and repair or replace the receptacle as required and ensure that it is fully functional.

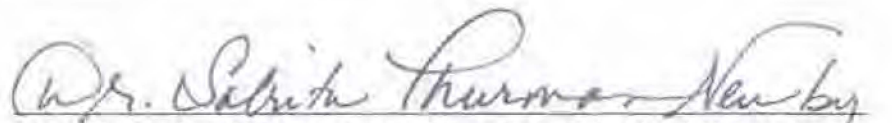
F. IPMC Chapter 7, Section 704 ~ Fire Protection Systems.

IPMC 704.1.2 Required fire protection and life safety 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. The following violations requires your immediate attention: The fire extinguisher in the kitchen has an expired inspection tag. Have the fire extinguisher inspected and have the inspection tag updated or have the fire extinguisher replaced as required. There are smoke alarms that are not present or not functioning properly. Install a smoke alarm in each room used for sleeping purposes. Have an additional smoke alarm installed in the hallway in the immediate vicinity of the bedrooms. Have an additional smoke alarm in the living room dining room as required. Be prepared to demonstrate that all of the smoke alarms are 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 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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241245

VIOLATION ADDRESS: 1260 COPPER CREEK DR

VIOLATION TAX ID #: 3103040000011

On 09/10/2024, 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 **3103040000011** and the physical address is identified **1260 COPPER CREEK DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are LEON KIMBERLY D (hereinafter "Property Owner(s)").
3. On 06/19/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC 302.7 - Accessory structures
 - B. IPMC 304.3 - Premises identification
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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 302.7 Accessory structures

Corrective Action Required: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Ensure that the fence has being repaired and it shall be maintained structurally sound and in good repair

B. IPMC 304.3 Premises identification

Corrective Action Required: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241179

VIOLATION ADDRESS: 1312 KINGS DRIVE

VIOLATION TAX ID #: 3104204200000

On 09/10/2024, 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 **3104204200000** and the physical address is identified **1312 KINGS DRIVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are THOMAS HOLLIE B (hereinafter "Property Owner(s)").
3. On 06/26/2024 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 309 ~ Pest Elimination**
 - D. **IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
 - E. **IPMC Chapter 6, Section 605 ~Electrical Equipment**
 - F. **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 09/10/2024 before the Code Magistrate.
5. On 08/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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 the back porch's deck, roof, and flooring. All rotted and damaged material must be removed before repairs are made. Ensure that all component of the structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Ensure that the foundation walls are maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Ensure that the exterior walls be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

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 all ceilings with damage due to water leaks. All chipping and peeling paint, throughout the interior structure, must be removed and recoated with a protective coating to make the area watertight. All windows are required to be able to easily be opened when needed and locked when needed. All windows require insect screens.

C. IPMC Chapter 3, Section 309 ~ Pest Elimination

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

D. IPMC Chapter 5, Section 504 Plumbing Systems & Fixtures

Corrective Action Required: Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Replace and or repair the bathroom sink and tub and ensure that they it is properly installed, with no leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and in functional condition.

E. IPMC Chapter 6, Section 605 ~Electrical Equipment

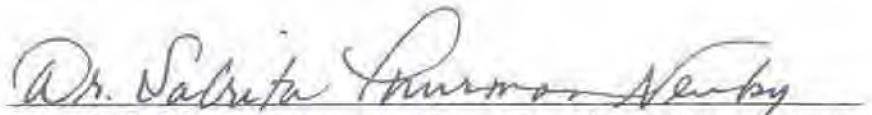
Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Provide globes to all light fixtures on the interior and exterior of the home. Repair or replace the ceiling fan in the living room and ensure that it shall be properly installed and maintained in a safe and approved manner.

F. 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.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 60 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241504

VIOLATION ADDRESS: 2704-A VIA MILANO AVE

VIOLATION TAX ID #: 212105 A0220

On 09/10/2024, 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 **212105 A0220** and the physical address is identified **2704-A VIA MILANO AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are ROANN KEITH E (hereinafter "Property Owner(s)").
3. On 07/29/2024 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 ~ 302.4 Weeds**
 - B. **IPMC Chapter 3, Section 304 ~ 304.1.1 Potentially unsafe conditions**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/31/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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 ~ 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Ensure that the front, side, and back of the property are maintained.

B. IPMC Chapter 3, Section 304 ~ 304.1.1 Potentially unsafe conditions

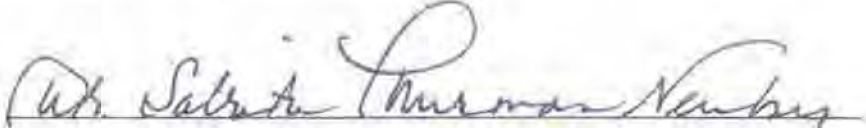
Corrective Action Required: Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. Ensure that the chimney is structurally sound and properly anchored, with connections capable of supporting all nominal loads and able to resist all load effects.

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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241472

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT 189

VIOLATION TAX ID #: 3105420001890

On 09/10/2024, 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 **3105420001890** and the physical address is identified **2731 S BLAIR STONE RD APT 189** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 07/24/2024 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 305 ~ 305.1 General**
 - B. **IPMC Chapter 3, Section 309 ~309.1 Infestation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/13/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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 305 ~ 305.1 General

Corrective Action Required: Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Reference to the whole in the ceiling above the furnace. Reference to Apt 189.

B. IPMC Chapter 3, Section 309 ~309.1 Infestation

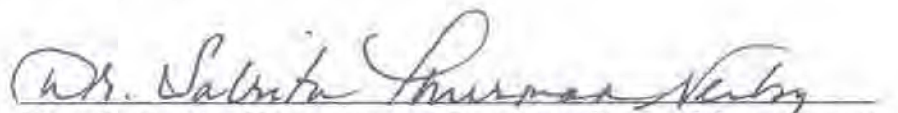
Corrective Action Required: Ensure the structure is kept free from insect and rodent infestation. Reference to the rats. Reference to Apt 189.

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

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240806

VIOLATION ADDRESS: 1106 BIRMINGHAM ST

VIOLATION TAX ID #: 212635 D0090

On 09/10/2024, 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 D0090** and the physical address is identified **1106 BIRMINGHAM ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **SPRINGFIELD HOMETOWN INVESTORS LLC** (hereinafter "Property Owner(s)").
3. On 05/02/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, 305.1 Interior Structure**
 - B. IPMC, 301.3 Vacant structures and land**
 - C. IPMC, 306.1.1 Potentially unsafe conditions**
 - 6.4. Fire damage beyond charring**
 - D. IPMC 304.1 Exterior structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.

5. On 07/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 09/10/2024 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, 305.1 Interior Structure

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

B. TLDC, 301.3 Vacant structures and land

Corrective Action Required: Ensure the building is secured immediately as the missing windows and doors allow trespassers. This is a life safety issue.

C. IPMC, 306.1.1 Potentially unsafe conditions

6.4. Fire damage beyond charring

Corrective Action Required: 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.

D. IPMC 304.1 Exterior structure

Corrective Action Required: 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.

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 11-12-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 1106 BIRMINGHAM ST *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 10th day of SEPTEMBER 2024.

A handwritten signature in cursive script, reading "Dr. Sabrita Thurman-Newby". The signature is written in black ink and is positioned above the printed name of the Code Magistrate.

Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241474

VIOLATION ADDRESS: 355 VICTORY GARDEN DR

VIOLATION TAX ID #: 113350 B0010

On 09/10/2024, 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 **113350 B0010** and the physical address is identified **355 VICTORY GARDEN DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are FUNK WESLEY L / FUNK ANN P (hereinafter "Property Owner(s)").
3. On 07/25/2024 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 ~ 304.1 General**
 - B. **IPMC Chapter 3, Section 309 ~ 302.5 Rodent harborage**
 - C. **IPMC Chapter 7, Section 704 ~ 704.1.3 Fire protection systems**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/16/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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 ~ 304.1 General

Corrective Action Required: Ensure every window, skylight, door, and frame is kept in sound condition, good repair and is weathertight. Reference to the weather stripping around the front door.

B. IPMC Chapter 3, Section 309 ~ 302.5 Rodent harborage

Corrective Action Required: Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. Ensure structures and exterior property are kept free from rodent harborage and infestation. Reference to the rats inside the structure.

C. IPMC Chapter 7, Section 704 ~ 704.1.3 Fire protection systems

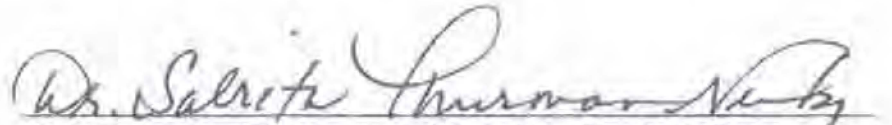
Corrective Action Required: Place a smoke detector in the living room, every bedroom, and hallway that is connected to a bedroom. The smoke detectors shall be maintained in operable condition at all times

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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241572

VIOLATION ADDRESS: 1375 DEVONSHIRE DR

VIOLATION TAX ID #: 112505 D0030

On 09/10/2024, 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 **112505 D0030** and the physical address is identified **1375 DEVONSHIRE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are TL TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 08/08/2024 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 ~ 302.4 Weeds**
 - B. **IPMC Chapter 3, Section 304 ~ 304.6 Exterior walls**
 - 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 09/10/2024 before the Code Magistrate.
5. On 08/16/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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 ~ 302.4 Weeds**
Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches, from the front, back, and side of the property.
 - B. **IPMC Chapter 3, Section 304 ~ 304.6 Exterior walls**
Corrective Action Required: Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coat to prevent deterioration.
 - C. **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 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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241897

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT #199

VIOLATION TAX ID #: 3105420001990

On 09/10/2024, 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 **3105420001990** and the physical address is identified **2731 S BLAIR STONE RD APT #199** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 08/15/2024 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 305 ~ 305.3 Interior surfaces**
 - B. **IPMC Chapter 6, Section 603 ~603.1 Mechanical equipment and appliances**
 - C. **IPMC Chapter 5, Section 504 ~ 504.1 General**
 - D. **IPMC 304.4 Structural members**
 - E. **IPMC 304.14 Insect Screens**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/23/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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.

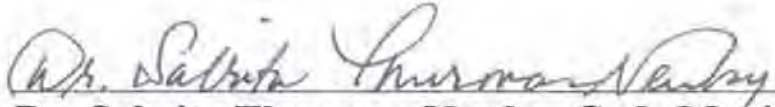
~~_____~~ DID NOT attend this hearing.

7. The following violations remain:
- A. **IPMC Chapter 3, Section 305 ~ 305.3 Interior surfaces**
Corrective Action Required: Ensure the interior of the structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair all ceilings with water damage due to water leaks. All peeling paint, throughout the entire apartment, including the bathroom, must be removed. All rotted and damaged material and wood must be removed before repairs are done. The walls and ceiling should be recoated with a protective coating to make the apartment watertight.

Repair the kitchen cabinets that have water damage and replace them with good wood and protective treatment to make the area watertight. Reference to apt I 199.
 - B. **IPMC Chapter 6, Section 603 ~603.1 Mechanical equipment and appliances**
Corrective Action Required: Ensure that the HVAC system stops leaking and is properly installed and maintained in a safe working condition and shall be capable of performing the intended function. Reference to Apt I 199.
 - C. **IPMC Chapter 5, Section 504 ~ 504.1 General**
Corrective Action Required: Ensure all plumbing fixtures are maintained in a safe, sanitary, and functional condition. Repair the kitchen sink to ensure it is properly functioning. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Reference to Apt I 199.
 - D. **IPMC 304.4 Structural members**
Corrective Action Required: Ensure the exterior of a structure and equipment are in good repair, structurally sound, and in a sanitary condition. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair and/or replace the roof to prevent water entry and damage to the roof structure. Reference to Apt I 199.
 - E. **IPMC 304.14 Insect Screens**
Corrective Action Required: Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition. Reference to Apt I 199.
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 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240929

VIOLATION ADDRESS: 710 CAMPBELL ST (AKA 712)

VIOLATION TAX ID #: 410127 DD0070

On 09/10/2024, 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 **410127 DD0070** and the physical address is identified **710 CAMPBELL ST (AKA 712)** 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 (Residential)**
 - D. **IPMC 301.3 Vacant structures and land**
 - E. **IPMC 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 09/10/2024 before the Code Magistrate.
5. On 07/15/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 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: 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 (Residential)**
Corrective Action Required: Remove all trash, litter and debris from property
 - D. **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 in a secure condition
 - E. **IPMC 304.13 Windows, skylight, and doors**
Corrective Action Required: Repair or replace damaged windows and doors
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 or the fines **will commence on the 31st day.**
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, the fines will be retroactive as of the 31st day and this case will be brought back to the Code Magistrate on 11/12/2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024:


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241307

VIOLATION ADDRESS: 2131 MAIN ST (AKA 2133)

VIOLATION TAX ID #: 410156 H0033

On 09/10/2024, 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 H0033** and the physical address is identified **2131 MAIN ST (AKA 2133)** 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 09/10/2024 before the Code Magistrate.
5. On 08/21/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing.

DID NOT attend this hearing.
7. The following violations remain:

A. IPMC 304.1 - General

Corrective Action Required: 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

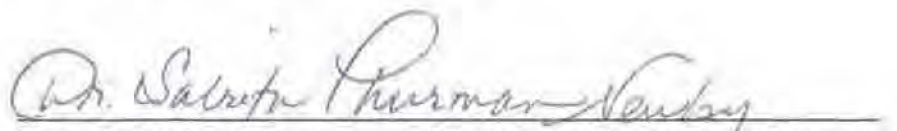
Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and a secure condition.

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.

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 or the fines **will commence on the 31st day.**
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, the fines will be retroactive as of the 31st day and this case will be brought back to the Code Magistrate on 11/12/2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240278

VIOLATION ADDRESS: 1425 N DUVAL ST

VIOLATION TAX ID #: 212543 G0310

On 10/08/2024, 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 **212543 G0310** and the physical address is identified **1425 N DUVAL ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HORTON PATRICK (hereinafter "Property Owner(s)").
3. On 02/13/2024 Property Owner(s) was/were given 15 **DAYS** 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 Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/17/2024 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) 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/23/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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 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.

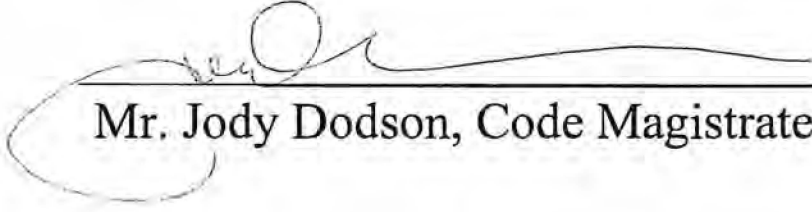
C. IPMC 305.1- Interior Structure

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

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. Also, Owner(s) shall pay the property boarding cost of \$2,884.00.
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 08th day of October 2024.



Mr. Jody Dodson, Code Magistrate

Housing and Community Resilience

Code Enforcement Division

NCS Case No.: TCE240278

NOTICE OF ASSESSMENT AND LIEN

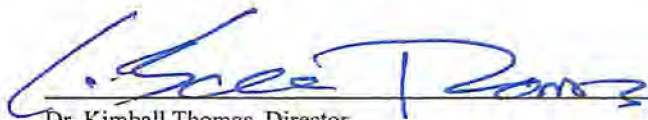
State of Florida
County of Leon

Before me, the undersigned notary public, personally appeared Dr. Kimball Thomas who has duly sworn and says he is the Enforcement Official for the City of Tallahassee, Housing and Community Resilience, whose address is 435 N. Macomb Street, Tallahassee, FL 32301, and that in accordance with Chapter 3, Article VI, Section 3-374, Temporary Boarding and Sealing of Buildings, Land Development Code, City of Tallahassee, the City of Tallahassee did provide services consisting of boarding and sealing the structure, on the following described real property in Leon County, Florida:

Tax ID #: **212543 G0310**
Also known as: **1425 N DUVAL ST**

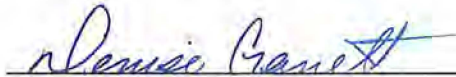
Short Legal Description: **LAKEVIEW**
LOTS 31 & 32 BLOCK G
OR 912/1262 1620/1944 1669/1890

owned by **HORTON PATRICK**, and whose mailing address is **1425 N DUVAL ST TALLAHASSEE FL 32303**. Total value of the services rendered is **\$2,884.00**, which remains unpaid and constitutes the value of this lien. Notice was served to the owner by certified mail, return receipt requested and/or the property was posted. The furnished services were completed on 7/01/2024.

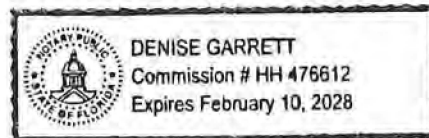


Dr. Kimball Thomas, Director
Housing and Community Resilience

Sworn and subscribed before me this 9th day of October, 2024 by
Dr. Kimball Thomas who is personally known to me and did not take an oath.



Notary Public



Prepared by: City of Tallahassee
Housing and Community Resilience
Code Enforcement Division
435 N. Macomb Street, 3rd Floor
Tallahassee, FL 32301

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9238 46

TCE240278 FINAL ORDER
HORTON PATRICK
1425 N DUVAL ST
TALLAHASSEE FL 32303-5514

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

Postage: \$8.1600



CITY OF TALLAHASSEE
MUNICIPAL CODE ENFORCEMENT BOARD/CODE MAGISTRATE
CITY OF TALLAHASSEE, FLORIDA
RELEASE OF LIEN

Parcel ID #: 212660 D0030
Property Owner: MARY W. AUSTIN / W.D. WHITAKERIII / W.D. WHITAKER JR
Street Address: 912 DUNN ST

The City of Tallahassee, Florida, hereby acknowledges satisfaction of all obligations, financial or otherwise, created by the Code Magistrate whereby an Order was entered in favor of the City of Tallahassee, Case# TCE15-0222 dated February 19, 2015. Said Order appears of record in Official Records Book 4777, Page 603 of the Public Records of Leon County, Florida.

The above-referenced Order is hereby deemed satisfied and released.

Dated this 9th day of October 2024.

CITY OF TALLAHASSEE FLORIDA

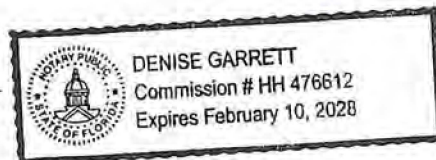
Dr. Kimball Thomas, as Director
Housing & Community Resilience

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by Dr. Kimball Thomas, Director of Housing & Community Resilience on behalf of the City of Tallahassee, Florida, who is personally known to me or has produced NIA as identification.

Witness my hand and official seal in the county and state aforesaid this 9th day of October 2024.

Notary Public Denise Garrett



Prepared By:
City of Tallahassee
Housing and Community Resilience
Code Enforcement Division
City Hall, 300 S. Adams St., B-15
Tallahassee, Fl. 32301



**CITY OF
TALLAHASSEE**

HOUSING & COMMUNITY RESILIENCE
CODE ENFORCEMENT DIVISION

October 9, 2024

Michael Roberts / Mary W Austin
912 Dunn St
Tallahassee, FL 32304

Re: Case Number TCE15-0222
Violation Address: 912 Dunn St

Dear Sir or Madam:

This letter serves to confirm the decision of the Code Magistrate taken at the meeting on October 8, 2024. The Magistrate rendered a decision to dismiss the fines entirely.

Paperwork will be prepared to officially remove the lien against your property today. If you have any questions regarding this matter, please contact me at (850) 891-7110.

Jeanie Green

Jeanie Green for Sir'Teria Henderson
Code Compliance Coordinator
Housing & Community Resilience
Code Enforcement Division

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9685 95

TCE15-0222 RELEASE OF LIEN
ROBERTS MICHAEL L; AUSTIN MARY W;
W D WHITAKER III; & W D WHITAKER JR
912 DUNN ST
TALLAHASSEE FL 32304-2347

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
FINAL ORDER**

CASE NO.: TCE240794

VIOLATION ADDRESS: 912 FRAZIER AVE

VIOLATION TAX ID #: 411460 D0080

On 10/08/2024, 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 **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 / BENNETT GEORGE JR (hereinafter “Property Owner(s)”).
3. On 04/30/2024 Property Owner(s) was/were given 15 **DAYS** 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 08/06/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/19/2024 of the Initial Hearing by certified mail and posting of the property.
6. August 06, 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/04/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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. 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

AMENDED ORDER:

GIVEN 15 DAY EXTENSION.

IF NOT COMPLIED ON THE 15th DAY, THEN THE FINES WILL BEGIN.

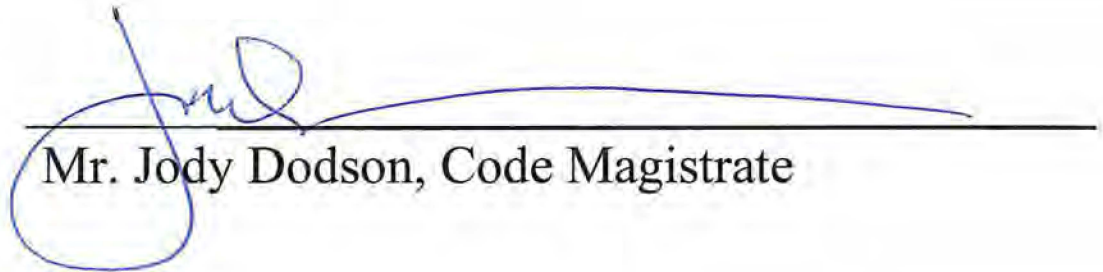
13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.

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.

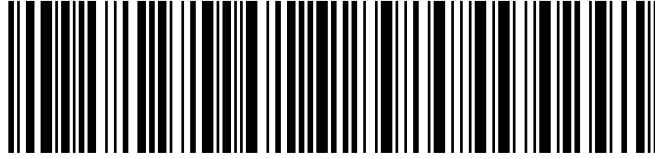
DONE and ORDERED this 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9581 45

TCE240794 FINAL HEARING
BENNETT MILDRED D & BENNETT GEORGE JR
912 FRAZIER AVE
TALLAHASSEE FL 32305-6766

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
FINAL ORDER**

CASE NO.: TCE241065

VIOLATION ADDRESS: 2249 KEITH ST

VIOLATION TAX ID #: 411160 A0070

On 10/08/2024, 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 **411160 A0070** and the physical address is identified **2249 KEITH ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MORDICA JERRY L / MORDICA JENNIFER/ MORDICA BESSIE ESTATE/ MORDICA GARY JR / GALIMORE-MORDICA GARRISON LARON (hereinafter "Property Owner(s)").
3. On 07/01/2024 Property Owner(s) was/were given 30 **DAYS** 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 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/19/2024 of the Initial Hearing by certified mail and posting of the property.
6. September 10, 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

DID NOT attend the initial hearing.

8. On October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/13/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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.

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

Corrective Action Required: Remove dead trees and all tree debris from property

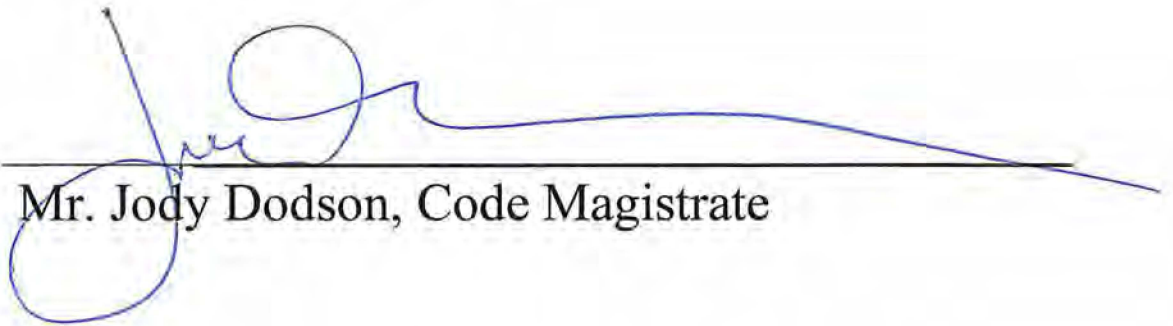
13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.

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.

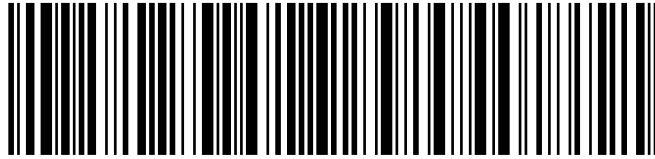
DONE and ORDERED this 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9608 34

TCE241065 FINAL HEARING
MORDICA JERRY LEE; MORDICA GARY JR;
GALIMORE-MORDICA GARRISON LARON;
MORDICA JENNIFER; & MORDICA BESSIE ESTATE
2249 KEITH ST
TALLAHASSEE FL 32310-0902

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
FINAL ORDER**

CASE NO.: TCE241245

VIOLATION ADDRESS: 1260 COOPER CREEK DR

VIOLATION TAX ID #: 3103040000011

On 10/08/2024, 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 **3103040000011** and the physical address is identified **1260 COOPER CREEK DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LEON KIMBERLY D (hereinafter "Property Owner(s)").
3. On 06/19/2024 Property Owner(s) was/were given 10 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC 302.7 Accessory structures**
 - B. **IPMC 304.3 Premises identification**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/29/2024 of the Initial Hearing by certified mail and posting of the property.
6. September 10, 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

DID NOT attend the initial hearing.

8. On October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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.

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 302.7 Accessory structures

Corrective Action Required: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Ensure that the fence has being repaired and it shall be maintained structurally sound and in good repair

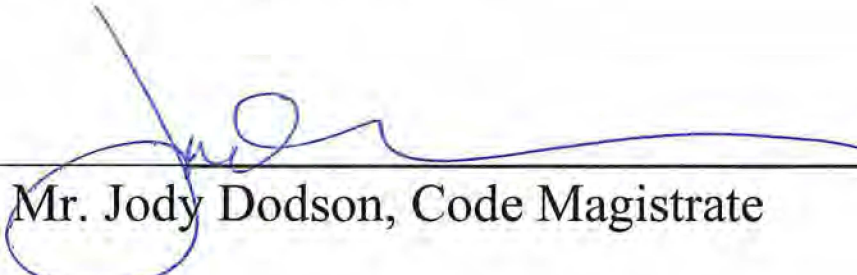
B. IPMC 304.3 Premises identification

Corrective Action Required: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

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.

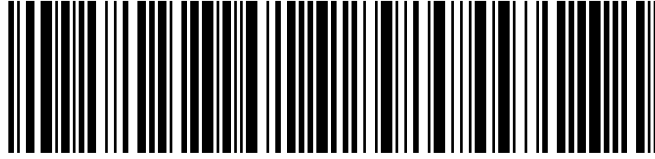
DONE and ORDERED this 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9534 23

TCE241245 FINAL ORDER
LEON KIMBERLY D
679 VALLEY VIEW RD
MONTICELLO FL 32344-6247

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
FINAL ORDER**

CASE NO.: TCE241472

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT #189

VIOLATION TAX ID #: 3105420001890

On 10/08/2024, 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 **3105420001890** and the physical address is identified **2731 S BLAIR STONE RD APT #189** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 07/24/2024 Property Owner(s) was/were given 10 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC Chapter 3, Section 305 ~ 305.1 General**
 - B. IPMC Chapter 3, Section 309 ~309.1 Infestation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 08/13/2024 of the Initial Hearing by certified mail and posting of the property.
6. September 10, 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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 305 ~ 305.1 General

Corrective Action Required: Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Reference to the whole in the ceiling above the furnace. Reference to Apt 189.

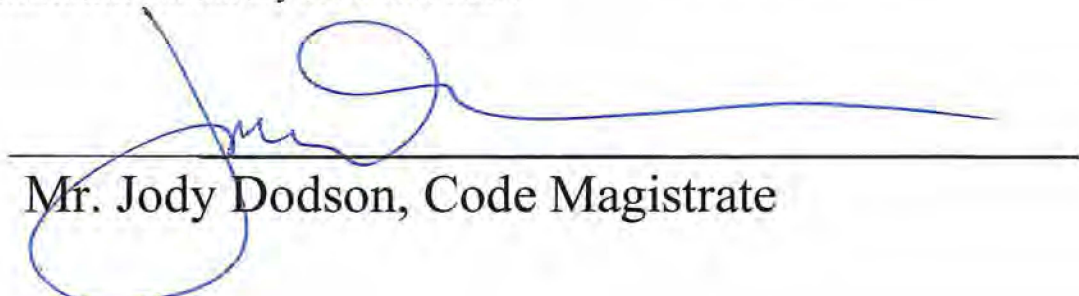
B. IPMC Chapter 3, Section 309 ~309.1 Infestation

Corrective Action Required: Ensure the structure is kept free from insect and rodent infestation. Reference to the rats. Reference to Apt 189.

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 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9502 55

TCE241472 FINAL ORDER
WP FLORIDA LLC
710 AVE # L
BROOKLYN NY 11230

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
FINAL ORDER**

CASE NO.: TCE241558

VIOLATION ADDRESS: 512 PAUL RUSSELL RD

VIOLATION TAX ID #: 310740 B0200

On 10/08/2024, 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 **310740 B0200** and the physical address is identified **512 PAUL RUSSELL RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: GERP ENTERPRISES LLC (hereinafter "Property Owner(s)").
3. On 07/31/2024 Property Owner(s) was/were given 5 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC 304.1 Exterior Structure**
 - B. **IPMC 302.4 WEEDS**
 - C. **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 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/31/2024 of the Initial Hearing by certified mail and posting of the property.
6. September 10, 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/13/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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 304.1 Exterior Structure

Corrective Action Required: Repair or replace broken or damaged windows and doors ensure they are in proper working condition sealed and tight.

B. IPMC 302.4 WEEDS

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

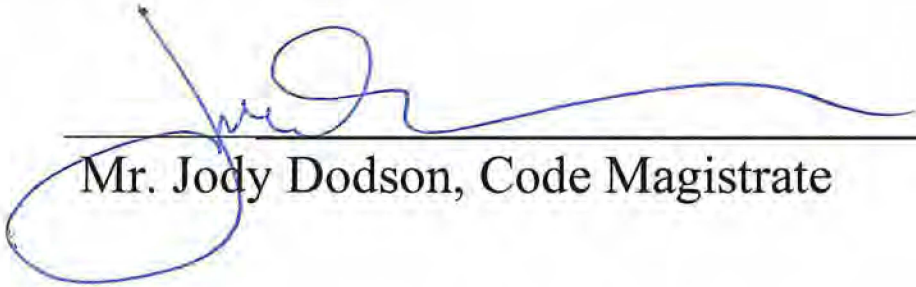
C. IPMC, 301.3 Vacant Structures and Land

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

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 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9641 60

TCE241558 FINAL ORDER
GERP ENTERPRISES LLC
STE 202
9301 PARKHILL RD
TALLAHASSEE FL 32317-8703

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
FINAL ORDER**

CASE NO.: TCE241572

VIOLATION ADDRESS: 1375 DEVONSHIRE DR

VIOLATION TAX ID #: 112505 D0030

On 10/08/2024, 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 **112505 D0030** and the physical address is identified **1375 DEVONSHIRE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TL TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 08/08/2024 Property Owner(s) was/were given 5 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC Chapter 3, Section 302 ~ 302.4 Weeds**
 - B. IPMC Chapter 3, Section 304 ~ 304.6 Exterior walls**
 - 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 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 08/16/2024 of the Initial Hearing by certified mail and posting of the property.

6. September 10, 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/17/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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 ~ 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches, from the front, back, and side of the property.

B. IPMC Chapter 3, Section 304 ~ 304.6 Exterior walls

Corrective Action Required: Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coat to prevent deterioration

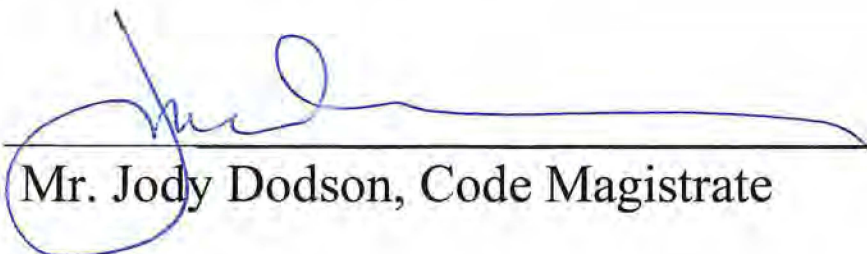
C. TLDC Chapter 3, Section 3.488 Maintenance (Residential)

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

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.

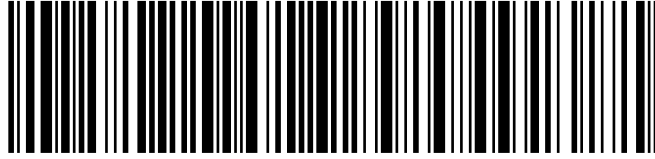
DONE and ORDERED this 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9515 73

TCE241572 FINAL ORDER
TL TALLAHASSEE LLC
400 CAPITAL CIR SE
STE 18-303
TALLAHASSEE FL 32301

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
FINAL ORDER**

CASE NO.: TCE241897

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT #199

VIOLATION TAX ID #: 3105420001990

On 10/08/2024, 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 **3105420001990** and the physical address is identified **2731 S BLAIR STONE RD APT #199** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 08/15/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC Chapter 3, Section 305 ~ 305.3 Interior surfaces**
 - B. IPMC Chapter 6, Section 603 ~603.1 Mechanical equipment and appliances**
 - C. IPMC Chapter 5, Section 504 ~ 504.1 General**
 - D. IPMC 304.4 Structural members**
 - E. IPMC 304.14 Insect Screens**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.

5. The Property Owner(s) were given notice on 08/23/2024 of the Initial Hearing by certified mail and posting of the property.

6. September 10, 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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 305 ~ 305.3 Interior surfaces

Corrective Action Required: Ensure the interior of the structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair all ceilings with water damage due to water leaks. All peeling paint, throughout the entire apartment, including the bathroom, must be removed. All rotted and damaged material and wood must be removed before repairs are done. The walls and ceiling should be recoated with a protective coating to make

the apartment watertight. Repair the kitchen cabinets that have water damage and replace them with good wood and protective treatment to make the area watertight. Reference to apt I 199.

B. IPMC Chapter 6, Section 603 ~603.1 Mechanical equipment and appliances

Corrective Action Required: Ensure that the HVAC system stops leaking and is properly installed and maintained in a safe working condition and shall be capable of performing the intended function. Reference to Apt I 199.

C. TLDC Chapter 5, Section 504 ~ 504.1 General

Corrective Action Required: Ensure all plumbing fixtures are maintained in a safe, sanitary, and functional condition. Repair the kitchen sink to ensure it is properly functioning. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Reference to Apt I 199.

D. IPMC 304.4 Structural members

Corrective Action Required: Ensure the exterior of a structure and equipment are in good repair, structurally sound, and in a sanitary condition. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair and/or replace the roof to prevent water entry and damage to the roof structure. Reference to Apt I 199.

E. IPMC 304.14 Insect Screens

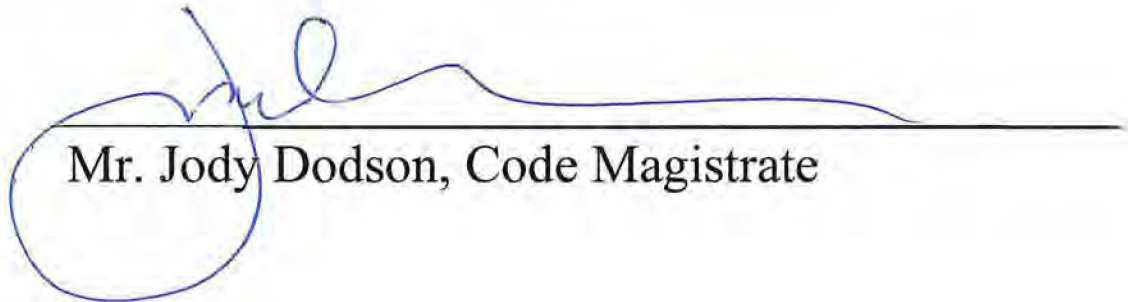
Corrective Action Required: Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self closing device in good working condition. Reference to Apt I 199.

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.

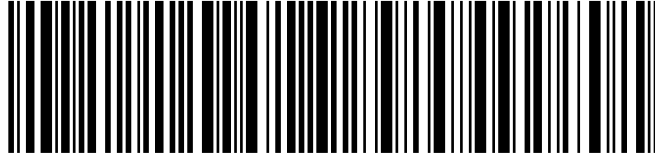
DONE and ORDERED this 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9521 36

TCE241897 FINAL ORDER
WP FLORIDA LLC
710 AVE #L
BROOKLYN NY 11230

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
FINAL ORDER**

CASE NO.: TCE241367

VIOLATION ADDRESS: 817 DUNN ST

VIOLATION TAX ID #: 2126530020120

On 10/08/2024, 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 **2126530020120** and the physical address is identified **817 DUNN ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HILL JACQUEZ (hereinafter "Property Owner(s)").
3. On 07/10/2024 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 7, Fire Safety Requirements, Section 702 ~ Means of Egress**
 - C. **IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on ~~7-15-24~~ of the Initial Hearing by certified mail and posting of the property.
6. September 10, 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

DID NOT attend the initial hearing.

8. On October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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.

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: Cut/remove all of the overgrown grass, weeds, and vegetation. Remove all tree debris from the property and from the building and properly dispose of the tree debris. Repair, replace, or remove the damaged mailbox on your property. Contact USPS for mailbox specifications and installation instructions.

B. 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. Remove all vegetative coverings from the windows and doors as required to allow for egress. Ensure that there is a 36 inch wide path from any point in the building or the exterior of the building to the public way.

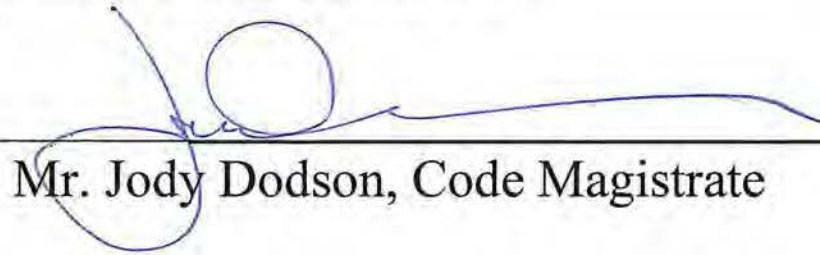
C. IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures

Corrective Action Required: Repair or replace all missing or damaged fascia along the exterior of the building. Provide a protective coating, paint or the like, on all unprotected surfaces, including repairs

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.

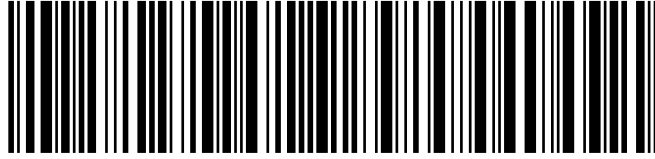
DONE and ORDERED this 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9288 96

TCE241367 FINAL ORDER
HILL JACQUEZ
3514 LAKEWOOD DR
TALLAHASSEE FL 32305-5204

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

Postage: \$8.1600

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

CASE NO.: TCE241271

VIOLATION ADDRESS: 2125 JACKSON BLUFF RD APT A101

VIOLATION TAX ID #: 4103202400000

On 10/08/2024, 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 **4103202400000** and the physical address is identified **2125 JACKSON BLUFF RD APT A101** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CC SERENITY COURT LLC (hereinafter "Property Owner(s)").
3. On 06/19/2024 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 305 – Interior Structure**
 - B. **IPMC Chapter 5, Section 504 - Responsibility**
 - C. **IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on ⁹10.24 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on ⁸8.24 of the Initial Hearing by certified mail and posting of the property.
6. September 10, 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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 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 of the damages to all walls, floors, ceiling, cabinets, and appliances as required from the sewer over flowing.

B. IPMC Chapter 5, Section 504 - Responsibility

Corrective Action Required: The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter. The sewer is overflowing into the kitchen sink and onto the floor throughout unit A101. Locate the cause and repair the sewer system as required. Repair all of the damages caused by the sewer leak as required to unit A101.


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

Corrective Action Required: The sewer is overflowing into the kitchen sink. Locate the cause and repair as required. Repair all of the damages from the over flow.

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 08th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9266 70

TCE21271 FINAL ORDER
CC SERENITY COURT LLC
1511 EASTERN AVE
BALTIMORE MD 21231-2328

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
FINAL ORDER**

CASE NO.: TCE241212

VIOLATION ADDRESS: 2125 JACKSON BLUFF RD UNIT I-201

VIOLATION TAX ID #: 4103202400000

On 10/08/2024, 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 **4103202400000** and the physical address is identified **2125 JACKSON BLUFF RD UNIT I-201** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CC SERENITY COURT LLC (hereinafter "Property Owner(s)").
3. On 06/18/2024 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**
 - IPMC 304.1 General**
 - IPMC 304.6 Exterior walls**
 - IPMC 304.13.2 Openable windows**
 - IPMC 304.14 Insect screens**
 - B. **IPMC Chapter 3, Section 305 ~ Interior Structure.**
 - IPMC 305.3 Interior surfaces**
 - IPMC 305.4 Stairs and walking surfaces**
 - IPMC 305.6 Interior doors**
 - C. **IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
 - D. **IPMC Chapter 6, Section 603 ~ Mechanical Equipment**

E. IPMC Chapter 6, Section 605 ~Electrical Equipment.

IPMC 605.1 Installation

IPMC 605.2 Receptacles

F. IPMC Chapter 7, Section 704 ~ Fire Protection Systems.

IPMC 704.1.2 Required fire protection and life safety systems

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.

5. The Property Owner(s) were given notice on 08/08/2024 of the Initial Hearing by certified mail and posting of the property.

6. September 10, 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

DID NOT attend the initial hearing.

8. On October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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.

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

IPMC 304.1 General

IPMC 304.6 Exterior walls

IPMC 304.13.2 Openable windows

IPMC 304.14 Insect screens

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. The exterior wall for the storage locker that is provided with this unit has a hole in the exterior wall. Repair the exterior wall as required to the applicable building code. A building permit and a licensed contractor may be required. The windows in the bathrooms will not stay shut when closed and one is missing a screen. These windows are the means of ventilation for the bathroom. Ensure that both bathroom windows have screens and ensure that the window has hardware that is capable of keeping the window shut when closed.

B. IPMC Chapter 3, Section 305 ~ Interior Structure

IPMC 305.3 Interior surfaces

IPMC 305.4 Stairs and walking surfaces

IPMC 305.6 Interior doors

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

There are missing towel bars and toilet paper holders in both bathrooms. Replace the missing towel bars and toilet paper holders as required. There are holes in the walls by the interior doors, and in the HVAC closet. Repair all holes in all walls as required. There are cabinet doors in the bathrooms and in the kitchen that are not closing properly or not staying closed after being shut. Locate the cause and adjust the doors so that they are fully functional and ensure that the door hardware is capable of keeping the doors closed. The kitchen sink cabinet has water damage. Locate the cause and repair the water damage as required. There are missing blind louvers on the blinds at the sliding glass door. Replace the missing blind sections as required and ensure that the blinds are fully functional. There is quarter round trim missing from the flooring in the primary bathroom. Install the missing trim as required. There are areas of flooring in the bathrooms by the tubs and toilets that the flooring is 'soft'. Locate the cause and repair the flooring as required and

repair the sub flooring if required. In the primary bedroom the flooring is uneven and heads down hill in the corner to the left of the bedroom window. There is a section of flooring in the kitchen that is torn. Repair the kitchen flooring as required. Ensure that the vinyl surface is smooth. A building permit and a licensed contractor may be required for some repairs. Ensure that all of the floors throughout the apartment are fully functional. There are interior doors that have previously started repairs. Complete the repairs and provide a protective coating on repairs. Ensure that all of the doors, and door hardware is fully functional.

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

Corrective Action Required: Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition. The primary bathroom tub has a broken soap dish tile and the tub coating is peeling. Remove the broken soap dish tile as required and repair or replace the surface coating as required. The toilet tank cover does not fit on the toilet. Replace the cover on the toilet so that it fits onto the tank. Provide all of the bath fixtures sinks and tubs with drain stoppers as needed. The tub in the hall bathroom water does not shut off. Locate the cause and repair or replace the faucet as required. Ensure that all of the faucets are fully functional. There are issues with both toilets in the unit not working properly. Locate the cause and repair the toilets as required and ensure that they are fully functional. The sprayer does not function at the kitchen sink. Locate the cause and repair or replace the sprayer as required. Ensure that the kitchen sink is fully functional.

D. 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. The stove is not level. Level the stove and ensure that the glass stove top is level so that liquids in the pans are also level. There are ceiling fans that are loose. Tighten the mounts and the housings to ensure that the fans are properly secured to the ceiling and that the fans are fully functional. There are missing vent filters in the bottom of the microwave hood. Install the vent filters as required. Ensure that the microwave/hood is fully functional. The HVAC thermostat is set at 60 degrees Fahrenheit and the temperature in the unit is 79 degrees Fahrenheit. Locate the cause of the thermostat and or the HVAC unit not being able to cool the apartment. Seal around the duct work in the utility closet and seal around all pipes and wires as required. Clean the louvers on the door grill. Ensure that the HVAC system is fully functional.

E. IPMC Chapter 6, Section 605 ~Electrical Equipment

IPMC 605.1 Installation

IPMC 605.2 Receptacles

Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. There is an open blank in the power panel. Install a blank cover in the power panel as required. Ensure that all circuits are identified. The exterior light fixture by the door has a broken light bulb in the light fixture socket. Repair or replace the light fixture as required. A building permit and a licensed contractor may be required. The top cover plate on the water heater is not properly installed. Properly install the cover plate and ensure that the water heater is fully functional. The wall receptacle along the north wall left of the sliding glass door was not working. Locate the cause and repair or replace the receptacle as required and ensure that it is fully functional.

F. IPMC Chapter 7, Section 704 ~ Fire Protection Systems

IPMC 704.1.2 Required fire protection and life safety systems

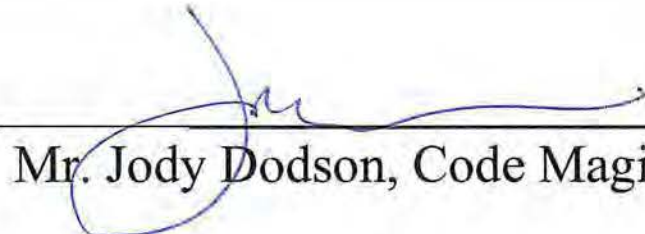
Corrective Action Required: Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. The following violations requires your immediate attention: The fire extinguisher in the kitchen has an expired inspection tag. Have the fire extinguisher inspected and have the inspection tag updated or have the fire extinguisher replaced as required. There are smoke alarms that are not present or not functioning properly. Install a smoke alarm in each room used for sleeping purposes. Have an additional smoke alarm installed in the hallway in the immediate vicinity of the bedrooms. Have an additional smoke alarm in the living room dining room as required. Be prepared to demonstrate that all of the smoke alarms are fully functional.

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.

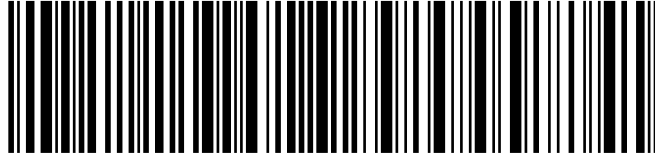
DONE and ORDERED this 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9307 38

TCE241212 FINAL ORDER
CC SERENITY COURT LLC
1511 EASTERN AVE
BALTIMORE MD 21231-2328

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
(FINAL) ORDER OF DEMOLITION**

CASE NO.: TCE222190

VIOLATION ADDRESS: 1032 JOE LOUIS ST

VIOLATION TAX ID #: 212635 P0100

On 09/10/2024, 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 P0100** and the physical address is identified as **1032 JOE LOUIS ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **GIAA CAPITAL LLC** (hereinafter "Property Owner(s)").
3. On 10/26/2022 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. General Code of Ordinances, Chapter 9, Article III Offensive Accumulations & Growth**
 - D. 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**
 - E. 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

F. d TLDC Chapter 1, Section 1 2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures

G. 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 03/05/2024 before the Municipal Code Enforcement Board/Magistrate.

5. March 5, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 30 DAYS TO CORRECT THE 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 September 10, 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: The roof, eaves, fascia and soffit areas all have extensive damage and must be removed and repaired. All rotted door and window frames must be removed and replaced. All broken windows must be replaced. All windows must work as intended by the manufacturer. All windows require insect screens. All new wood must have a protective coating such as paint or the like. Inspect block exterior for structural damage. All exterior doors must be replaced and be provided with proper hardware required by Code. Garage doors must be 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. All rotted and damaged wood, walls, flooring, ceilings must be removed and replaced. The interior of the structure must be brought into repair to be acceptable to the City Code of Ordinances.

C. IPMC, General Code of Ordinances, Chapter 9, Article III Offensive Accumulations & Growth

Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth. Shrubbery that has overgrown the entry and exit doors of the home which prohibit egress must be removed or greatly pruned.

D. 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

Corrective Action Required: The roof to this structure is severely compromised and collapsed in some areas. The structure is a danger to trespasser who enters and to the general public as well.

E. 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

Corrective Action Required: This structure has been allowed to stay in a state of neglect without care or a roof for an extensive period of time. Due to the elements of nature, time and vandals it has become a danger to the neighborhood and to the general public.

F. TLDC Chapter 1, Section 1 2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Action Required: This structure is dangerous due to broken and open windows allowing entry to trespassers. This structure has become a danger to the neighborhood and the general public.

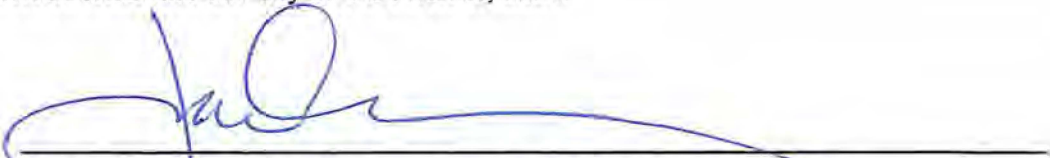
G. TLDC Chapter 3, Section 3.488 Maintenance (Residential)

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

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 \$ 500.00 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.
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).

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 8th day of OCTOBER, 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9807 64

TCE222190 FINAL ORDER
GIAA CAPITAL LLC
APT 120
3479 NE 163RD ST
N MIAMI BEACH FL 33160-4426

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
FINAL ORDER**

CASE NO.: TCE240893

VIOLATION ADDRESS: 1464 PINE ST APT #1

VIOLATION TAX ID #: 113030 C0050

On 10/08/2024, 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 **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: LAUDER FAMILY TRUST (hereinafter “Property Owner(s)”).
3. On 05/16/2024 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC 305.3 – Interior Surfaces**
 - B. **IPMC 304.4 - 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 Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/04/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 09, 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/04/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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 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.

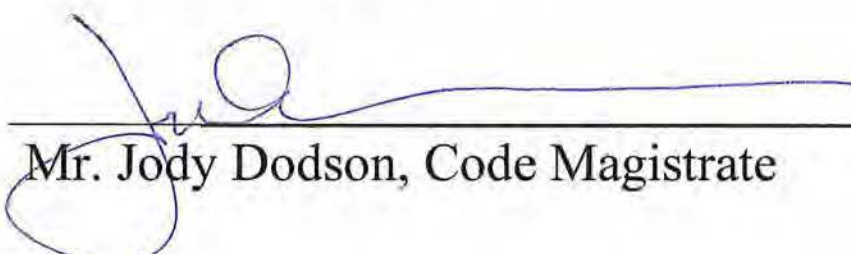
B. IPMC 304.4 - Roofs and Drainage

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.

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 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9820 41

TCE240893 FINAL ORDER
LAUER FAMILY TRUST & LAUER BARBARA S TRUSTEE
PMB14859
TALLAHASSEE FL 32317

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
FINAL ORDER**

CASE NO.: TCE240924

VIOLATION ADDRESS: 612 CAMPBELL ST

VIOLATION TAX ID #: 410156 G0061

On 10/08/2024, 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 **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 / COLEY CAMILLE E (hereinafter "Property Owner(s)").
3. On 05/22/2024 Property Owner(s) was/were given 30 **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 08/06/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/25/2024 of the Initial Hearing by certified mail and posting of the property.

6. September 10, 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/04/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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

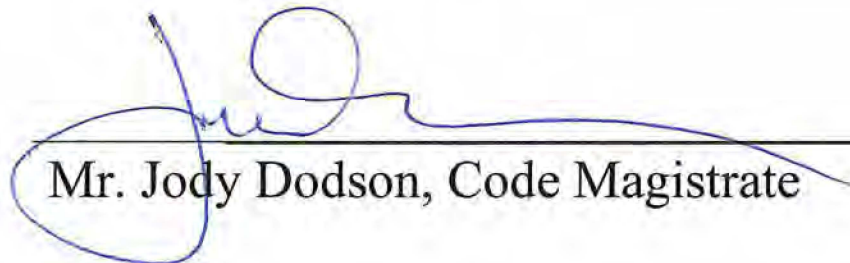
B. TLDC Chapter 3,Section 3.488 Maintenance (Residential

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

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 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9795 22

TCE240924 FINAL ORDER
JOHNSON JOSEPH P & COLEY CAMILLE E
118 RIDGE RD
TALLAHASSEE FL 32305-7002

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
FINAL ORDER**

CASE NO.: TCE241028

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT F-164

VIOLATION TAX ID #: 3105420001640

On 10/08/2024, 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 **3105420001640** and the physical address is identified **2731 S BLAIR STONE RD APT F-164** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WP FLORIDA LLC (hereinafter “Property Owner(s)”).
3. On 06/11/2024 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC 304.7 Roofs and drainage**
 - B. IPMC 305.3 Interior surfaces**
 - C. IPMC 305.4 Stairs and walking surfaces**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/29/2024 of the Initial Hearing by certified mail and posting of the property.
6. September 10, 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 October 08, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/17/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/08/2024 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 304.7 Roofs and drainage

Corrective Action Required: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. 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 roofing to prevent dampness or deterioration in the walls or interior portion of the structure. 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. F164.

B. IPMC 305.3 Interior surfaces

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Repair all ceilings with damages due to water leaks. All peeling and damage paint in the bathroom must be removed. The walls should be recoated with a protective coating to make the area watertight. Repair the ceiling and walls inside the water closet and replace with good wood. All interior surfaces, wall, ceiling, and floors shall be maintained in good condition. Reference to Apt. F164.

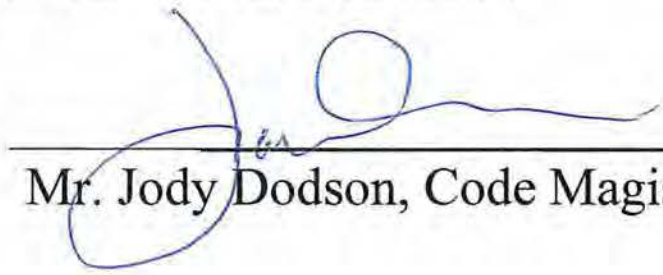
C. IPMC 305.4 Stairs and walking surfaces

Corrective Action Required: Every stair, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair. Repair all walking surface, inside the apartment, that has been damaged from the water leaks, including the flooring inside the bedroom(s). Reference to Apt. F164.

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.

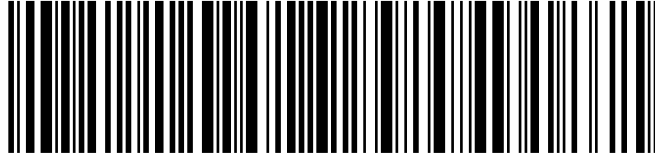
DONE and ORDERED this 8th day of October 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8381 9846 63

TCE241028 FINAL HEARING
WP FLORIDA LLC
710 AVE # L
BROOKLYN NY 11230

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE
HOUSING & COMMUNITY RESILIENCE
CODE ENFORCEMENT DIVISION**

OCTOBER 8, 2024

REYNOLDS ANDRE T / JONES VELSIA ESTATE
1351 NE 213TH TER
MIAMI, FL 33179-1342

Re: Case No. **TCE230520**
Violation Address: **2617 TEXAS ST**

Dear Sir or Madam:

This letter serves to confirm the decision made by Code Magistrate taken at the meeting on **October 8, 2024**. The Code Magistrate rendered a decision to reduce the fine amount of \$8,400.00 to \$554.00 payable in 90 days. Please be advised that if the reduced payment is not received within the 30 day timeframe the original fine amount of \$8,400.00 will be reinstated.

Please make your check or money order out to the City of Tallahassee and mail to Code Enforcement Department, 435 N Macomb Street, 3rd Floor, Tallahassee, Florida 32301. Please include your case number in the memo section of your payment.

Paperwork will be prepared to officially release the lien from your property once payment has been received.

Sincerely,

A handwritten signature in black ink, appearing to read 'STH', followed by a horizontal line.

Sir'Teria Henderson
Code Compliance Coordinator
Housing & Community Resilience

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1899 68

TCE230520 RECONSIDERATION
REYNOLDS ANDRE T & JONES VELSIA ESTATE
1351 NE 213TH TER
MIAMI FL 33179-1342

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 ORDER**

CASE NO.: TCE240720

VIOLATION ADDRESS: 2524 LIMERICK DR

VIOLATION TAX ID #: 110250 N0230

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **110250 N0230** and the physical address is identified **2524 LIMERICK DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HERRINGTON PATRICIA MAE (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, 304.2 – Protective Treatment

B. IPMC, Exterior Structure -304.7 -Roof and Drains

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/13/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 304.2 – Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and properly surface coat to prevent deterioration. This applies to any wood trim, soffit or eave that has been repaired.

B. IPMC, Exterior Structure -304.7 -Roof and Drains

Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure.

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 45 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 02-04-2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1884 59

TCE240720 INITIAL ORDER
HERRINGTON PATRICIA MAE
2524 LIMERICK DR
TALLAHASSEE FL 32309-3513

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

Postage: \$8.1600

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

CASE NO.: TCE241317

VIOLATION ADDRESS: 3208 BEAUMONT DR

VIOLATION TAX ID #: 110250 BS0030

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **110250 BS0030** and the physical address is identified **3208 BEAUMONT DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are NICHOLAS GREGORY N (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. **General Code of Ordinances, Chapter 9, Article III Offensive Accumulations & Growth**
 - B. **TLDC, Chapter 3, Section 3.488 Maintenance (Residential)**
 - C. **IPMC, 304.7 Roofs and drainage**
 - D. **IPMC, 304.6 Exterior walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/07/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 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 in the back yard.

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

Corrective Action Required: Remove all trash, litter and debris from property. Debris and trash has collected at the front of the garage area. Ensure all items are removed and disposed in a proper manner.

C. IPMC, 304.7 Roofs and drainage

Corrective Action Required: The roof shows damage at the rear of the property and fire damage on the front of the home at the soffit area. Ensure the roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

D. IPMC, 304.6 Exterior walls

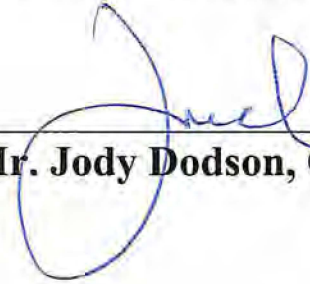
Corrective Action Required: Wood rot is evident at the lower, front of the home exterior siding and door frame. Repair holes, breaks, and loose or rotting materials; maintain weatherproof and properly surface coated where required to prevent deterioration.

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 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

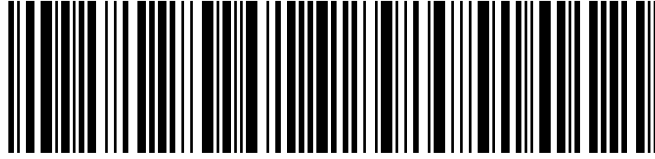
DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1780 54

TCE241317 INITIAL ORDER
NICHOLS GREGORY N
3208 BEAUMONT DR
TALLAHASSEE FL 32309-2806

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 ORDER**

CASE NO.: TCE241674

VIOLATION ADDRESS: 2018 CHOWKEEBIN NENE

VIOLATION TAX ID #: 310550 V0100

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310550 V0100** and the physical address is identified **2018 CHOWKEEBIN NENE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BELL MATTHEW (hereinafter “Property Owner(s)”).
3. On 08/07/2024 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

B. TLDC, Chapter 3, Section 3.488 – Maintenance

C. TLDC, Chapter 3, Article VIII, Section 3-344, Swimming Pool Maintenance

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/28/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

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

Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Repair or remove the fence/wall that is in disrepair/unsafe. Located at the rear of the property, by the pool. Ensure all vehicles are operable and display a valid license plate. Reference to the white Nissan, in the front yard.

B. TLDC, Chapter 3, Section 3.488 - Maintenance

Corrective Action Required: Remove all trash, litter and debris from property. Remove and dispose of all dead trees and tree branches from the property.

C. TLDC, Chapter 3, Article VIII, Section 3 344, Swimming Pool Maintenance

Corrective Action Required: Maintain Swimming Pool, Equipment and Perimeter Fence. Ensure swimming pools are maintained in a clean and sanitary condition, and in good repair. Ensure swimming pools, hot tubs and spas shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool.

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 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241682

VIOLATION ADDRESS: 1026 ABRAHAM ST

VIOLATION TAX ID #: 212635 H0150

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212635 H0150** and the physical address is identified **1026 ABRAHAM ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are CLACK HAROLD LEE ESTATE (hereinafter "Property Owner(s)").
3. On 07/24/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
 - B. **IPMC, Exterior Property Areas, 302.4 Weeds**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Exterior Structure, 304.9 Overhang Extensions

Corrective Action Required: The front porch overhang extension has rotted and is dilapidated. Remove all rotted wood and material before replacing with new good material.

B. IPMC, Exterior Property Areas, 302.4 Weeds


Corrective Action Required: Mow all high grass and weeds

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 02-04-2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.


Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1754 35

TCE241682 INITIAL ORDERS
CLACK HAROLD LEE ESTATE
C/O: HAROLD LEVI CLACK PERS REP
4417 CAPE COD CIR
BOWIE MD 20720-3566

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 ORDER**

CASE NO.: TCE241802

VIOLATION ADDRESS: 2125 FLIPPER ST

VIOLATION TAX ID #: 410127 DD0110

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410127 DD0110** and the physical address is identified **2125 FLIPPER ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are 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 (hereinafter “Property Owner(s)”).
3. On 08/06/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Exterior Structure – 304.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.

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

_____ DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Exterior Structure – 304.1 General

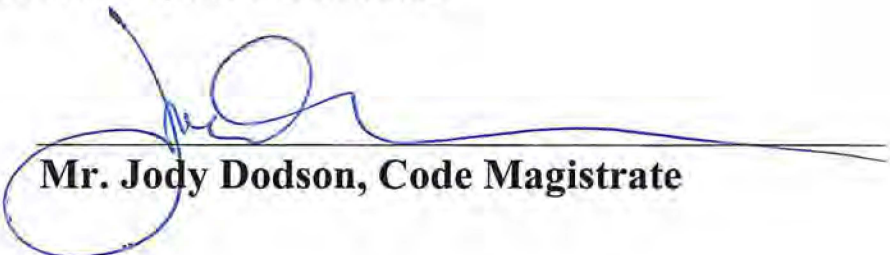
Corrective Action Required: Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition. Repair or replace all wood rot on soffit.

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 11-12-2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1960 41

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

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

CASE NO.: TCE241808

VIOLATION ADDRESS: 923 DELORES DR

VIOLATION TAX ID #: 113162 E0090

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **113162 E0090** and the physical address is identified **923 DELORES DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are NICHOLSON LUKE A (hereinafter "Property Owner(s)").
3. On 08/21/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 302.4 Weeds**
 - B. **IPMC, 302.8 Motor Vehicles**
 - C. **IPMC, 308.1 Accumulation of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

_____**X**_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches, from the front, back, and side of the property.

B. IPMC 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. Reference to the red Dodge pickup truck.

C. IPMC, 308.1 Accumulation of rubbish or garbage

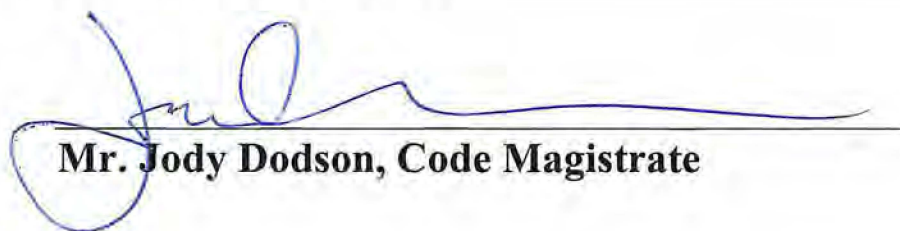
Corrective Action Required: Remove all trash, litter, and debris from the entire property and continue to maintain.

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 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.


Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1981 51

TCE241808 INITIAL ORDER
NICHOLSON LUKE A
923 DELORES DR
TALLAHASSEE FL 32301-2929

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 ORDER**

CASE NO.: TCE241818

VIOLATION ADDRESS: VACNT LOT BEHIND 551 BROOKE HAMPTON

VIOLATION TAX ID #: 311825 0001

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **311825 0001** and the physical address is identified **VACNT LOT BEHIND 551 BROOKE HAMPTON** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are DRY CREEK RUN H.O.A (hereinafter "Property Owner(s)").
3. On 08/12/2024 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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/28/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

 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

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 11-12-2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1989 22

TCE241818 INITIAL ORDER
DRY CREEK RUN H.O.A
PO BOX 13089
TALLAHASSEE FL 32317

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 ORDER**

CASE NO.: TCE241917

VIOLATION ADDRESS: 2237 FOSTER DR

VIOLATION TAX ID #: 212104 A0060

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212104 A0060** and the physical address is identified **2237 FOSTER DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HERMANAS INC (hereinafter "Property Owner(s)").
3. On 08/15/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC Exterior Property Areas – 302.4 Weeds

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 08/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Exterior Property Areas – 302.4 Weeds

Corrective Action Required: Mow high weeds and grass

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 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1718 57

TCE241917 INITIAL ORDER
HERMANAS INC
3135 LOOKOUT TRL
TALLAHASSEE FL 32309-1746

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
BOARDING ORDER**

CASE NO.: TCE241967

VIOLATION ADDRESS: 540 W BREVARD ST

VIOLATION TAX ID #: 212528000070

On 10/08/2024, 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 212528000070 and the physical address is identified as 540 W BREVARD ST Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are SAIB YASEMIN CHILDRENS REVOCABLE TRUST / YASEMIN SAIB TRUSTEE (hereinafter "Property Owner(s)").
3. On 08/22/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

- A. **IPMC, Exterior Structure, 304.13 – Window, Skylight, Door Frames**
- B. **TLDC, Maintenance, Chapter 3, Article IX, Section 3-488(b)**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024, before the Municipal Code Enforcement Board/Magistrate.
5. Property Owner(s) and/or Property Owner(s) Representative(s):

 X DID attend the initial hearing.

 DID NOT attend the initial hearing.

The following violations remain:

- A. **IPMC Exterior Structure, 304.13 – Window, Skylight, Door Frames**
Corrective Action Required: Ensure every window, skylight, door, and frame is kept in sound condition, in good repair, and is weathertight. Remove all boards from doors and windows and ensure all are in sound condition or you may obtain a boarding order from the Code Magistrate.
- B. **TLDC, Maintenance, Chapter 3, Article IX, Section 3-488(b)**
Corrective Action Required: Remove all trash, litter, and debris from the entire property.
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. SAIB YASEMIN CHILDRENS REVOCABLE TRUST / YASEMIN SAIB TRUSTEE may board the property that is identified as *540 W BREVARD ST* until *October 8th 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 8th day of OCTOBER, 2024

Jodie Dodson

MR. JODY DODSON, CODE MAGISTRATE

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1936 13

TCE241967 INITIAL ORDER
SAIB YASEMIN CHILDRENS REVOCABLE TRUST
8862 SOUTHERN ORCHARD RD N
DAVIE FL 33328-6956

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 ORDER**

CASE NO.: TCE242025

VIOLATION ADDRESS: 714 PRESTON ST

VIOLATION TAX ID #: 212534 D0140

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212534 D0140** and the physical address is identified **714 PRESTON ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are WILLIAMS CAROL JEFFREY / ALLEN WILLIENENO YVETTE / MORRIS SHEILA WILLIAMS (hereinafter "Property Owner(s)").
3. On 08/28/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Exterior Property Areas – 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on October 08, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Exterior Property Areas – 302.4 Weeds

Corrective Action Required: Mow high weeds and grass

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

Corrective Action Required: Remove all trash, litter and debris from entire 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 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 11-12-2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1733 56

TCE24025 INITIAL HEARING
WILLIAMS CARL JEFFREY; MORRIS SHEILA WILLIAMS; &
ALLEN WILLIENENO YVETTE
1019 HARLEM ST
TALLAHASSEE FL 32304-2153

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 DEMO ORDER**

CASE NO.: TCE242046

VIOLATION ADDRESS: 3727 SHORELINE DR

VIOLATION TAX ID #: 311880 G0290

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **311880 G0290** and the physical address is identified **3727 SHORELINE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BENJAMIN LAWRENCE F III / BENJAMIN GAIL L / BENJAMIN GINGER LUANNE (hereinafter "Property Owner(s)").
3. On 08/28/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.1 General**
 - B. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - C. **IPMC, General, 301.3 Vacant Structures and Land**
 - D. **IPMC, Exterior Structure, 304.7 Roof and Drains**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Code Magistrate.
5. On 09/17/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 10/08/2024 by certified mail, hand delivery and/or posting of property.

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

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Exterior Structure, 304.1 General

Corrective Action Required: 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.

B. IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.

C. General, 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 secure condition.

D. IPMC Exterior Structure, 304.7 Roof and Drains

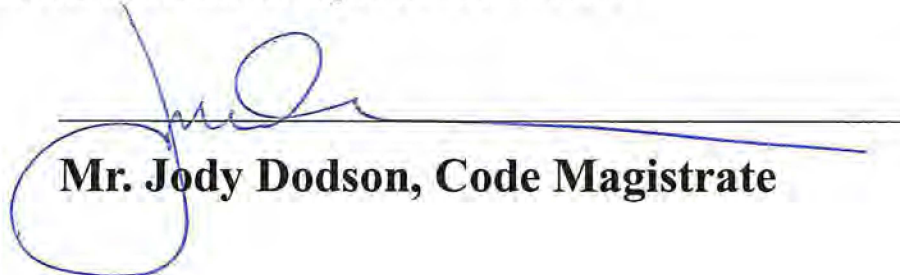
Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to the roof structure

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 02-04-25 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 3727 SHORELINE DR *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.

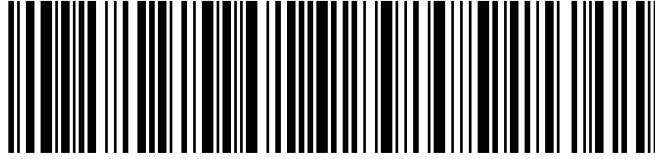
DONE and ORDERED this 8th day of OCTOBER 2024.



Mr. Jody Dodson, Code Magistrate

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

USPS CERTIFIED MAIL



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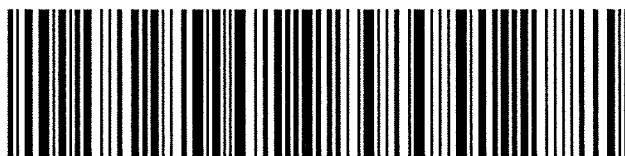
TCE242046 INITIAL ORDER
BENJAMIN LAWRENCE F III; BENJAMIN GAIL L; &
BENJAMIN GINGER LUANNE
1824 JASMINE DR
TALLAHASSEE FL 32308-5225

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

Postage: \$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8382 1723 11

TCE242203 NOV LM
ATKINS CHARLES LIFE ESTATE
COLLINS TANGELA
BROWN KIEDRA
1126 BIRMINGHAM ST
TALLAHASSEE FL 32304-2227

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 10, 2024

ATKINS CHARLES LIFE ESTATE
1126 BIRMINGHAM ST
TALLAHASSEE FL 32304

**COLLINS TANGELA
BROWN KIEDRA**

Re: Address: **1126 BIRMINGHAM ST**
Case No.: **TCE242203**

Tax I.D. # **212635 D0152**

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



CITY OF
TALLAHASSEE

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **09/19/2024** Case No.: **TCE242203**
Tax Identification Number: **212635 D0152** Repeat Offender: **No**
Violation Address: **1126 BIRMINGHAM ST**

Owner(s):

ATKINS CHARLES LIFE ESTATE
1126 BIRMINGHAM ST
TALLAHASSEE FL 32304

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove and dispose of all dead trees from the property.

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

Boarding a structure will not bring the property into compliance. If 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
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: 1401 CLEVELAND ST

CE Case No.: TCE242378

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).



Enforcing Official, Code Enforcement

10/17/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 17, 2024

SPRAGGINS ANNIE DORIS LIFE ESTATE ENHANCED
SPRAGGINS ROLAND JAMES
2403 HARTSFIELD RD APT 201
TALLAHASSEE FL 32303-8357

Re: Address: **1401 CLEVELAND ST**
Case No.: **TCE242378**

Tax I.D. # **410175000090**

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: **10/08/2024** Case No.: **TCE242378**
Tax Identification Number: **4101750000090** Repeat Offender: **No**
Violation Address: **1401 CLEVELAND ST**

Owner(s):

SPRAGGINS ANNIE DORIS LIFE ESTATE ENHANCED
SPRAGGINS ROLAND JAMES
2403 HARTSFIELD RD APT 201
TALLAHASSEE FL 32303-8357

This Property 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 **60** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code

- 1 IPMC, Exterior Structure, 304.7 Roof and Drains
- 2 IPMC, Exterior Structure, 304.4 Structural Members
- 3 IPMC, Exterior Structure, 304.5 Foundation Walls

Corrective Actions Required:

- 1 Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 2 Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.
- 3 Repair foundation walls to be free from open cracks and breaks, ensure plumbness, and keep in a condition to prevent the entry of rodents and other pests.

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

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 1093 78

TCE242378 DB PLACARD/DEMO
SPRAGGINS ANNIE DORIS LIFE ESTATE & SPRAGGINS ROLAND JAMES
APT 201
2403 HARTSFIELD RD
TALLAHASSEE FL 32303-8357

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**

October 18, 2024

MUNROE JAMES D JR
2010 MCKEE RD
TALLAHASSEE FL 32303

Re: Address: **818 EDGEWOOD ST**
Case No.: **TCE242350** Tax I.D. # **1130690130180**

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **10/03/2024** Case No.: **TCE242348**
Tax Identification Number: **1130690130180** Repeat Offender: **No**
Violation Address: **818 EDGEWOOD ST**

Owner(s):

MUNROE JAMES D JR
2010 MCKEE RD
TALLAHASSEE FL 32303

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

Code(s) in Violation:

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

- 1** IPMC, Exterior Structure, 304.7 Roof and Drains
- 2** IPMC, Exterior Structure, 304.7 Roof and Drains
- 3** IPMC, Interior Structure, 305.1 General

Corrective Actions Required:

- 1** Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 2** Repair and/or replace the roof flashing to prevent water entry and damage to the 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.

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8383 3084 12

TCE242350 NOV/NOH INITIAL
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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 24, 2024

KELLEY RICHARD VANCE
4212 MCLEOD DR
TALLAHASSEE FL 32303

Re: Address: **4112200230000 V/L next to 311 Putnam**
Case No.: **TCE242516** Tax I.D. # **4112200230000**

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **10/22/2024** Case No.: **TCE242516**
Tax Identification Number: **4112200230000** Repeat Offender: **No**
Violation Address: **4112200230000 V/L next to 311 Putnam**

Owner(s):

KELLEY RICHARD VANCE
4212 MCLEOD DR
TALLAHASSEE FL 32303

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, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8384 3294 47

TCE242516 LM/NOV
KELLEY RICHARD VANCE
4212 MCLEOD DR
TALLAHASSEE FL 32303-7185

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**

October 24, 2024

HURLBUT WILLIAM NATHAN II
7105 BUCK LAKE RD
TALLAHASSEE FL 32317

Re: Address: **2327 CUMBERLAND CT**
Case No.: **TCE242530** Tax I.D. # **212105 C0190**

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **10/23/2024** Case No.: **TCE242530**
Tax Identification Number: **212105 C0190** Repeat Offender: **No**
Violation Address: **2327 CUMBERLAND CT**

Owner(s):

HURLBUT WILLIAM NATHAN II
7105 BUCK LAKE RD
TALLAHASSEE FL 32317

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, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

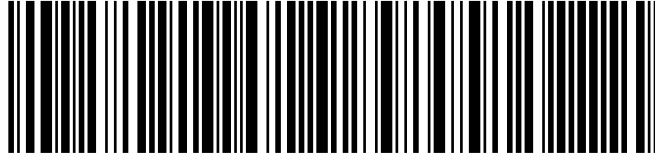
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If 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 8384 3256 23

TCE242530 LM/NOV
HURLBUT WILLIAM NATHAN II
7105 BUCK LAKE RD
TALLAHASSEE FL 32317-7147

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**

October 29, 2024

LOCK N KEY RENOVATIONS

911 DEWEY ST
TALLAHASSEE FL 32304

Re: Address: **911 DEWEY ST**
Case No.: **TCE242595**

Tax I.D. # **2125280000550**

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Martin Atorresagasti	Permit No.:	NA
Initial Inspection Date: 10/29/2024	Case No.:	TCE242595
Tax Identification Number: 2125280000550	Repeat Offender:	No
Violation Address: 911 DEWEY ST		
Owner(s): LOCK N KEY RENOVATIONS 911 DEWEY ST TALLAHASSEE FL 32304		

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, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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 8384 8655 87

TCE242595 LM/NOV
LOCK N KEY RENOVATIONS
911 DEWEY ST
TALLAHASSEE FL 32304

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**

October 31, 2024

FARHAT KASSEM

4413 RIVERS LANDING DR
TALLAHASSEE FL 32303

Re: Address: **1653 SAN DAMIAN RD**
Case No.: **TCE242584**

Tax I.D. # **211527 B0090**

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **10/30/2024** Case No.: **TCE242584**
Tax Identification Number: **211527 B0090** Repeat Offender: **No**
Violation Address: **1653 SAN DAMIAN RD**

Owner(s):

FARHAT KASSEM
4413 RIVERS LANDING DR
TALLAHASSEE FL 32303

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, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

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 8385 8579 18

TCE242584 NOV/LM
FARHAT KASSEM
4413 RIVERS LANDING DR
TALLAHASSEE FL 32303-8948

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: 3055 ADKINS FOREST LN

CE Case No.: TCE242459

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).



Enforcing Official, Code Enforcement

1/14/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

November 13, 2024

GILLIAM BETTYE ANDERSON
HAWKINS CAMERON
WYATT APRYL
ANDERSON SHELIA
2623 GLENSIDE RD
TALLAHASSEE FL 32308

Re: Address: **3055 ADKINS FOREST LN**
Case No.: **TCE242459** Tax I.D. # **310328 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,

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: **11/12/2024** Case No.: **TCE242459**
Tax Identification Number: **310328 D0090** Repeat Offender: **No**
Violation Address: **3055 ADKINS FOREST LN**

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

Owner(s):

GILLIAM BETTYE ANDERSON
HAWKINS CAMERON
WYATT APRYL
ANDERSON SHELIA
2623 GLENSIDE RD
TALLAHASSEE FL 32308

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

Code(s) in Violation:

Land Development Code

- 1 IPMC, Exterior Structure, 304.4 Structural Members
- 2 IPMC, Exterior Structure, 304.15 Doors
- 3 IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1 Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.
- 2 Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure.
- 3 If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.

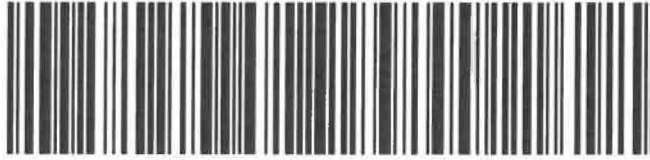
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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.

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 8388 0128 64

TCE242459 NOV/DEMO
GILLIAM BETTYE ANDERSON; HAWKINS CAMERON;
WYATT APRYL; & ANDERSON SHELIA
2623 GLENSIDE RD
TALLAHASSEE FL 32308-4209

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

Postage: \$8.1600

TCE242459 DEMO

Final Audit Report

2024-11-14

Created:	2024-11-13
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7v9HdykcxRlxXMDCVvti258shyPV0DGe

"TCE242459 DEMO" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-11-13 - 3:57:45 PM GMT
-  Document emailed to Adam Jacobs (adam.jacobs@talgov.com) for signature
2024-11-13 - 3:57:50 PM GMT
-  Email viewed by Adam Jacobs (adam.jacobs@talgov.com)
2024-11-14 - 12:39:40 PM GMT
-  Document e-signed by Adam Jacobs (adam.jacobs@talgov.com)
Signature Date: 2024-11-14 - 12:40:15 PM GMT - Time Source: server
-  Agreement completed.
2024-11-14 - 12:40:15 PM GMT

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

USPS CERTIFIED MAIL



9214 8901 9403 8388 0128 64

TCE242459 NOV/DEMO
GILLIAM BETTYE ANDERSON; HAWKINS CAMERON;
WYATT APRYL; & ANDERSON SHELIA
2623 GLENSIDE RD
TALLAHASSEE FL 32308-4209

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**

November 13, 2024

GILLIAM BETTYE ANDERSON
HAWKINS CAMERON
WYATT APRYL
ANDERSON SHELIA
2623 GLENSIDE RD
TALLAHASSEE FL 32308

Re: Address: **3055 ADKINS FOREST LN**
Case No.: **TCE242459** Tax I.D. # **310328 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,

Shameka Bush

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **11/12/2024** Case No.: **TCE242459**
Tax Identification Number: **310328 D0090** Repeat Offender: **No**
Violation Address: **3055 ADKINS FOREST LN**
Owner(s):

GILLIAM BETTYE ANDERSON
HAWKINS CAMERON
WYATT APRYL
ANDERSON SHELIA
2623 GLENSIDE RD
TALLAHASSEE FL 32308

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

Code(s) in Violation:

Land Development Code

- 1** IPMC, Exterior Structure, 304.4 Structural Members
- 2** IPMC, Exterior Structure, 304.15 Doors
- 3** IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1** Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.
- 2** Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and 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.

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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: 3055 ADKINS FOREST LN

CE Case No.: TCE242459

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).



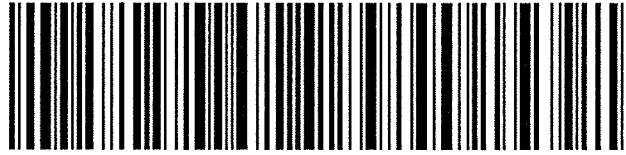
Enforcing Official, Code Enforcement

1/14/2024

Date

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

USPS CERTIFIED MAIL



9214 8901 9403 8388 3194 75

TCE242644 NOV DEMO
MAGNOLIA SQUARE LLC
255 AYERS CT
TALLAHASSEE FL 32305-7442

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

November 14, 2024

MAGNOLIA SQUARE LLC
255 AYERS CT
TALLAHASSEE FL 32305

Re: Address: **1830 N MONROE ST**
Case No.: **TCE242644**

Tax I.D. # **2124204630000**

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,

Angela Land

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Lesa Vause	Permit No.:	NA
Initial Inspection Date: 11/08/2024	Case No.:	TCE242644
Tax Identification Number: 2124204630000	Repeat Offender:	No
Violation Address: 1830 N MONROE ST		No
Owner(s): MAGNOLIA SQUARE LLC 255 AYERS CT TALLAHASSEE FL 32305		

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

Code(s) in Violation:

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

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** IPMC, Exterior Property Areas, 302.9 Defacement of Property
- 4** IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways
- 5** IPMC, Exterior Structure, 304.6 Exterior Walls
- 6** IPMC, Exterior Structure, 304.7 Roof and Drains
- 7** IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
- 8** IPMC, Exterior Structure, 304.12 Handrails and Guards
- 9** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Land Development Code

- 10** IPMC, Exterior Structure, 304.4 Structural Members

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches. Cut entire parcel and continue to maintain.
- 2** Remove all trash, litter, and debris from the entire property and continue to maintain.

- 3 Remove any damage from the structure and restore it to its original condition. Damage includes but is not limited to markings, graffiti, carving, or other defacing methods. Remove all graffiti from exterior of structure and continue to keep structure free from graffiti in the future.
- 4 Ensure all sidewalks, walkways, stairs, driveways, parking spaces, and similar areas are maintained to prevent disrepair and hazardous conditions. Driveway/parking lot must be free from all defects including pot holes and continue to maintain.
- 5 Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair all exterior walls from all defects, holes, cracks and peeling paint.
- 6 Repair and/or replace the roof /flashing to prevent water entry and damage to the roof structure and interior and continue to maintain.
- 7 Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Repair front, back and side decks/porches from defects, wood rot and peeling paint and continue to maintain.
- 8 Ensure every handrail and guard is firmly fastened and capable of supporting normally imposed loads and maintained in good condition.
- 9 Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Repair all windows and doors and make free from all defects/damage. Structure must be secure when property is vacant. Boarding structure does not bring this violation into compliance.
- 10 Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads. Repair all exterior walls and make free from all defects/holes. Secure any sections of exterior walls that are pulling away from 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
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS

BUILDING NOTICE

Address: 1830 N MONROE ST

CE Case No.: TCE242644

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).



Enforcing Official, Code Enforcement

11/14/2024

Date

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

CASE NO.: TCE242025

VIOLATION ADDRESS: 714 PRESTON STREET

VIOLATION TAX ID #: 212534 D0140

On 11/12/2024, 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 **212534 D0140** and the physical address is identified **714 PRESTON STREET**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **WILLIAMS CARL JEFFREY / ALLEN WILLIENENO Y / MORRIS SHEILA WILLIAMS** (hereinafter "Property Owner(s)").
3. On 08/28/2024 Property Owner(s) was/were given **10 DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, Exterior Property Areas, 302.4 - Weeds**
 - B. TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 09/12/2024 of the Initial Hearing by certified mail and posting of the property.

On October 08, 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**.

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 November 12, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 10/23/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 11/12/2024 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.

 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, Exterior Property Areas, 302.4 - Weeds

Corrective Action Required: Mow all high grass and weeds

B. TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance

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

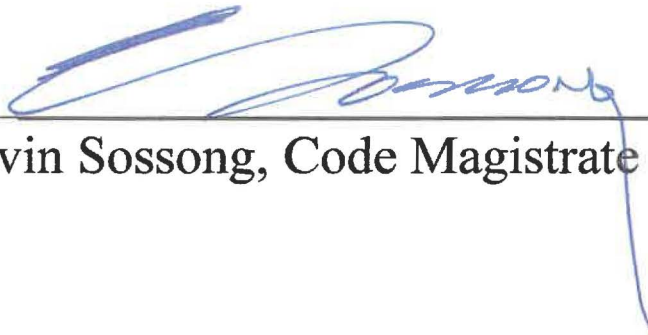
12. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.

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. 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 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240425

VIOLATION ADDRESS: 3088 CONNIE DR

VIOLATION TAX ID #: 3103500000040

On 11/12/2024, 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 **3103500000040** and the physical address is identified **3088 CONNIE DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: JONES ZEDORIA (hereinafter "Property Owner(s)").
3. On 03/19/2024 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, Section 302.8 – Motor Vehicles**
 - B. IPMC, 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 10/08/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 08/29/2024 of the Initial Hearing by certified mail and posting of the property.

On October 08, 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 November 12, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 10/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 11/12/2024 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, Section 302.8 – Motor Vehicles

*Corrective Action Required: All vehicle(s) must be operable and display a valid tag.
Reference to the Burgundy Toyota car and the Green S10 Chevy truck*

B. IPMC, 308.1 – Accumulations of rubbish or garbage

Corrective Action Required: Remove all tree debris, trash, litter, tires, appliances, indoor furniture, and debris from the entire property.

12. 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.

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. 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 12th day of November 2024.

A handwritten signature in blue ink, appearing to read "Kevin Sossong", is written over a horizontal line.

Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240806

VIOLATION ADDRESS: 1106 BIRMINGHAM STREET

VIOLATION TAX ID #: 212635 D0090

On 11/12/2024, 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 D0090** and the physical address is identified as **1106 BIRMINGHAM STREET** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **SPRINGFIELD HOMETOWN INVESTORS LLC** (hereinafter "Property Owner(s)").
3. On 05/02/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC 305.1 – Interior structure**
 - B. IPMC 301.3 – Vacant structures and land**
 - C. IPMC 306.1.1 – Potentially unsafe conditions.
6.4 – Fire damage beyond charring**
 - D. IPMC 304.1 – Exterior structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. September 10, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **30 DAYS TO CORRECT THE 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 September 10, 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 305.1 – Interior structure

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

B. IPMC 301.3 – Vacant structures and land

Corrective Action Required: Ensure the building is secured immediately as the missing windows and doors allow trespassers. This is a life safety issue.

C. IPMC 306.1.1 – Potentially unsafe conditions.

6.4 – Fire damage beyond charring

Corrective Action Required: 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.

D. TLDC 304.1 – Exterior structure

Corrective Action Required: 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.

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 BEFORE FINES COMMENCE

12. 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.
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 1106 BIRMINGHAM 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 12th day of November, 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241588

VIOLATION ADDRESS: 3280 DARTMOUTH DR

VIOLATION TAX ID #: 112725 D0020

On 11/12/2024, 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 **112725 D0020** and the physical address is identified **3280 DARTMOUTH DR, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MOORE JAMES V** (hereinafter "Property Owner(s)").
3. On 08/06/2024 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, Chapter 3, Section 302 – 302.7 – Accessory structures**
 - B. IPMC, Chapter 3, Section 304 - 304.13 – Windows, skylight and doors**
 - C. IPMC, Chapter 3, Section 302 – 302.4 - Weeds**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 08/28/2024 of the Initial Hearing by certified mail and posting of the property.

On October 08, 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 November 12, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 10/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 11/12/2024 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. 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/unsafe, around the side and back of the property.

B. IPMC, Chapter 3, Section 304 - 304.13 – Windows, skylight and doors

Corrective Action Required: Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight. Replace the missing windowpane on the garage door. It shall be maintained in sound condition, good repair, and weathertight.

C. IPMC, Chapter 3, Section 302 – 302.4 - Weeds

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

THIS CASE HAS BEEN AMENDED TO
INCLUDE 30 DAYS BEFORE FINES COMMENCE

12. 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.
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. 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 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241317

VIOLATION ADDRESS: 3208 BEAUMONT DRIVE

VIOLATION TAX ID #: 110250 BS0030

On 11/12/2024, 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 **110250 BS0030** and the physical address is identified **3208 BEAUMONT DRIVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **NICHOLS GREGORY N** (hereinafter "Property Owner(s)").
3. On 06/25/2024 Property Owner(s) was/were given **30 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)**
 - C. TLDC, 304.7 – Roofs and drainage**
 - D. TLDC, 304.6 – Exterior walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/08/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 08/07/2024 of the Initial Hearing by certified mail and posting of the property.

On October 08, 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

DID NOT attend the initial hearing.

7. On November 12, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 10/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 11/12/2024 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.

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

Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth in the back yard

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

Corrective Action Required: Remove all trash, litter and debris from property. Debris and trash has collected at the front of the garage area. Ensure all items are removed and disposed in a proper manner.

C. TLDC, 304.7 – Roofs and drainage

Corrective Action Required: The roof shows damage at the rear of the property and fire damage on the front of the home at the soffit area. Ensure the roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.

D. TLDC, 304.6 – Exterior walls

Corrective Action Required: Wood rot is evident at the lower, front of the home exterior siding and door frame. Repair holes, breaks, and loose or rotting materials; maintain weatherproof and properly surface coated where required to prevent deterioration.

12. 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.
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. 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 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240929

VIOLATION ADDRESS: 710 CAMPBELL ST (AKA 712)

VIOLATION TAX ID #: 410127 DD0070

On 11/12/2024, 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 DD0070** and the physical address is identified **710 CAMPBELL ST (AKA 712)**, 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 **5 DAYS** 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 (Residential)**
 - D. **IPMC, 301.3 – Vacant Structures and Land**
 - E. **IPMC, 304.13 – Windows, skylight and doors**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an "continued" initial hearing on 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 08/21/2024 of the "continued" Initial Hearing by certified mail and posting of the property.

September 10, 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 or fines would commence on the 31st day.

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

DID attend the initial hearing

DID NOT attend the initial hearing.

7. On November 12, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 10/17/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 11/12/2024 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.

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: 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 (Residential)

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

D. 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 in a secure condition


E. IPMC, 304.13 – Windows, skylight and doors

Corrective Action Required: Repair or replace damaged windows and doors

12. 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.
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. 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 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241184

VIOLATION ADDRESS: 2139 MAIN STREET

VIOLATION TAX ID #: 410156 H0037

On 09/10/2024, 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 **410156 H0037** and the physical address is identified as **2139 MAIN STREET Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **POWERUP FUND PARTNERS LLC** (hereinafter "Property Owner(s)").
3. On 06/13/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC 304.13 – Window, skylight and door frames**
 - B. IPMC 304.1 – General**
 - C. 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 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. September 10, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **30 DAYS TO CORRECT THE 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 November 12, 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 304.13 – Window, skylight and door frames

Corrective Action Required:

B. IPMC 304.1 – General

Corrective Action Required:

C. IPMC 301.3 – Vacant Structures and Land

Corrective Action Required:

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 \$ 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.

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 2139 MAIN 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 12th day of November, 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241427

VIOLATION ADDRESS: VACANT LOT NORTH OF 606 CAMPBELL ST

VIOLATION TAX ID #: 410156 G0012

On 11/12/2024, 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 **410156 G0012** and the physical address is identified **VACANT LOT NORTH OF 606 CAMPBELL ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HARRIS BRIAN (hereinafter "Property Owner(s)").
3. On 07/15/2024 Property Owner(s) was/were given 30 **DAYS** 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 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/16/2024 of the Initial Hearing by certified mail and posting of the property.
6. September 10, 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):

DID attend the initial hearing

DID NOT attend the initial hearing.

8. On November 12, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 09/16/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 11/12/2024 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.

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

Corrective Action Required: Remove all dead trees and tree debris from property.

THIS CASE HAS BEEN AMENDED TO
INCLUDE: 30 DAYS TO COMPLY BEFORE
FINES COMMENCE.

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 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241677

VIOLATION ADDRESS: 114 LINCOLN STREET

VIOLATION TAX ID #: 410144 K0040

On 11/12/2024, 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 **410144 K0040** and the physical address is identified **114 LINCOLN STREET, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **IMPACTFUL INVESTMENT PARTNERS LLC** (hereinafter "Property Owner(s)").
3. On 07/31/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, 304.1 – Exterior Structure**
 - B. IPMC, 302.4 – Weeds**
 - C. TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance**
 - 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 09/10/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 08/14/2024 of the Initial Hearing by certified mail and posting of the property.
6. September 10, 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):

DID attend the initial hearing

DID NOT attend the initial hearing.

8. On November 12, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 10/17/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 11/12/2024 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.

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, 304.1 – Exterior Structure

Corrective Action Required: Repair or replace broken or damaged windows and doors ensure they are in proper working condition sealed and tight.

B. IPMC, 302.4 – Weeds

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

C. TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance

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

D. 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 secure condition.

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 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241307

VIOLATION ADDRESS: 2131 MAIN STREET (AKA 2133)

VIOLATION TAX ID #: 410156 H0033

On 11/12/2024, 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 **410156 H0033** and the physical address is identified **2131 MAIN STREET (AKA 2133)**, 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 **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 304.1 – General**
 - B. **TLDC, 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 08/06/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/26/2024 of the Initial Hearing by certified mail and posting of the property.
6. August 6, 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**. If corrected a **ONE YEAR BOARDING ORDER WOULD BE GRANTED**.

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

DID attend the initial hearing

DID NOT attend the initial hearing.

8. On November 12, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 10/17/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 11/12/2024 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.

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, 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. TLDC, 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.

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 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241308

VIOLATION ADDRESS: 1926 HOLTON STREET


VIOLATION TAX ID #: 410125 M0140

On 11/12/2024, 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 M0140** and the physical address is identified **1926 HOLTON STREET** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are CUMBIE BETTY / CALLOWAY ROBERT / CUMBIE ERIC C / CUMBIE JAQUELYN (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, 304.4 - Structural members
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/12/2024 before the Code Magistrate.
5. On 10/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend this hearing.

  DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 304.1 - General

Corrective Action Required: Repair or replace all damaged and rotten wood siding structural supports. Remove all boards and repair or replace all doors and windows that are in disrepair.

B. IPMC, 304.4 - Structural members

Corrective Action Required: Ensure all structural members that have deterioration or distress that appears to reduce their load carrying capacity are repaired or replaced.

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 Feb. 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241950

VIOLATION ADDRESS: 2001 OLD ST AUGUSTINE RD APT G-103

VIOLATION TAX ID #: 3105204110000

On 11/12/2024, 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 **3105204110000** and the physical address is identified **2001 OLD ST AUGUSTINE RD APT G-103** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **TCB TALLAHASSEE AUGUSTINE LLC** (hereinafter "Property Owner(s)").
3. On 08/27/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Interior Structure, 305.3 Interior Surfaces**
 - B. **IPMC, Plumbing Systems and Fixtures, 504.1 General**
 - C. **IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/12/2024 before the Code Magistrate.
5. On 10/03/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 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, Interior Structure, 305.3 Interior Surfaces

Corrective Action Required: Ensure all interior surfaces are maintained in good, clean working condition. Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces. Repair or replace the defective trimming boards, in the common bathroom, at the apartment. Reference to Unit G 103.

B. IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Action Required: Ensure plumbing fixtures are installed and maintained in good and safe working condition, including the kitchen sink's faucet, and all bathroom fixtures. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Reference to Unit G 103.

C. IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances

Corrective Action Required: Ensure all mechanical equipment, appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Replace the refrigerator and stove. Replace all receptacle plugs that are loose fitting. Replace the HVAC. Reference to Unit G 103.

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 12-3-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241936

VIOLATION ADDRESS: 1202 CROSS CREEK WAY


VIOLATION TAX ID #: 310404 200B0

On 11/12/2024, 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** 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 08/15/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/12/2024 before the Code Magistrate.
5. On 10/03/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 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. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Action Required: Remove and dispose of all dead trees 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 Feb. 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241763

VIOLATION ADDRESS: 310 BLOUNTS ST APT #214

VIOLATION TAX ID #: 4101200070000

On 11/12/2024, 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 **4101200070000** and the physical address is identified **310 BLOUNTS ST APT #214** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are CENTURY PARC APARTMENTS LLC (hereinafter "Property Owner(s)").
3. On 08/08/2024 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 305 – Interior Structure**
 - B. **IPMC, Chapter 3, Section 309 – Pest Elimination**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/12/2024 before the Code Magistrate.
5. On 09/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 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 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 water damaged walls in bathroom by shower.

B. IPMC, Chapter 3, Section 309 – Pest Elimination

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

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 12-3-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE242325

VIOLATION ADDRESS: 1511 SUNSET LN

VIOLATION TAX ID #: 212230 F0150

On 11/12/2024, 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 **212230 F0150** and the physical address is identified **1511 SUNSET LN Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **VANDERSLICE JOHN B** (hereinafter "Property Owner(s)").
3. On 10/10/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. TLDC, Chapter 3, Article IX, Section 3.488(b) Maintenance

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/12/2024 before the Code Magistrate.
5. On 10/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 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. TLDC, Chapter 3, Article IX, Section 3.488(b) Maintenance

Corrective Action Required: Remove and dispose of all dead trees 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 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 12-3-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241849

VIOLATION ADDRESS: 317 MABRY ST (Swimming Pool)

VIOLATION TAX ID #: 213462 0001

On 11/12/2024, 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 **213462 0001** and the physical address is identified **317 MABRY ST (Swimming Pool)**Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MYSTIC WOODS CONDOMINIUMS ASSOC. (hereinafter "Property Owner(s)").
3. On 08/15/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **TLDC, Chapter 3, Article VIII, Section 3 434(b), Swimming Pool Maintenance**
 - C. **IPMC, Swimming Pools, Spas and Hot Tubs, 303.2 Enclosures**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/12/2024 before the Code Magistrate.
5. On 08/28/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 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, Article IX, Section 3 488(b) Maintenance

Corrective Action Required: Remove all trash, litter, and debris from the entire area around the swimming pool. Remove all tree debris from the swimming pool area.

B. TLDC, Chapter 3, Article VIII, Section 3 434(b), Swimming Pool Maintenance

Corrective Action Required: Ensure swimming pools are maintained in a clean and sanitary condition and in good repair. Repair or replace all of the damaged or missing tiles around the swimming pool. The pool water is not clear and is unsanitary. Take the appropriate steps to ensure that the pool is fully functional, clear, and sanitary prior to being opened for use.

C. IPMC, Swimming Pools, Spas and Hot Tubs, 303.2 Enclosures

Corrective Action Required: Ensure swimming pools, hot tubs, and spas are surrounded by a fence or barrier, not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool, with self-closing and self-latching gate(s) or door(s). At the time of re inspection the swimming pool gate was unsecured. Secure/lock the gates until the self-closing, self-latching gates can be installed and are fully functional. Ensure that all access points to the pool area are properly secured or locked as required.

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 Dec. 3, 2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE242472

VIOLATION ADDRESS: 815 CIRCLE DRIVE

VIOLATION TAX ID #: 310670 A0060

On 11/12/2024, 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 A0060** and the physical address is identified **815 CIRCLE DRIVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **GILES VERLYN M / GILES KATHRYN M** (hereinafter "Property Owner(s)").
3. On 10/16/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
 - B. **IPMC, Exterior Structure, 304.15 Doors**
 - C. **IPMC, General, 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 11/12/2024 before the Code Magistrate.
5. On 10/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 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, Exterior Structure, 304.13 Window, Skylight and Door Frames**
Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
 - B. **IPMC, Exterior Structure, 304.15 Doors**
Corrective Action Required: Ensure all exterior doors, locks, and hardware are maintained in good condition to prevent entry into the structure.
 - C. **IPMC, General, 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 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 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 12-3-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE241568


VIOLATION ADDRESS: 1150 GOVERNORS COURT PL

VIOLATION TAX ID #: 310435 A0230

On 11/12/2024, 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 **310435 A0230** and the physical address is identified **1150 GOVERNORS COURT PL** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BROWN WALLACE / BROWN MILLIE** (hereinafter "Property Owner(s)").
3. On 07/29/2024 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 ~ 302.7 Accessory structures**
 - B. **IPMC, Chapter 3, Section 302 ~ 302.4 Weeds**
 - C. **TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**
 - D. **TLDC Chapter 3, Section 3-2 - Permanent Building Numbers**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/12/2024 before the Code Magistrate.
5. On 10/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 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 ~ 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/unsafe.
 - B. **IPMC, Chapter 3, Section 302 ~ 302.4 Weeds**
Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Ensure that the front, side, and back of the property is maintained.
 - C. **TLDC Chapter 3, Section 3.488 - Maintenance (Residential)**
Corrective Action Required: Remove all trash, litter and debris from entire property and continue to maintain. Remove household items from the exterior of the property.
 - D. **TLDC Chapter 3, Section 3-2 - Permanent Building Numbers**
Corrective Action Required: Place approved address numbers on your home and/or mailbox in a position to be plainly legible and visible from the 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 Feb. 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE242250

VIOLATION ADDRESS: 1613 MCCASKILL AVE

VIOLATION TAX ID #: 410230 O0082

On 11/12/2024, 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 **410230 O0082** and the physical address is identified **1613 MCCASKILL AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **MCCASKILL AVENUE HOLDINGS LLC** (hereinafter "Property Owner(s)").
3. On 09/20/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies**
 - B. **IPMC, Exterior Structure, 304.12 Handrails and Guards**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/12/2024 before the Code Magistrate.
5. On 09/25/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 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, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies

Corrective Action Required: Repair and/or replace exterior stairways, decks, porches and balconies, and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. Ensure that the handrails are properly supported/ attached to the deck and stairs. Ensure that the deck and stairway is free from any defects and is fully functional.

B. IPMC, Exterior Structure, 304.12 Handrails and Guards

Corrective Action Required: Ensure every handrail and guard is firmly fastened and capable of supporting normally imposed loads and maintained in good condition. There are missing guards and other guards are in disrepair. Repair or replace the damaged or missing guards as required on the porch deck and the stairs as required to the applicable building code. A building permit and a licensed contractor may be required for some repairs. Ensure that all of the guards are fully functional. Repair or replace the damaged handrails and the supports for the handrails as required to the applicable building codes. A building permit and a licensed contractor may be required for repairs. Ensure that all of the handrails and supports are 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 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 Dec. 3, 2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE242080

VIOLATION ADDRESS: 1316 COLORADO STREET

VIOLATION TAX ID #: 212685 C0100

On 11/12/2024, 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 **212685 C0100** and the physical address is identified **1316 COLORADO STREET** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are SNOW CINDY / EL DAKHAKHNI OCEAN / EL DAKHAKHNI HOSSAM (hereinafter "Property Owner(s)").
3. On 09/11/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/12/2024 before the Code Magistrate.
5. On 10/17/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on November 12, 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, Exterior Property Areas, 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches

B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

Corrective Action Required: Remove all items, trash or debris from the entire 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 Feb. 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 12th day of November 2024.



Mr. Kevin Sossong, Code Magistrate

Housing and Community Resilience
Code Enforcement Division

Mailing address:
CITY HALL
300 SOUTH ADAMS STREET
TALLAHASSEE, FLORIDA 32301

Location address:
435 N MACOMB STREET, 3rd FLOOR, B-15
TALLAHASSEE, FLORIDA 32301
(850) 891-7007

AFFIDAVIT OF POSTING

Case No. TCE242652

Owner(s): YOUNG FRANCES
YOUNG ARLETTA

Violation Address: 1314 PINELLAS ST

Parcel: 4101750060030

I, Bonita Paige, City of Tallahassee, Code Enforcement Division, solemnly and sincerely affirm that the contents of this affidavit are true and correct and hereby state that on 11/15/2024, I personally received a copy of the following documents for the above-referenced property

<input type="checkbox"/> Notice of Violation/ Notice of Hearing	<input type="checkbox"/> Notice of Hearing	<input type="checkbox"/> Code Board/Magistrate Order
<input type="checkbox"/> Notice of Violation	<input type="checkbox"/> Initial Hearing	<input type="checkbox"/> Initial Order
<input type="checkbox"/> Lot Mowing	<input type="checkbox"/> Final Hearing	<input type="checkbox"/> Final Order
<input checked="" type="checkbox"/> Demolition	<input type="checkbox"/> Reconsideration Hearing	<input type="checkbox"/> Boarding & Sealing Order
<input type="checkbox"/> Dangerous Building Placard	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Emergency Board & Seal Order
		<input type="checkbox"/> Order to Vacate

and said documents were

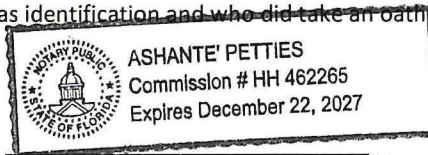
- Posted at www.tal.gov.com on 11/15/2024
- Posted at the violation address listed above on _____
- Hand served to _____ at the violation address listed above on _____

Bonita Paige
AFFIANT

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me via physical presence or online notarization on 11/15/2024, by Bonita Paige, who is personally known to me or has produced n/a (type of identification) as identification and who did take an oath

Ashante' Petties
NOTARY PUBLIC



(Print/Type/Stamp of Name of Notary)



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

November 14, 2024

YOUNG FRANCES
YOUNG ARLETTA
2345 W BUNCHE PARK DR
OPA LOCKA FL 33054

Re: Address: **1314 PINELLAS ST**
Case No.: **TCE242652**

Tax I.D. # **4101750060030**

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **11/14/2024** Case No.: **TCE242652**
Tax Identification Number: **4101750060030** Repeat Offender: **No**
Violation Address: **1314 PINELLAS ST**

Owner(s):

YOUNG FRANCES
YOUNG ARLETTA
2345 W BUNCHE PARK DR
OPA LOCKA FL 33054

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** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 2** IPMC, Exterior Structure, 304.1 General
- 3** IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

Land Development Code

- 4** IPMC, Exterior Structure, 304.4 Structural Members
- 5** IPMC, General, 301.3 Vacant Structures and Land

Corrective Actions Required:

- 1** Remove all trash, litter, and debris from the entire property.
- 2** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.
Repair or replace all wood rot on structure.
- 3** Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight.
Remove the boards from windows and doors and repair or replace all damaged and broken windows and doors. windows and doors must operate as intended and be lockable .

- 4 Ensure exterior structural members are free from deterioration, and are capable of safely supporting the imposed dead and live loads.
Repair or replace roof and structural members that are compromised and letting the roof cave in.
- 5 If the property is intended to be vacant, ensure all windows and doors are in sound and 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.

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 8388 3347 51

TCE242652 NOV DEMO
YOUNG FRANCES
YOUNG ARLETTA
2345 W BUNCHE PARK DR
OPA LOCKA FL 33054-6586

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

Postage: \$8.1600

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

DANGEROUS BUILDING NOTICE

Address: 1314 PINELLAS ST

CE Case No.: TCE242652

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).



Enforcing Official, Code Enforcement

11/15/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

November 20, 2024

NGUYEN THI VI DOAN
3420 ORLANDO DR
TALLAHASSEE FL 32311

Re: Address: **1209 TAMPA DR, Tallahassee, FL, 32311**
Case No.: **TCE242736** Tax I.D. # **310340 F0070**

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

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

Case No.: **TCE242736**

Tax Identification Number: **310340 F0070**

Repeat Offender: **No**

Violation Address: **1209 TAMPA DR, Tallahassee, FL, 32311**

Owner(s):

NGUYEN THI VI DOAN

3420 ORLANDO DR

TALLAHASSEE FL 32311

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

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

Code(s) in Violation:

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

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

Corrective Actions Required:

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

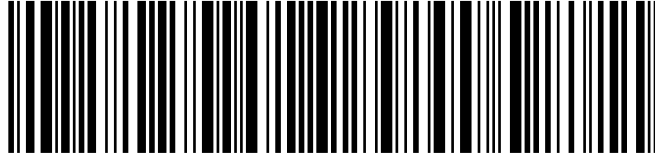
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8388 9300 38

TCE242736 LM/NOV
NGUYEN THI VI DOAN
3420 ORLANDO DR
TALLAHASSEE FL 32311-3924

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

Postage: \$8.1600