

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: 1117 SEMINOLE DR

CE Case No.: TCE250606

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

04/21/2025

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

April 21, 2025

PLATT ROBERT
1117 SEMINOLE DR
TALLAHASSEE FL 32301

Re: Address: **1117 SEMINOLE DR**
Case No.: **TCE250606**

Tax I.D. # **310670 BB0060**

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 Division**

April 21, 2025

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
Notice of Violation

Code Officer: **Shameka Bush**

Case #: **TCE250606**

Initial Inspection Date: **04/16/2025**

Repeat Offender:

Location Address: **1117 SEMINOLE DR**

Tax ID #: **310670 8B0060**

Owner(s): **PLATT ROBERT**

1117 SEMINOLE DR

TALLAHASSEE FL 32301

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.

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the Tallahassee Land Development Code Chapter 1, Sec 1-2, and Chapter 3, Article X, will be evaluated by the City's Condemnation Review Team (CRT) and may be recommended for demolition.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 1 TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
- 2 IPMC, Exterior Structure, 304.4 Structural Members**
- 3 IPMC, Interior Structure, 305.2 Structural Members**

Corrective Actions Required:

- 1 Remove all trash, litter, and debris from the entire property.**
- 2 Structural members have extensive fire damage and will need to be removed.
Ensure all fire damaged material is removed from the property.**
- 3 Ensure all interior structural members are maintained and structurally sound.
Ensure all fire damaged material is removed 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 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 8310 5756 27

TCE250606 DB PLACARD/NOV/DEMO
PLATT ROBERT
1117 SEMINOLE DR
TALLAHASSEE FL 32301-4665

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

Postage: \$8.1600

TCE250606 DB PLACARD

Final Audit Report

2025-04-21

Created:	2025-04-21
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARUORLa4GgLcBdNOxOZ1TjizN9XB50c7g

"TCE250606 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2025-04-21 - 2:04:14 PM GMT
-  Document emailed to Lesa Vause (lesa.vause@talgov.com) for signature
2025-04-21 - 2:04:21 PM GMT
-  Email viewed by Lesa Vause (lesa.vause@talgov.com)
2025-04-21 - 6:48:04 PM GMT
-  Document e-signed by Lesa Vause (lesa.vause@talgov.com)
Signature Date: 2025-04-21 - 6:48:51 PM GMT - Time Source: server
-  Agreement completed.
2025-04-21 - 6:48:51 PM GMT



Adobe Acrobat Sign



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

May 08, 2025

STEVENS ARTHUR
STEVENS ETHEL
720 DUNN ST
TALLAHASSEE FL 32304

Re: Address: **212655 D0070 V/L Next to 818 GOLDEN ST**
Case No.: **TCE250775** Tax I.D. # **212655 D0070**

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
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250775**

Initial Inspection Date: **04/21/2025**

Repeat Offender:

Location Address: **212655 D0070 V/L Next to 818 GOLDEN ST**

Tax ID #: **212655 D0070**

Owner(s): STEVENS ARTHUR
STEVENS ETHEL
720 DUNN ST
TALLAHASSEE FL 32304

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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 all trash, litter, and debris from the entire property.

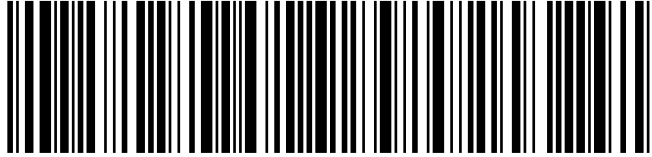
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If 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 8313 4966 53

TCE250775 LM/NOV
STEVENS ARTHUR & STEVENS ETHEL
720 DUNN ST
TALLAHASSEE FL 32304-2461

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**

May 09, 2025

BARNES JAMES W
1031 JOE LOUIS ST
TALLAHASSEE FL 32304

Re: Address: **1031 JOE LOUIS ST, Tallahassee, FL, 32304**
Case No.: **TCE250969** Tax I.D. # **212635 00010**

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,

Shawdranette House

Code Enforcement Division
Attachment



Housing and Community Resilience
Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE250969**

Initial Inspection Date: **05/08/2025**

Repeat Offender:

Location Address: **1031 JOE LOUIS ST, Tallahassee, FL, 32304**

Tax ID #: **212635 00010**

Owner(s): **BARNES JAMES W**

1031 JOE LOUIS ST

TALLAHASSEE FL 32304

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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 all trash, litter, and debris from the entire property. Also, the large pile of debris needs to be removed.

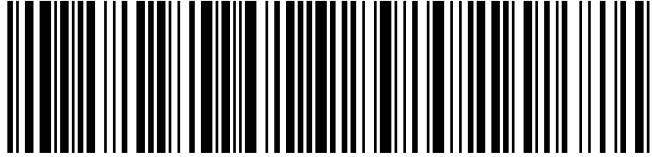
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8313 5724 70

TCE250969 LM/NOV
BARNES JAMES W
1031 JOE LOUIS ST
TALLAHASSEE FL 32304-2133

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.: TCE250141

VIOLATION ADDRESS: 3247 BODMIN MOOR DR

VIOLATION TAX ID #: 112725 N0130

On 05/06/2025, 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 **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 H (hereinafter "Property Owner(s)").
3. On 01/15/2025 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **IPMC, Exterior Property Areas, 302.7 Accessory Structures**
 - C. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/13/2025 of the Initial Hearing by certified mail and posting of the property.

On April 8, 2025 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 May 06, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

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

B. IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Action Required: Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

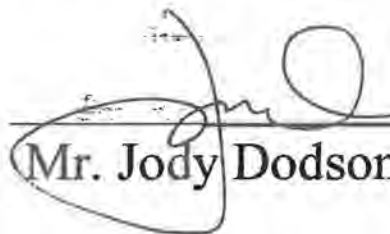
C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate

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 everyday 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 cost 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 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250630

VIOLATION ADDRESS: 2731 S BLAIRSTONE RD

VIOLATION TAX ID #: 3105420000150

On 05/06/2025, 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 **3105420000150** and the physical address is identified **2731 S BLAIRSTONE RD** 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 03/24/2025 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, Interior Structure, 305.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the **Initial Hearing** to be held on May 6, 2025 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, 304.9 Overhang Extensions

Corrective Action Required: Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair rotted out soffit and overhang by unit B 15.

B. IPMC, Interior Structure, 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. Repair kitchen drawer in disrepair and sagging cabinet doors when opened.

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 June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jodie Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250209

VIOLATION ADDRESS: 306 E COLLEGE AVE

VIOLATION TAX ID #: 2136250751277

On 05/06/2025, 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 **2136250751277** and the physical address is identified **306 E COLLEGE AVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: FLORIDA HOSPITAL ASSOCIATION (hereinafter "Property Owner(s)").
3. On 02/07/2025 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, 302.2 Grading and Drainage
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/12/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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, 302.2 Grading and Drainage

Corrective Action Required: Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon. Correct the erosion issue which is eroding the walkway of your building.

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 120 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 October 7, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jody Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250255

VIOLATION ADDRESS: 1043 PRESTON ST

VIOLATION TAX ID #: 2126204670000

On 05/06/2025, 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 ~~2126204670000~~ and the physical address is identified **1043 PRESTON ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: YU JIANKUI / GAO DONGMEI (hereinafter "Property Owner(s)").
3. On 03/12/2025 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. IPMC, Exterior Structure, 304.1 General
 - C. IPMC, Exterior Structure, 304.2 Protective Treatment
 - D. IPMC, Exterior Structure, 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 05/06/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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 household items, building material, building rubbish, or similar items from the exterior of the property.

B. 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.

C. IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

D. 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.

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 June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

JODY DODSON

JODY DODSON (May 7, 2025 15:00 EDT)

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250557

VIOLATION ADDRESS: 2621 TUPELO TER

VIOLATION TAX ID #: 212370 R0090

On 05/06/2025, 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 **212370 R0090** and the physical address is identified **2621 TUPELO TER, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **2726 TALLAHASSEE LODGING LLC** (hereinafter "Property Owner(s)").
3. On 04/10/2025 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**
 - C. IPMC, General, 301.3 Vacant Structures and Land**
 - D. IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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 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 trash, litter, and debris from the entire property.

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, including the doors and windows that are open.

D. IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards

Corrective Action Required: Ensure the plumbing system in a structure does not constitute a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage, or similar reasons. Ensure all plumbing systems are functional as long as the structure is occupied as required by the City of Tallahassee Code of Ordinances.

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 June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jody Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250474

VIOLATION ADDRESS: 515 LYNNDALE ST

VIOLATION TAX ID #: 310775 B0120

On 05/06/2025, 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 **310775 B0120** and the physical address is identified **515 LYNNDALE ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MOLTIMORE NICOLE A** (hereinafter "Property Owner(s)").
3. On 03/06/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - B. **IPMC, Exterior Structure, 304.7 Roof and Drains IPMC, Mechanical and Electrical Requirements, 605.1 Installation**
 - C. **IPMC, Exterior Structure, 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 05/06/2025 before the Code Magistrate.
5. On 03/07/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

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.

C. 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.

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 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 June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jody Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250159

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT J-71

VIOLATION TAX ID #: 3105420000710

On 05/06/2025, 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 **3105420000710** and the physical address is **2731 S BLAIR STONE RD APT J-71**, 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 02/03/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - C. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - D. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
 - E. **IPMC, Interior Structure, 305.3 Interior Surfaces**
 - F. **IPMC, Light, Ventilation and Occupancy Limitations, 401.2 Responsibility**
 - G. **IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility**

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

I. IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required

J. IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/28/2025 of the Initial Hearing by certified mail and posting of the property.

On April 8, 2025 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 May 06, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 04/15/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 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, Exterior Structure, 304.2 Protective Treatment**
Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight and properly surface coated to prevent deterioration. Apt J 71.
 - 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. Apt J 71.
 - C. **IPMC, Exterior Structure, 304.7 Roof and Drains**
Corrective Action Required: Repair, remove, and/or replace the roof drains, gutters, and downspouts. Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance. Apt J 71.
 - D. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
Corrective Action Required: Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Apt J 71.
 - E. **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. Apt J 71.
 - F. **IPMC, Light, Ventilation and Occupancy Limitations, 401.2 Responsibility**
Corrective Action Required: Ensure all lights and ventilation are maintained in a good condition. Repair the ventilation duct in the hallway. Apt J 71.

G. IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
Corrective Action Required: Ensure plumbing fixtures and facilities are maintained. Apt J 71.

H. 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. Apt J 71.

I. IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required

Corrective Action Required: Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements. Apt J 71.

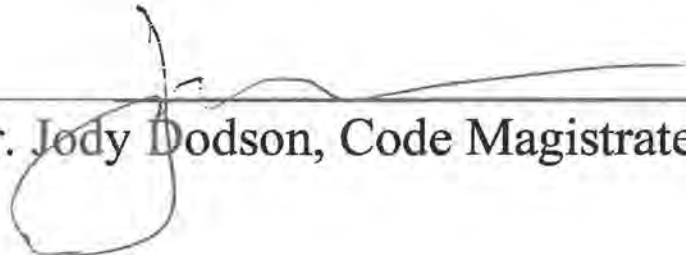
J. IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms

Corrective Action Required: Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required. Apt J 71.

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 everyday 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 cost 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 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242893

VIOLATION ADDRESS: 2400 W THARPE ST APT 308

VIOLATION TAX ID #: 2121510191480

On 05/06/2025, 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 **2121510191480** and the physical address is **2400 W THARPE ST APT 308**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PLATO VILALS APTS LLC (hereinafter "Property Owner(s)").
3. On 01/15/2025 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - B. **IPMC, Interior Structure, 305.3 Interior Surfaces**
 - C. **IPMC, Exterior Structure, 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 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/28/2025 of the Initial Hearing by certified mail and posting of the property.

On April 8, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 DAYS TO CORRECT VIOLATIONS.

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

 X DID attend the initial hearing

 DID NOT attend the initial hearing.

7. On May 06, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 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, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight and properly surface coated to prevent deterioration. Apt 308.

B. 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. Apt 308.

C. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

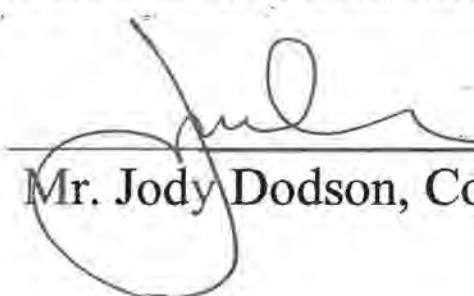
Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Apt 308.

Please be advised the
magistrate has amended this
order for fines to start on the 16th day
if not in compliance

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 everyday 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 cost 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 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250036

VIOLATION ADDRESS: 1556 CHINA GROVE TRL

VIOLATION TAX ID #: 3104380000150

On 05/06/2025, 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 **3104380000150** and the physical address is **1556 CHINA GROVE TRL**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: SMITH ROBERT (hereinafter "Property Owner(s)").
3. On 02/03/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Property Areas, 302.4 Weeds

B. IPMC, Exterior Property Areas, 302.7 Accessory Structures

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/28/2025 of the Initial Hearing by certified mail and posting of the property.

On April 8, 2025 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 May 06, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 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: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Remove all dead tree limbs and tree debris from the entire property.

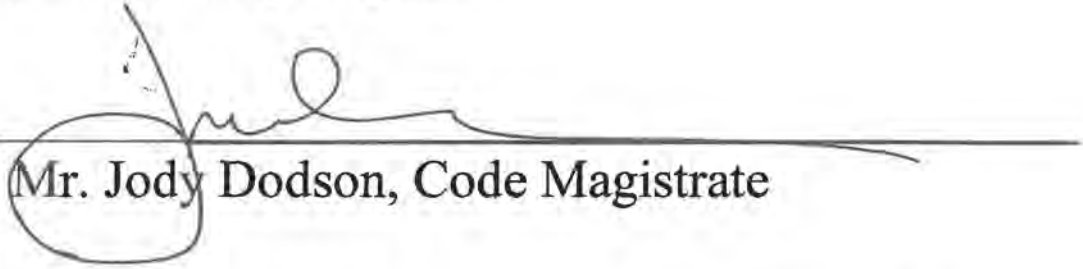
B. IPMC, Exterior Property Areas, 302.7 Accessory Structures

Corrective Action Required: Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

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 everyday 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 cost 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 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242884

VIOLATION ADDRESS: 805 S MACOMB ST

VIOLATION TAX ID #: 2136900348860

On 05/06/2025, 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 **2136900348860** and the physical address is **805 S MACOMB ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TAYLOR RUSSELL (hereinafter "Property Owner(s)").
3. On 12/16/2024 Property Owner(s) was/were given 30 **DAYS** 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 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 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/20/2025 of the Initial Hearing by certified mail and posting of the property.

On April 8, 2025 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 May 06, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 04/15/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

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

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

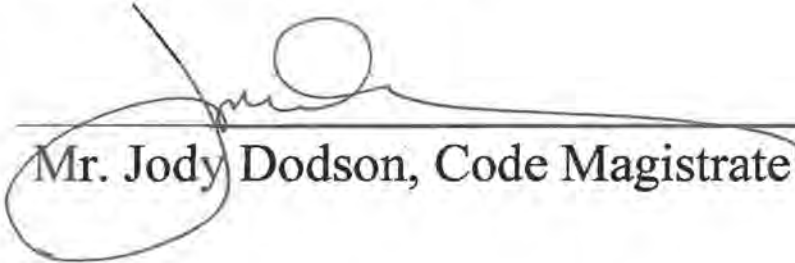
Corrective Action Required: Remove and dispose of all dead trees and tree debris from property.

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 everyday 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 cost 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 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242754

VIOLATION ADDRESS: 2731 BLAIR STONE RD APT K-65

VIOLATION TAX ID #: 3105420000650

On 05/06/2025, 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 **3105420000650** and the physical address is **2731 BLAIR STONE RD APT K-65**, 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 12/16/2024 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - C. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
 - D. **IPMC, Interior Structure, 305.3 Interior Surfaces**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/07/2025 of the Initial Hearing by certified mail and posting of the property.

On April 8, 2025 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 May 06, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 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, 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. Apt K 65.

B. IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Action Required: Repair, remove, and/or replace the roof drains, gutters, and downspouts. Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance. Apt K 65.

C. IPMC, Exterior Structure, 304.9 Overhang Extensions

Corrective Action Required: Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Apt K 65.

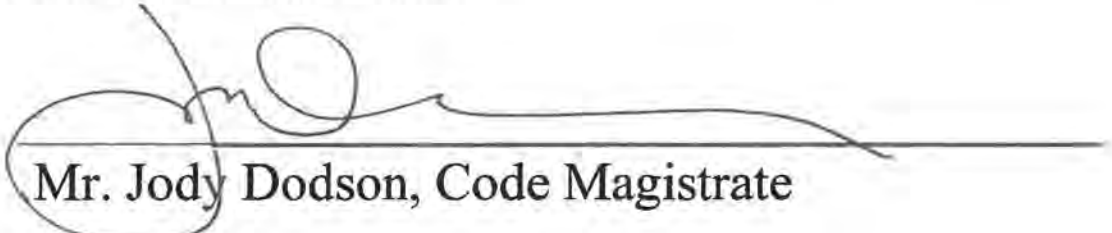
D. IPMC, Interior Structure, 305.3 Interior Surfaces

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. Apt K 65.

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 everyday 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 cost 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 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242616

VIOLATION ADDRESS: 2313 CUMBERLAND DR

VIOLATION TAX ID #: 212105 C0120

On 05/06/2025, 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 C0120 and the physical address is identified **2313 CUMBERLAND DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **Dorvelus Josieur/ Mosley Quenishia L** hereinafter "Property Owner(s)".
3. On 11/04/2024 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 05/06/2025 before the Code Magistrate.
5. On 03/17/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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 and dispose of all dead trees from the property, in the front yard.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jody Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242978

VIOLATION ADDRESS: 2328 OLIVER ST APT A

VIOLATION TAX ID #: 411165 G0050

On 05/06/2025, 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 **411165 G0050** and the physical address is identified **2328 OLIVER ST APT A** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CP DANNER CONSTRUCTION INC/ (hereinafter "Property Owner(s)").
Isom Keon / Session Xander
3. On 12/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - B. **IPMC, Exterior Structure, 304.18.1 Building Security Doors**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On *3/6/25* the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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, 304.7 Roof and Drains

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

IPMC, Exterior Structure, 304.18.1 Building Security Doors

Corrective Action Required: Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working 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 June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jodie Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250451

VIOLATION ADDRESS: 1001 OCALA RD

VIOLATION TAX ID #: 2127204520000

On 05/06/2025, 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 **2127204520000** and the physical address is identified **1001 OCALA RD, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: FMF AQUA-STATION / FMF AQUA-ARLINGTON LLC / FMF AQUA-BENTON LLC (hereinafter "Property Owner(s)").
3. On 03/18/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Mechanical and Electrical Requirements, 605.1 Installation

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/18/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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, Mechanical and Electrical Requirements, 605.1 Installation

Corrective Action Required: Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner. Building A, B and C secure all fire panel doors with key locking devices in the hallways. Building A all electrical junction boxes must have cover plates to contain all electrical wires. Building A by room 106 secure loose conduit by walkway and porch. Buildings A, B and C inside fire panel remove the household electrical cord with 110 volt. 100-volt power supply must be enclosed in electrical box and done by code.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

JODY DODSON

JODY DODSON (May 7, 2025 15:01 EDT)

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242899

VIOLATION ADDRESS: 2915 SHARER RD APT 1336

VIOLATION TAX ID #: 2113206220000

On 05/06/2025, 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 **2113206220000** and the physical address is identified **2915 SHARER RD APT 1336** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LCP TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 12/16/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.7 Roof and Drains**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/11/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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 (tenant)

_____ DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Action Required Repair and/or replace the roof flashing 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 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 June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jodie Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250421

VIOLATION ADDRESS: 214 N DELLVIEW DR

VIOLATION TAX ID #: 212430 A0110

On 05/06/2025, 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 **212430 A0110** and the physical address is identified **214 N DELLVIEW DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LUNSFORD EDWARD C (hereinafter "Property Owner(s)").
3. On 02/26/2025 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 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 05/06/2025 before the Code Magistrate.
5. On 3/11/25 the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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 property. Outdoor storage is not allowed remove and store inside an approved structure.

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

Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of 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 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 June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jody Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250404

VIOLATION ADDRESS: 1554 LAKE AVE

VIOLATION TAX ID #: 410230 00084

On 05/06/2025, 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 00084** and the physical address is identified **1554 LAKE AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **GLEN HOLLOW HOLDINGS LLC** (hereinafter "Property Owner(s)").
3. On 02/25/2025 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 VII, Section 3 401 Fences and Walls**
 - C. **IPMC, Exterior Structure, 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 05/06/2025 before the Code Magistrate.
5. On 3/3/25 the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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 property.

B. TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls

Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe. Remove Galvanized fence post left from a previous chain link fence.

C. 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.

Remove all boards and ensure all windows and doors are sound and in working Order.

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 June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jody Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE0250440

VIOLATION ADDRESS: 819 SUNDOWN LN

VIOLATION TAX ID #: 411480 D0090

On 05/06/2025, 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 **411480 D0090** and the physical address is identified **819 SUNDOWN LN** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **CLARKE LONDON** (hereinafter "Property Owner(s)").
3. On 02/27/2025 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, 302.8 Motor Vehicles
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. Unlicensed RV no tag.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250412

VIOLATION ADDRESS: 3208 HUNTINGTON WOODS BLVD

VIOLATION TAX ID #: 2116080000340

On 05/06/2025, 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 **2116080000340** and the physical address is identified **3208 HUNTINGTON WOODS BLVD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **VANDERBILT REAL ESTATE INVESTMENTS LLC** (hereinafter "Property Owner(s)").
3. On 02/25/2025 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. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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 (neighbor)

☐ 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 property. Remove wood from outdoor storage

B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.

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 June 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

Jodie Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242210

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1215

VIOLATION TAX ID #: 3104080011215

On 05/06/2025, 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 **3104080011215** and the physical address is identified **1974 MIDYETTE RD APT #1215** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ABLES BENJAMIN / ABLES HENNA SHAH (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

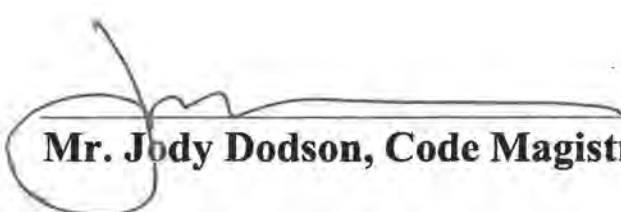
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242215

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1212

VIOLATION TAX ID #: 3104080011212

On 05/06/2025, 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 **3104080011212** and the physical address is identified **1974 MIDYETTE RD APT #1212** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ZELMAN JOSHUA / ZELMAN PHILIP (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

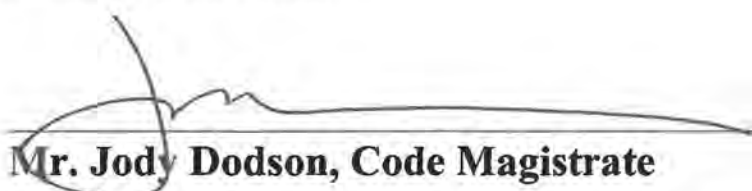
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242213

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1213

VIOLATION TAX ID #: 3104080011213

On 05/06/2025, 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 **3104080011213** and the physical address is identified **1974 MIDYETTE RD APT #1213** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: KEITH KELLY NICOLE (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4].**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

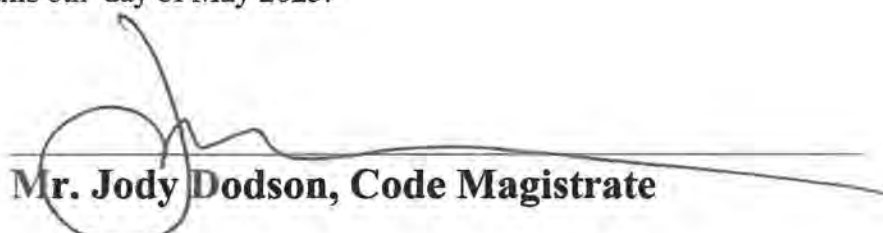
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242212

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1214

VIOLATION TAX ID #: 3104080011214

On 05/06/2025, 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 **3104080011214** and the physical address is identified **1974 MIDYETTE RD APT #1214** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MILLERMARKER REALTY LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242219

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1209

VIOLATION TAX ID #: 3104080011209

On 05/06/2025, 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 **3104080011209** and the physical address is identified **1974 MIDYETTE RD APT #1209** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: DARDEN COMMERCIAL LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242217

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1105

VIOLATION TAX ID #: 3104080011105

On 05/06/2025, 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 **3104080011105** and the physical address is identified **1974 MIDYETTE RD APT #1105** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: DARDEN COMMERCIAL LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

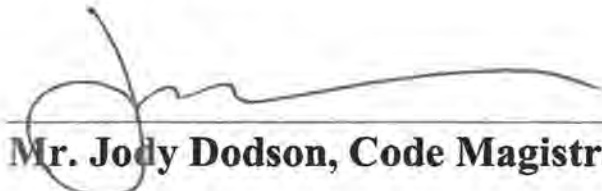
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242188

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1203

VIOLATION TAX ID #: 3104080021203

On 05/06/2025, 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 **3104080011216** and the physical address is identified **1974 MIDYETTE RD APT #1203** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: DK RESIDENCY LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

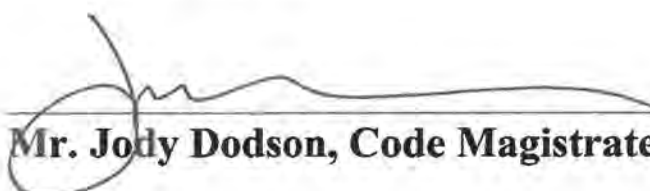
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242193

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1216

VIOLATION TAX ID #: 3104080011216

On 05/06/2025, 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 **3104080011216** and the physical address is identified **1974 MIDYETTE RD APT #1216** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: DK RESIDENCY LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]—

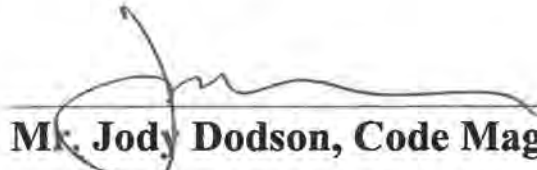
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242192

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1108

VIOLATION TAX ID #: 3104080011108

On 05/06/2025, 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 **3104080011108** and the physical address is identified **1974 MIDYETTE RD APT #1108** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: DK RESIDENCY LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

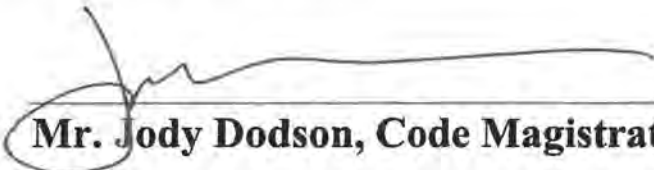
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242191

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1201

VIOLATION TAX ID #: 3104080021201

On 05/06/2025, 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 **3104080021201** and the physical address is identified **1974 MIDYETTE RD APT #1201** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: DK RESIDENCY LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE 24 2189

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1101

VIOLATION TAX ID #: 3104080021101

On 05/06/2025, 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 **3104080021101** and the physical address is identified **1974 MIDYETTE RD APT #1101** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CLARK-NORD FL & GA LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

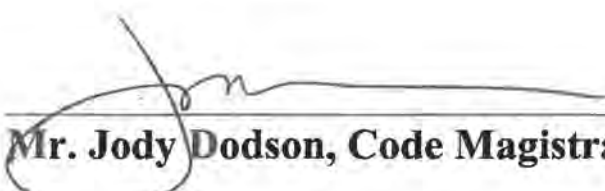
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242187

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1204

VIOLATION TAX ID #: 3104080021204

On 05/06/2025, 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 **3104080021204** and the physical address is identified **1974 MIDYETTE RD APT #1204** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CLARK-NORD FL & GA LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242211

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1107

VIOLATION TAX ID #: 3104080011107

On 05/06/2025, 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 **3104080011107** and the physical address is identified **1974 MIDYETTE RD APT #1107** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CLARK-NORD FL & GA LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**

Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242190

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1202

VIOLATION TAX ID #: 3104080021202

On 05/06/2025, 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 **3104080021202** and the physical address is identified **1974 MIDYETTE RD APT #1202** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CLARK-NORD FL & GA LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242214

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1106

VIOLATION TAX ID #: 3104080011106

On 05/06/2025, 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 **3104080011106** and the physical address is identified **1974 MIDYETTE RD APT #1106** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CLARK-NORD FL & GA LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

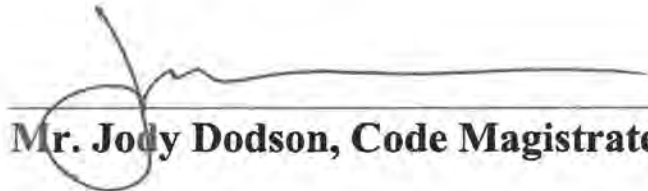
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242218

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1210

VIOLATION TAX ID #: 3104080011210

On 05/06/2025, 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 **3104080011210** and the physical address is identified **1974 MIDYETTE RD APT #1210** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CLARK-NORD FL & GA LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

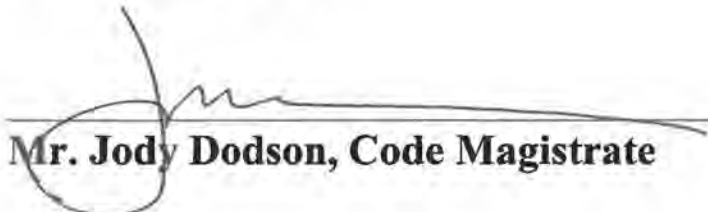
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242216

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1211

VIOLATION TAX ID #: 3104080011211

On 05/06/2025, 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 **3104080011210** and the physical address is identified **1974 MIDYETTE RD APT #1211** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CLARK-NORD FL & GA LLC (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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: This order has been amended
to include: Provide certified fire watch

- A. 13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]

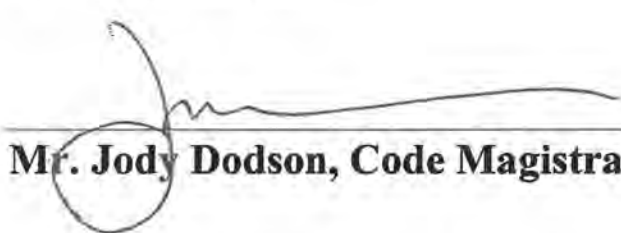
Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242186

VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1102

VIOLATION TAX ID #: 3104080021102

On 05/06/2025, 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 **3104080021102** and the physical address is identified **1974 MIDYETTE RD APT #1102** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: THOMAS D JEAN (hereinafter "Property Owner(s)").
3. On 12/01/2023 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 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:

This order has been amended
to include: Provide certified fire watch

- A. **13.7.1.4.2 * - Fire Alarm system not operating properly. To ensure operational integrity, the fire alarm system shall have an approved maintenance and testing program complying with the applicable requirements of NFPA 70 and NFPA 72 [101:9.6.1.4]**

Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE242541

VIOLATION ADDRESS: 717 FLORAL ST

VIOLATION TAX ID #: 410125 B0030

On 05/06/2025, 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 **410125 B0030** and the physical address is **717 FLORAL ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **THORPE SCOTTLAND R** (hereinafter "Property Owner(s)").
3. On 03/04/2025 Property Owner(s) was/were given **15 DAYS** 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 IX, Section 3 488(b) Maintenance**
 - C. **IMPC, Exterior Property Areas, 302.8 Motor Vehicles**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/18/2025 of the Initial Hearing by certified mail and posting of the property.

On April 8, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **10 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 May 06, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

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

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

Corrective Action Required: Remove inoperable household items from the exterior of the property. Outdoor storage is not allowed remove items and inside or approved storage building.

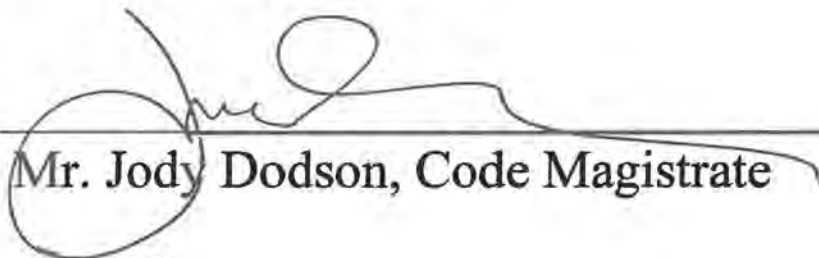
C. IMPC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. All tires must be inflated.

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 everyday 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 cost 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 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250246

VIOLATION ADDRESS: 1807 KELLY ST

VIOLATION TAX ID #: 410450 Y0020

On 05/06/2025, 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 **410450 Y0020** and the physical address is **1807 KELLY ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MATHERS JASPER HILL TRUST/ TRUSTEE & MATHERS JONATHAN HILL TRUSTEE** (hereinafter "Property Owner(s)").
3. On 01/31/2025 Property Owner(s) was/were given **5 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**
 - C. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
 - D. **IPMC, Exterior Structure, 304.6 Exterior Walls**
 - E. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - F. **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 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 01/31/2025 of the Initial Hearing by certified mail and posting of the property.

On April 8, 2025 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 May 06, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 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, 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 trash, litter, and debris from the entire property.

C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.

D. IPMC, Exterior Structure, 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 coated to prevent deterioration.

E. 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.

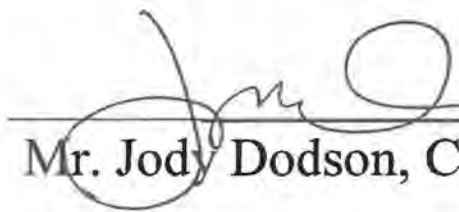
F. IPMC, General, 301.3 Vacant Structures and Land

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

12. Based upon the above, an initial fine of \$ 100.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 100.00 shall be imposed everyday 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 cost 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 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

May 12, 2025

SIMGLO ENTERPRISE INC
9142 TUSCAN VALLEY PLACE
ORLANDO, FL 32825

Re: Address: **1020 N WOODWARD AVE 212635 A0010**
Case No.: **TCE250654** Tax I.D. # **212635 A0010**

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

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE250654**

Initial Inspection Date: **03/27/2025**

Repeat Offender:

Location Address: **1020 N WOODWARD AVE 212635 A0010**

Tax ID #: **212635 A0010**

Owner(s): **SIMGLO ENTERPRISE INC**

9142 TUSCAN VALLEY PLACE

ORLANDO, FL 32825

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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. Remove all underbrush from property.

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

Boarding a structure will not bring the property into compliance. If 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 8313 7811 62

TCE250654 LM/NOV
SIMGLO ENTERPRISE INC
9142 TUSCAN VALLEY PL
ORLANDO FL 32825-7581

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

Postage: \$8.1600



**Housing and Community Resilience
Code Enforcement Division**

May 12, 2025

TALLAHASSEE LENDERS' CONSORTIUM INC
224 OFFICE PLZ
TALLAHASSEE FL 32301-2808

Re: Address: **Corner of Puttnam & Brighton Rd**
Case No.: **TCE250731** Tax I.D. # **3107203400000**

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

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE250731**

Initial Inspection Date: **04/08/2025**

Repeat Offender:

Location Address: **Corner of Puttnam & Brighton Rd**

Tax ID #: **3107203400000**

Owner(s): **TALLAHASSEE LENDERS' CONSORTIUM INC**

224 OFFICE PLZ

TALLAHASSEE FL 32301-2808

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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 8313 7958 31

TCE250731 LM/NOV
TALLAHASSEE LENDERS' CONSORTIUM INC
224 OFFICE PLAZA DR
TALLAHASSEE FL 32301-2808

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**

May 15, 2025

HORTON PATRICK
1425 N DUVAL ST
TALLAHASSEE FL 32303

Re: Address: **1425 N DUVAL ST**
Case No.: **TCE251010**

Tax I.D. # **212543 G0310**

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,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE251010**

Initial Inspection Date: **05/15/2025**

Repeat Offender:

Location Address: **1425 N DUVAL ST**

Tax ID #: **212543 G0310**

Owner(s): **HORTON PATRICK**

1425 N DUVAL ST

TALLAHASSEE FL 32303

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 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 8314 5207 60

TCE251010 LM/NOV
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**

**Housing and Community Resilience
Code Enforcement Division**

June 02, 2025

MUNROE JAMES D JR
5285 TOWER RD UNIT C3
TALLAHASSEE FL 32303

Re: Address: **818 & 820 EDGEWOOD ST**
Case No.: **TCE251000** 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

Notice of Violation

Code Officer: **Lesia Vause**

Case #: **TCE251000**

Initial Inspection Date: **05/13/2025**

Repeat Offender:

Location Address: **818 & 820 EDGEWOOD ST**

Tax ID #: **1130690130180**

Owner(s): **MUNROE JAMES D JR**

5285 TOWER RD UNIT C3

TALLAHASSEE FL 32303

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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 all trash, litter, and debris from the entire property.

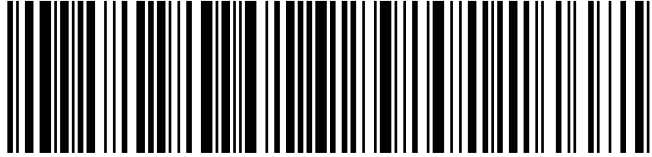
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If 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 8317 1276 76

TCE251000 LM/NOV
MUNROE JAMES D JR
5285 TOWER RD
UNIT C3
TALLAHASSEE FL 32303-7965

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.: TCE250517

VIOLATION ADDRESS: 1236 BLOUNTSTOWN ST
(AKA 1230,1234,1238,1240,1242,1250,1252)

VIOLATION TAX ID #: 2129204070000

On 06/03/2025, 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 2129204070000 and the physical address is identified **1236 BLOUNTSTOWN ST, (AKA 1230,1234,1238,1240,1242,1250,1252)** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MILLENNIUM PARC LLC (hereinafter "Property Owner(s)").
3. On 03/12/2025 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 IX, Section 3 488(b) Maintenance
 - C. IPMC, Exterior Property Areas, 302.2 Grading and Drainage
 - D. IPMC, Exterior Structure, 304.7 Roof and Drains
 - E. IPMC, Exterior Structure, 304.6 Exterior Walls
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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 all trash, litter, and debris from the entire property.

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

Corrective Action Required: Remove and dispose of all dead trees from the property. Ensure all standing dead trees on property are removed, along with all tree debris.

C. IPMC, Exterior Property Areas, 302.2 Grading and Drainage

Corrective Action Required: Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon. Ensure parking lot drains by building 1242 are clear of debris and work as intended.

D. IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Action Required: Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure. Repair or replace the damaged roof on building 1242. Roof must be sound and tight not to admit rain. Repair or replace all damaged roofs, soffits and overhangs.

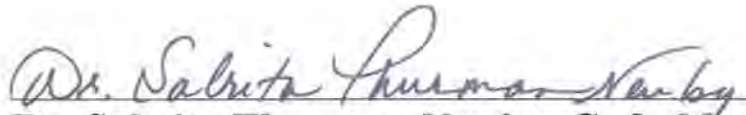
E. IPMC, Exterior Structure, 304.6 Exterior Walls

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 coated to prevent deterioration. Repair or replace damaged retaining walls at north end of 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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE242659

VIOLATION ADDRESS: 3018 S MERIDIAN ST

VIOLATION TAX ID #: 411260 A0090

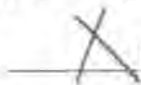
On 06/03/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 411260 A0090 and the physical address is identified **3018 S MERIDIAN ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: JEAN FADRIENA V (hereinafter "Property Owner(s)").
3. On 11/19/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. TLDC, Chapter 3, 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 06/03/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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

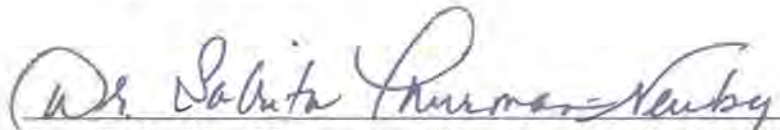
Corrective Action Required: Remove and dispose of all dead trees from the property.

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 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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250741

VIOLATION ADDRESS: V/L LEFT OF 604 W BREVARD

VIOLATION TAX ID #: 2125280000121

On 06/03/2025, 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 2125280000121 and the physical address is identified **V/L LEFT OF 604 W BREVARD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: AREA 13 LLC (hereinafter "Property Owner(s)").
3. On 04/22/2025 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 06/03/2025 before the Code Magistrate.
5. On 05/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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 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

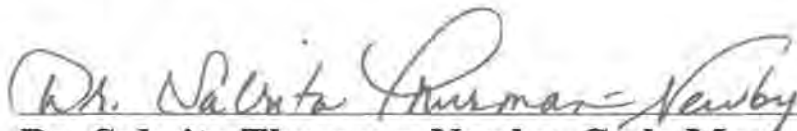
Corrective Action Required: Remove all trash, litter, and debris from the entire property.

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 2 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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250223

VIOLATION ADDRESS: 1375 PULLEN RD APT 233

VIOLATION TAX ID #: 2123202150000

On 06/03/2025, 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 2123202150000 and the physical address is identified **1375 PULLEN RD APT 233 Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TERRA LAKE HEIGHTS LLC (hereinafter "Property Owner(s)").
3. On 03/05/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Plumbing Systems and Fixtures, 504.1 General**
 - B. **IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required**
 - C. **IPMC, Plumbing Facilities and Fixture Requirements, Water System, 505.1 General**
 - D. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
 - E. **IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires**
 - F. **IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms**
 - G. **TLDC, Chapter 3, Article VIII, Section 3 434(b), Swimming Pool Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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, Plumbing Systems and Fixtures, 504.1 General

Corrective Action Required: Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Ensure that the toilets are not clogged up and that the toilets don't have a continuous run of water.

B. IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required

Corrective Action Required: Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements. Ensure that the breaker box properly functions and is capable of sustaining the proper load of being used by the HVAC system.

C. IPMC, Plumbing Facilities and Fixture Requirements, Water System, 505.1 General

Corrective Action Required: Ensure every sink, lavatory, bathtub or shower, drinking fountain, water closet or other plumbing fixture is properly connected to either a public water system or to an approved private water system. Ensure kitchen sinks, lavatories, laundry facilities, bathtubs and showers are supplied with hot and cold running water in accordance with the International Plumbing Code.

D. 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, around the front and balcony door.

E. IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires

Corrective Action Required: Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light.

F. IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms
Corrective Action Required: Ensure smoke alarms are fully functional in all appropriate areas on each floor of the interior structure including bedrooms, hallways, and living areas as required.

G. 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.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250872

VIOLATION ADDRESS: 2626 PARK AVE E BLDG 11 APT 1106

VIOLATION TAX ID #: 1133200220000

On 06/03/2025, 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 1133200220000 and the physical address is identified **2626 PARK AVE E BLDG 11 APT 1106** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: 2626 PARK TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 04/28/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. 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 06/03/2025 before the Code Magistrate.
5. On 05/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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, 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 correctly installed, in safe working condition, and perform as originally designed.

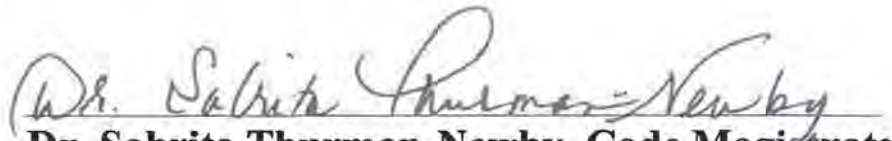
Ensure that the HVAC is properly installed, in safe working condition, and performs as originally designed.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250805

VIOLATION ADDRESS: 2320 APALACHEE PKWY

VIOLATION TAX ID #: 310480 B0240

On 06/03/2025, 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 310480 B0240 and the physical address is identified **2320 APALACHEE PKWY** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PARKWAY PLACE PTNRS LTD (hereinafter "Property Owner(s)").
3. On 04/23/2025 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 06/03/2025 before the Code Magistrate.
5. On 04/30/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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, Article IX, Section 3.488 (b) Maintenance

Corrective Action Required: Remove all trash, litter and 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 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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250348

VIOLATION ADDRESS: 2855 APALACHEE PKWY APT 127

VIOLATION TAX ID #: 3104204290000

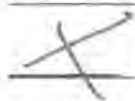
On 06/03/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 3104204290000 and the physical address is identified **2855 APALACHEE PKWY APT 127** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: BPX PARKWAY LLC / BPX PARKWAY TIC 1 LLC / BPX PARKWAY TIC 2 LLC / BPX PARKWAY TIC 3 LLC (hereinafter "Property Owner(s)").
3. On 03/20/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Pest Elimination, 309.1 - Infestation
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/18/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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, Pest Elimination, 309.1 - Infestation

Corrective Action Required: Ensure the structure is kept free from insect and rodent infestation.

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 2 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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250372

VIOLATION ADDRESS: 3068 ADKINS FOREST LN

VIOLATION TAX ID #: 310328 A0120

On 06/03/2025, 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 310328 A0120 and the physical address is identified **3068 ADKINS FOREST LN** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TAYLOR CHARLES M / TAYLOR AMY ROSE / TAYLOR CHARLES M JR (hereinafter "Property Owner(s)").
3. On 03/13/2025 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**
 - C. **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 06/03/2025 before the Code Magistrate.
5. On 04/21/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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: 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 trash, litter, and debris from the entire property

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

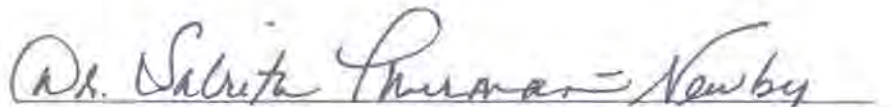
Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.

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 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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250294

VIOLATION ADDRESS: 1624 KEITH ST

VIOLATION TAX ID #: 410125 Q0060

On 06/03/2025, 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 Q0060 and the physical address is identified **1624 KEITH ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MORGAN JO ANN (hereinafter "Property Owner(s)").
3. On 02/10/2025 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. IPMC, Exterior Structure, 304.2 Protective Treatment**
 - C. IPMC, Exterior Structure, 304.6 Exterior Walls**
 - 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 06/03/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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 and dispose of all dead trees from the property.

B. IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

C. IPMC, Exterior Structure, 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 coated to prevent deterioration.

D. IPMC, Exterior Structure, 304.7 Roof and Drains

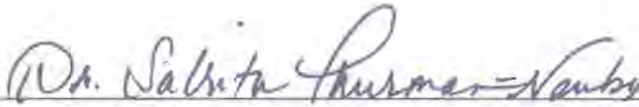
Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Repair or replace damaged roof at back of building.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250369

VIOLATION ADDRESS: 1554 LAKE AVE #302

VIOLATION TAX ID #: 410230 00084

On 06/03/2025, 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 00084 and the physical address is identified **1554 LAKE AVE #302** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: GLEN HOLLOW HOLDINGS LLC (hereinafter "Property Owner(s)").
3. On 02/25/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Pest Elimination, 309.1 Infestation**
 - B. **IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires**
 - C. **IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms**
 - D. **IPMC, Exterior Structure, 304.14 Insect Screens**
 - E. **IPMC, Exterior Structure, 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 06/03/2025 before the Code Magistrate.
5. On 05/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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 (Tenant)

_____ DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Pest Elimination, 309.1 Infestation

Corrective Action Required: Ensure the structure is kept free from insect and rodent infestation.

B. IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires

Corrective Action Required: Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light. Replace missing protective globe on porch light.

C. IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms

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

D. IPMC, Exterior Structure, 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. Replace broken glazing on front window.

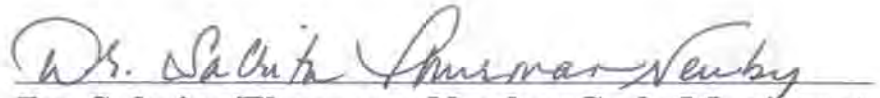
E. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

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

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 2 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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250450

VIOLATION ADDRESS: 821 E MAGNOLIA DR #4218

VIOLATION TAX ID #: 3107202090000

On 06/03/2025, 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 3107202090000 and the physical address is identified **821 E MAGNOLIA DR #4218** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MHP MAGNOLIA OAKS LLC (hereinafter "Property Owner(s)").
3. On 03/24/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Interior Structure, 305.1 General**
 - B. **IPMC, Plumbing Systems and Fixtures, 504.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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, Interior Structure, 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.

Replace cracked tile in bathroom floor.

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. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing.

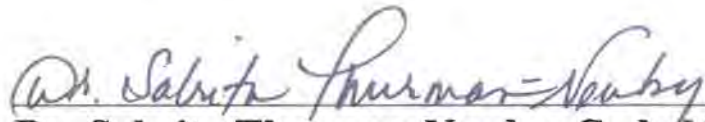
Repair or replace Bathtub that is damaged and has a large hole in it.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250850

VIOLATION ADDRESS: 2609 PEACHTREE DR

VIOLATION TAX ID #: 2128700000880

On 06/03/2025, 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 2128700000880 and the physical address is identified **2609 PEACHTREE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MATHERS JASPER HILL TRUST / MATHERS JASPER HILL TRUSTEE / MATHERS JONATHAN HILL TRUSTEE (hereinafter "Property Owner(s)").
3. On 04/24/2025 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. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
 - C. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
 - D. IPMC, General, 301.3 Vacant Structures and Land
 - E. IPMC, Exterior Structure, 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 06/03/2025 before the Code Magistrate.
5. On 04/28/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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 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. 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. Ensure all windows and doors are secured and work as intended.

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

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

D. 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.

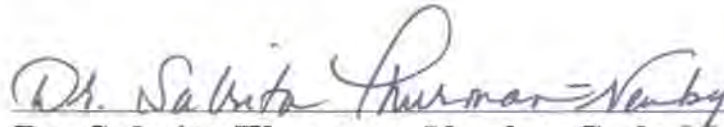
E. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

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

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250677

VIOLATION ADDRESS: 3511 SUNBRUST LOOP

VIOLATION TAX ID #: 411480 B0370

On 06/03/2025, 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 411480 B0370 and the physical address is identified **3511 SUNBRUST LOOP** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: REED G (hereinafter "Property Owner(s)").
3. On 04/03/2025 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 06/03/2025 before the Code Magistrate.
5. On 04/22/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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

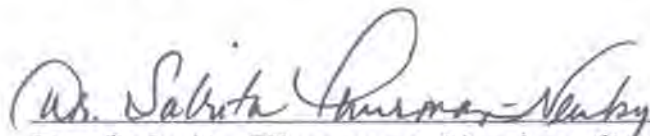
Corrective Action Required: Remove all trash, litter, and debris from the entire property.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250503

VIOLATION ADDRESS: 3514 LAKEWOOD DR N

VIOLATION TAX ID #: 311880 B0100

On 06/03/2025, 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 B0100 and the physical address is identified **3514 LAKEWOOD DR N**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HILL COSTELLA (hereinafter "Property Owner(s)").
3. On 03/11/2025 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 06/03/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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

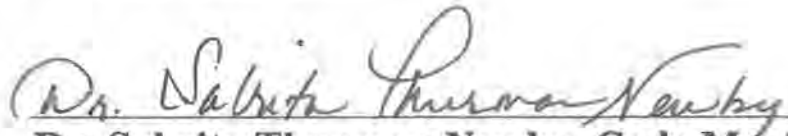
Corrective Action Required: Remove all trash, litter, and debris from the entire property. Outdoor storage is not allowed remove items and store indoors.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241720

VIOLATION ADDRESS: 314 PALMER AVE E

VIOLATION TAX ID #: 4101200930000

On 06/03/2025, 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 4101200930000 and the physical address is identified **314 PALMER AVE E**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PAT RICE LLC (hereinafter "Property Owner(s)").
3. On 08/02/2024 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. IPMC 302.4 Weeds**
 - C. PMC, Vacant Structures and Land, 301.3**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/30/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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, 304.13 Window, Skylight, Door Frames

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

B. IPMC 302.4 Weeds.

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

C. IPMC, Vacant Structures and Land, 301.3

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 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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE242652

VIOLATION ADDRESS: 1314 PINELLAS ST

VIOLATION TAX ID #: 4101750060030

On 06/03/2025, 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 **4101750060030** and the physical address is identified **1314 PINELLAS ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **YOUNG FRANCE / YOUNG ARLETTA** (hereinafter "Property Owner(s)").
3. On 11/14/2024 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. IPMC, Exterior Structure, 304.1 General**
 - C. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
 - D. IPMC, Exterior Structure, 304.4 Structural Members**
 - E. 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 06/03/2025 before the Code Magistrate.
5. On 04/30/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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 all trash, litter, and debris from the entire property.

B. 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 structure.

C. 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. 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.

D. IPMC, Exterior Structure, 304.4 Structural Members

Corrective Action Required: 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.

E. 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 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 August 5, 2025 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at **1314 Pinellas Street** *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 3rd day of JUNE 2025.

A handwritten signature in cursive script, reading "Dr. Sabrita Thurman-Newby", written over a horizontal line.

Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250691

VIOLATION ADDRESS: 2431 ROYAL OAKS DR

VIOLATION TAX ID #: 110465 C0030

On 06/03/2025, 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 110465 C0030 and the physical address is identified **2431 ROYAL OAKS DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: VORP MARIE JOSEE (hereinafter "Property Owner(s)").
3. On 04/03/2025 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
 - C. IPMC, Exterior Structure, 304.7 Roof and Drains
 - D. IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/21/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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 an overall height of less than 12 inches.

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

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

C. 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. The roof shows evidence of damaged tiles. Remove and repair the damaged area.

D. IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies

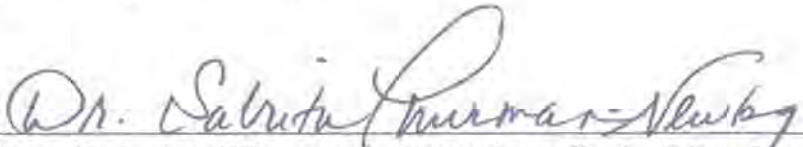
Corrective Action Required: Repair and/or replace exterior stairways, decks, porches and balconies and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. The front door decking is rotted. Remove all bad material. If you choose to rebuild, use good material.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 120 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 October 7, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250264

VIOLATION ADDRESS: 2616 MISSION RD

VIOLATION TAX ID #: 2128200110000

On 06/03/2025, 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 2128200110000 and the physical address is identified **2616 MISSION RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: NSD MISSION GROVE LLC / KABANA COVE 1031 LLC / KABANA WATERFRONT 1031 LLC / TALLY 1031 LLC / TARDEMA REALTY DE LLC (hereinafter "Property Owner(s)").
3. On 03/20/2025 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, Interior Structure, 305.3 Interior Surfaces
 - C. IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
 - D. IPMC, Pest Elimination, 309.1 Infestation
 - E. IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
 - F. IPMC, Plumbing Systems and Fixtures, 504.1 General
 - G. IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.

5. On 04/24/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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, 304.13 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. Apt 5.

B. 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. Apt 5.

C. IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces

Corrective Action Required: Ensure all stair and walking surfaces are maintained in good condition. Apt 5.

D. IPMC, Pest Elimination, 309.1 Infestation

Corrective Action Required: Ensure the structure is kept free from insect and rodent infestation. Apt 5.

E. IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility

Corrective Action Required: Ensure plumbing fixtures and facilities are maintained. Apt 5.

F. IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Action Required: Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Apt 5.

G. IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires

Corrective Action Required: Ensure every public hall, interior stairway, toilet room, kitchen, bathroom, laundry room, boiler room and furnace room have at least one light. Ensure that the front door light is properly installed and is in functioning as manufactured stated. Apt 5.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250569

VIOLATION ADDRESS: 3242 ALBERT DR

VIOLATION TAX ID #: 111026 K0460

On 06/03/2025, 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 111026 K0460 and the physical address is identified **3242 ALBERT DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: GORDON DENISE Y (hereinafter "Property Owner(s)").
3. On 03/24/2025 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, 302.8 Motor Vehicles

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/16/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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

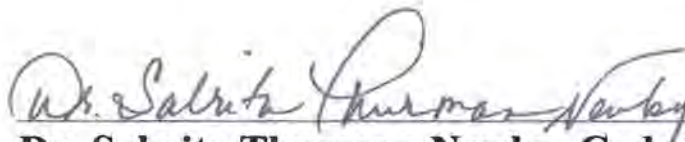
7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250676

VIOLATION ADDRESS: 2991 FENWICK CT E

VIOLATION TAX ID #: 142740 H0520

On 06/03/2025, 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 142740 H0520 and the physical address is identified **2991 FENWICK CT E** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ENTRUST GROUP INC FBO (hereinafter "Property Owner(s)").
3. On 04/02/2025 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**
 - C. TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/30/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Remove underbrush and overgrowth in the backyard.

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

Corrective Action Required: Remove all trash, litter, and debris from the entire property. Remove any and all tree debris in the back yard.

C. TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls

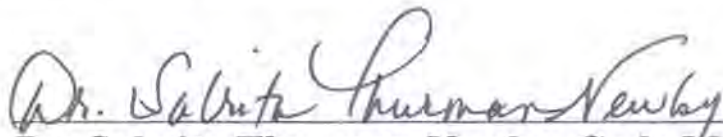
Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe. Repair and remove the fallen or damaged privacy fence.

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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250857

VIOLATION ADDRESS: 2660 OLD BAINBRIDGE RD (BLDG 15 / APT 1501)

VIOLATION TAX ID #: 2115206100000

On 06/03/2025, 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 2115206100000 and the physical address is identified **2660 OLD BAINBRIDGE RD (BLDG 15 / APT 1501)** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PACIFICA SPRINGWOOD LLC (hereinafter "Property Owner(s)").
3. On 04/25/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Plumbing Systems and Fixtures, 504.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/30/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 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, Plumbing Systems and Fixtures, 504.1 General

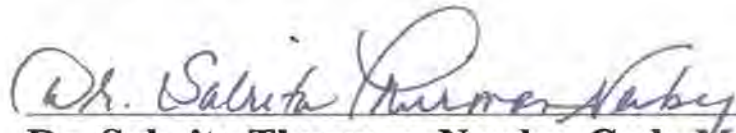
Corrective Action Required: BUILDING 15. Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. There is a large water leak at building 15. Ensure a licensed plumber repairs the leak.

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 2 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 August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250474

VIOLATION ADDRESS: 515 LYNNDALE ST

VIOLATION TAX ID #: 310775 B0120

On 06/03/2025, 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 **310775 B0120** and the physical address is **515 LYNNDALE ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MOLTIMORE NICOLE A (hereinafter "Property Owner(s)").
3. On 03/06/2025 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - C. **IPMC, Exterior Structure, 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 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/07/2025 of the Initial Hearing by certified mail and posting of the property.

On May 6, 2025 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 June 03, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 05/12/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 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 Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

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.

C. 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.

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 everyday 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 cost 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 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250255

VIOLATION ADDRESS: 1043 PRESTON ST

VIOLATION TAX ID #: 2126204670000

On 06/03/2025, 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 **2126204670000** and the physical address is **1043 PRESTON ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: YU JIANKUI / GAO DONGMEI (hereinafter "Property Owner(s)").
3. On 03/12/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
 - B. IPMC, Exterior Structure, 304.1 General
 - C. IPMC, Exterior Structure, 304.2 Protective Treatment
 - D. IPMC, Exterior Structure, 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 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/15/2025 of the Initial Hearing by certified mail and posting of the property.

On May 6, 2025 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 June 03, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 05/12/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.

B. 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.

C. IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

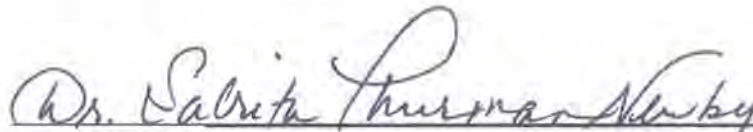
D. IIPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

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

12. Based upon the above, an initial fine of \$ 100.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 100.00 shall be imposed everyday 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 cost 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 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250412

VIOLATION ADDRESS: 3208 HUNTINGTON WOODS BLVD

VIOLATION TAX ID #: 2116080000340

On 06/03/2025, 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 **2116080000340** and the physical address is **3208 HUNTINGTON WOODS BLVD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: VANDERBILT REAL ESTATE INVESTMENTS LLC (hereinafter "Property Owner(s)").
3. On 03/04/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
 - B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/01/2025 of the Initial Hearing by certified mail and posting of the property.

On May 6, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 DAYS TO CORRECT VIOLATIONS.

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

 X DID attend the initial hearing (Neighbor)

 DID NOT attend the initial hearing.

7. On June 03, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 05/12/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 by certified mail, hand delivery and/or by posting of the property.

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

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

Corrective Action Required: Remove all trash, litter, and debris from the entire property. Remove wood from outdoor storage.

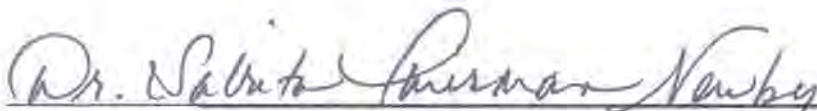
B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.

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 everyday 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 cost 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 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE242899

VIOLATION ADDRESS: 2915 SHARER RD APT 1336

VIOLATION TAX ID #: 2113206220000

On 06/03/2025, 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 **2113206220000** and the physical address is **2915 SHARER RD APT 1336** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LCP TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 01/13/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **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 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/11/2025 of the Initial Hearing by certified mail and posting of the property.

On May 6, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 DAYS TO CORRECT VIOLATIONS.

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

 X DID attend the initial hearing (Tenant)

 DID NOT attend the initial hearing.

7. On June 03, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 05/12/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 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, Exterior Structure, 304.7 Roof and Drains

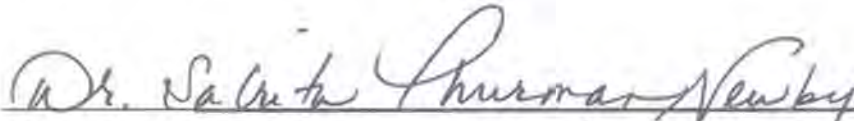
Corrective Action Required: Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure.

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 everyday 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 cost 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 3rd day of June 2025.

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

Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE242978

VIOLATION ADDRESS: 2328 OLIVER ST APT A

VIOLATION TAX ID #: 411165 G0050

On 06/03/2025, 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 **411165 G0050** and the physical address is **2328 OLIVER ST APT A** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CP DANNER CONSTRUCTION INC / ISOM KEON D / SESSION XANDER (hereinafter "Property Owner(s)").
3. On 12/30/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - B. **IPMC, Exterior Structure, 304.18.1 Building Security Doors**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/06/2025 of the Initial Hearing by certified mail and posting of the property.

On May 6, 2025 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 June 03, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 05/12/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 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, 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.

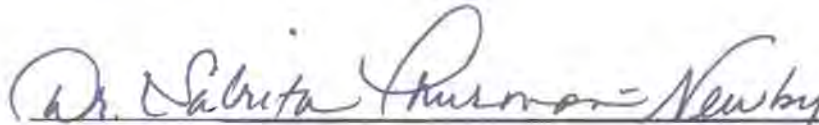
B. IPMC, Exterior Structure, 304.18.1 Building Security Doors

Corrective Action Required: Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working condition.

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 everyday 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 cost 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 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250404

VIOLATION ADDRESS: 1554 LAKE AVE

VIOLATION TAX ID #: 410230 O0084

On 06/03/2025, 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 **410230 O0084** and the physical address is **1554 LAKE AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **GLEN HOLLOW HOLDINGS LLC** (hereinafter "Property Owner(s)").
3. On 02/25/2025 Property Owner(s) was/were given **15 DAYS** 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 VII, Section 3 401 Fences and Walls**
 - C. **IPMC, Exterior Structure, 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 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/06/2025 of the Initial Hearing by certified mail and posting of the property.

On May 6, 2025 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 June 03, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 05/12/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

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

B. TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls

Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe. Remove Galvanized fence post left from a previous chain link fence.

C. 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. Remove all boards and ensure all windows and doors are sound and in working order.

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 everyday 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 cost 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 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250630

VIOLATION ADDRESS: 2731 S BLAIR STONE RD

VIOLATION TAX ID #: 3105420000150

On 06/03/2025, 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 **3105420000150** and the physical address is **2731 S BLAIR STONE RD** 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 04/01/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
 - B. **IPMC, Interior Structure, 305.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/01/2025 of the Initial Hearing by certified mail and posting of the property.

On May 6, 2025 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 June 03, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 05/12/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 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, Exterior Structure, 304.9 Overhang Extensions

Corrective Action Required: Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored.

Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair rotted out soffit and overhang by unit B 15

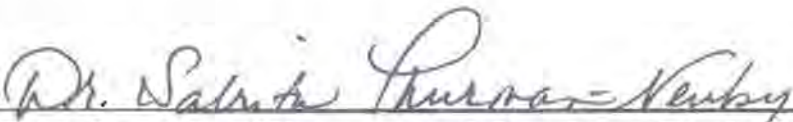
B. IPMC, Interior Structure, 305.1 General

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. Repair kitchen drawer in disrepair and sagging cabinet doors when opened .

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 everyday 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 cost 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 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE242771

VIOLATION ADDRESS: 1015 PRESTON ST (AKA 1017)

VIOLATION TAX ID #: 2126204600000

On 06/03/2025, 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 **2126204600000** and the physical address is **1015 PRESTON ST (AKA 1017)** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: DAVIS MAMIE RUTH / HILL CHRISTAL J / JACKSON JAMES K SR/ WHITE LEROY JR / JACKSON SANDRA THERESA / JACKSON HELEN DELTA ESTATE (hereinafter "Property Owner(s)").
3. On 11/22/2024 Property Owner(s) was/were given 5 **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**
 - C. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
 - D. **IPMC, General, 301.3 Vacant Structures and Land**
 - E. **IPMC, Exterior Structure, 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 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/11/2025 of the Initial Hearing by certified mail and posting of the property.

On April 8, 2025 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 June 03, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 05/01/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 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, 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.

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

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

C. IPMC, Exterior Structure, 304.9 Overhang Extensions

Corrective Action Required: Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored.

Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration.

D. 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.

E. 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.

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 everyday 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 cost 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 3rd day of June 2025.

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

Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250421

VIOLATION ADDRESS: 214 N DELLVIEW DR

VIOLATION TAX ID #: 212430 A0110

On 06/03/2025, 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 **212430 A0110** and the physical address is **214 N DELLVIEW DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LUNSFORD EDWARD C (hereinafter "Property Owner(s)").
3. On 02/26/2025 Property Owner(s) was/were given 10 **DAYS** 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 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 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/11/2025 of the Initial Hearing by certified mail and posting of the property.

On May 6, 2025 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 June 03, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 05/12/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

Corrective Action Required: Remove all trash, litter, and debris from the entire property. Outdoor storage is not allowed remove and store inside an approved structure.

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

Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the 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 everyday 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 cost 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 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 25, 2025

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Re: Address: **1114 JOE LOUIS ST**
Case No.: **TCE250990**

Tax I.D. # **212635 Q0201**

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,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE250990**

Initial Inspection Date: **05/12/2025**

Repeat Offender:

Location Address: **1114 JOE LOUIS ST**

Tax ID #: **212635 Q0201**

Owner(s): YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 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 8320 7510 28

TCE250990 LM
YU JIANKUI & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

July 11, 2025

GREEN PRODUCTS FL

4048 NW 92 AVE
SUNRISE FL 33351

Re: Address: **922 SPLENDOR RD**
Case No.: **TCE251391**

Tax I.D. # **3107200360000**

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

Notice of Violation

Code Officer: **Shameka Bush**

Case #: **TCE251391**

Initial Inspection Date: **06/25/2025**

Repeat Offender:

Location Address: **922 SPLENDOR RD**

Tax ID #: **3107200360000**

Owner(s): **GREEN PRODUCTS FL**

4048 NW 92 AVE

SUNRISE FL 33351

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 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 8323 1918 52

TCE251391 LM/NOV
GREEN PRODUCTS FL
4048 NW 92ND AVE
SUNRISE FL 33351-8842

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

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 01, 2025

AHMED SEBASTIAN

7950 SW 30TH ST STE 200
DAVIE FL 33328

Re: Address: **1022 RICHMOND ST**
Case No.: **TCE251378**

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,

Stacey Holmes

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251378**

Initial Inspection Date: **06/25/2025**

Repeat Offender:

Location Address: **1022 RICHMOND ST**

Tax ID #: **212635 L0180**

Owner(s): **AHMED SEBASTIAN**

7950 SW 30TH ST STE 200

DAVIE FL 33328

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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 8326 1910 71

TCE251378 NOV/LM
AHMED SEBASTIAN
7950 SW 30TH ST
STE 200
DAVIE FL 33328-1979

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 01, 2025

GRACEFUL SOLUTIONS INC

310 -C POL DR
TALLAHASSEE FL 32301

Re: Address: **2121 SAXON ST**
Case No.: **TCE251484**

Tax I.D. # **410127 P0060**

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

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251484**

Initial Inspection Date: **07/09/2025**

Repeat Offender:

Location Address: **2121 SAXON ST**

Tax ID #: **410127 P0060**

Owner(s): **GRACEFUL SOLUTIONS INC**

310 -C POL DR

TALLAHASSEE FL 32301

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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.

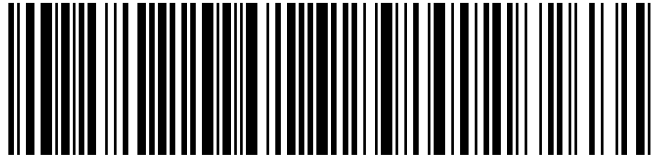
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8326 2868 76

TCE251484 NOV/LM
GRACEFUL SOLUTIONS INC
310 -C POL DR
TALLAHASSEE FL 32301

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 01, 2025

KEMP-MESCAN JAMIE
2069 HOLLYWOOD DR
TALLAHASSEE FL 32303

Re: Address: **2069 HOLLYWOOD DR**
Case No.: **TCE251811**

Tax I.D. # **2124204360000**

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

Notice of Violation

Code Officer: **Lesa Vause**

Case #: **TCE251811**

Initial Inspection Date: **07/31/2025**

Repeat Offender:

Location Address: **2069 HOLLYWOOD DR**

Tax ID #: **2124204360000**

Owner(s): **KEMP-MESCAN JAMIE**

2069 HOLLYWOOD DR

TALLAHASSEE FL 32303

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 5 days of receipt of this notice.

Code(s) in Violation:

- 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 8326 2763 10

TCE251811 LM/NOV
KEMP-MESCAN JAMIE
2069 HOLLYWOOD DR
TALLAHASSEE FL 32303-4831

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

Postage: \$8.8600

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

CASE NO.: TCE250450

VIOLATION ADDRESS: 821 E MAGNOLIA DR #4218

VIOLATION TAX ID #: 3107202090000

On 08/05/2025, 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 **4101200930000** and the physical address is **821 E MAGNOLIA DR #4218** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MHP MAGNOLIA OAKS LLC (hereinafter "Property Owner(s)").
3. On 03/24/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Interior Structure, 305.1 General**
 - B. **IPMC, Plumbing Systems and Fixtures, 504.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/15/2025 of the Initial Hearing by certified mail and posting of the property.

On June 3, 2025 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 06/16/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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, Interior Structure, 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. Replace cracked tile in bathroom floor.

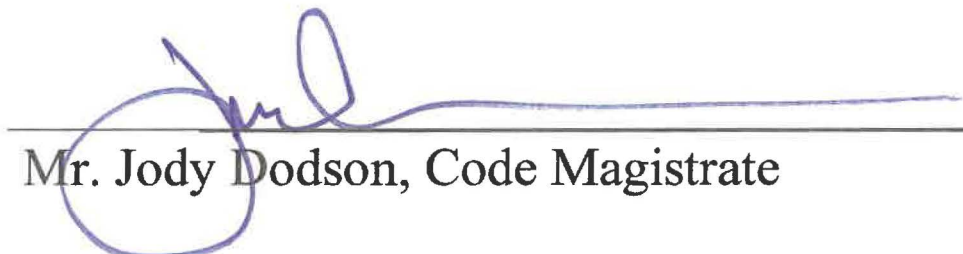
B. IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Action Required: Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Repair or replace Bathtub that is damaged and has a large hole in it.

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 everyday 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 cost 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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250503

VIOLATION ADDRESS: 3514 LAKEWOOD DR N

VIOLATION TAX ID #: 311880 B0100

On 08/05/2025, 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 **311880 B0100** and the physical address is **3514 LAKEWOOD DR N** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HILL COSTELLA (hereinafter "Property Owner(s)").
3. On 03/11/2025 Property Owner(s) was/were given 15 **DAYS** 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 06/03/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/15/2025 of the Initial Hearing by certified mail and posting of the property.

On June 3, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 10 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 06/19/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

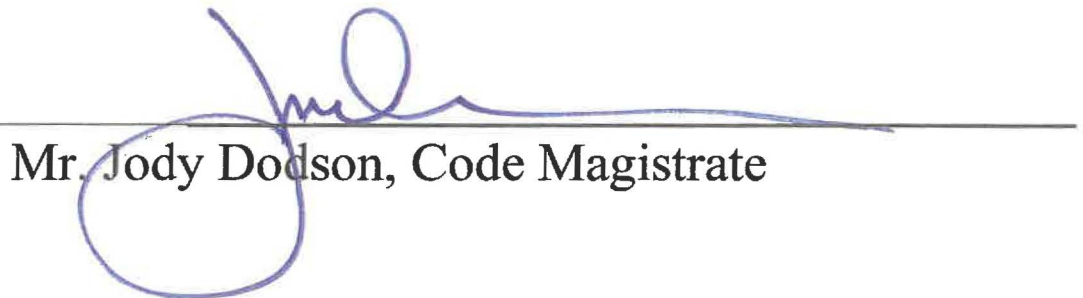
***Corrective Action Required:* Remove all trash, litter and debris from the entire property. Outdoor storage is not allowed, remove items and store indoors**

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 everyday 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 cost 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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241720

VIOLATION ADDRESS: 314 PALMER AVE E

VIOLATION TAX ID #: 4101200930000

On 08/05/2025, 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 **4101200930000** and the physical address is **314 PALMER AVE E** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **PAT RICE LLC** (hereinafter "Property Owner(s)").
3. On 08/02/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.13 Window, Skylight, Door Frames**
 - B. **IPMC 302.4 Weeds.**
 - C. **IPMC, Vacant Structures and Land, 301.3**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/30/2025 of the Initial Hearing by certified mail and posting of the property.

On June 3, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **10 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 06/19/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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, Exterior Structure, 304.13 Window, Skylight, Door Frames

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

B. IPMC 302.4 Weeds

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

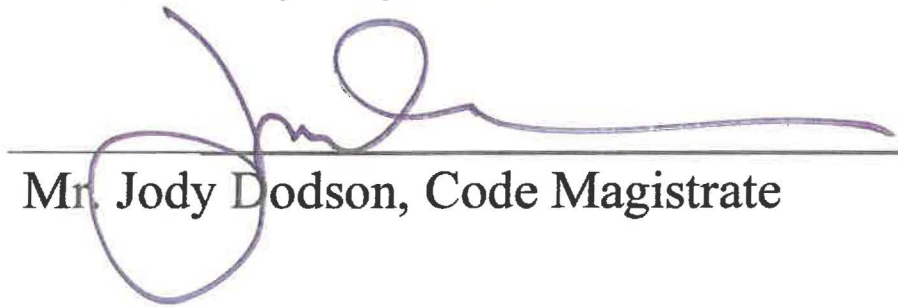
C. IPMC, Vacant Structures and Land, 301.3

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

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 everyday 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 cost 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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250677

VIOLATION ADDRESS: 3511 SUNBURST LOOP

VIOLATION TAX ID #: 411480 B0370

On 08/05/2025, 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 **411480 B0370** and the physical address is **3511 SUNBURST LOOP** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: REED G (hereinafter "Property Owner(s)").
3. On 04/03/2025 Property Owner(s) was/were given 15 **DAYS** 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 06/03/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/22/2025 of the Initial Hearing by certified mail and posting of the property.

On June 3, 2025 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 06/16/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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. TLDC, Chapter 3, Article IX, Section 3-488 (b) Maintenance

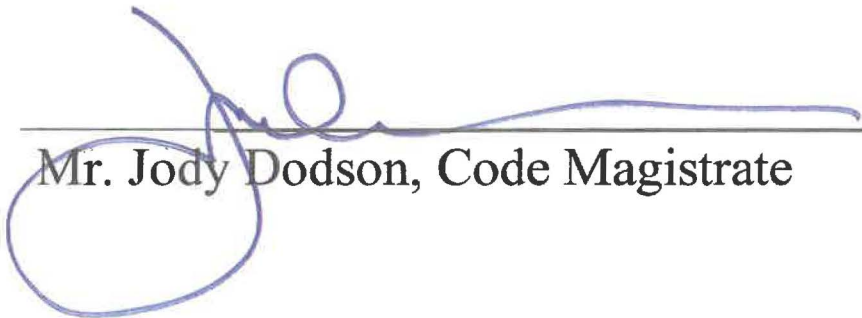
Corrective Action Required: Remove all trash, litter and debris from the entire property.

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 everyday 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 cost 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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE222571

VIOLATION ADDRESS: 720 COBLE DRIVE

VIOLATION TAX ID #: 310725 E0040

On 08/5/2025, 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 E0040** and the physical address is **720 COBLE DRIVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: SCOTT CAROL / SCOTT NANCY / SCOTT BURTON E (hereinafter "Property Owner(s)").
3. On 12/05/2022 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 304 ~ Exterior Structure**
 - B. **IPMC Chapter 3, Section 305 ~ Interior Structure**
 - C. **General Code of Ordinances, Chapter 9, Article III Offensive Accumulations & Growth**
 - D. **TLDC Chapter 3, Section 3.488 Maintenance (Residential)**
 - E. **TLDC Chapter 1, Section 1 2 Dangerous Building (4): Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the city.**

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.

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/04/2023 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/24/2023 of the Initial Hearing by certified mail and posting of the property.

On 03/05/2024 the Code Magistrate found probable cause that the above violation(s) did exist and granted the Property Owner(s) ONE YEAR BOARDING ORDER 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a (Continued) **Final Hearing**
8. On 06/24/2025 the Property Owner(s) were given notice of the (Continued) FINAL HEARING to be held on 08/05/2025 by certified mail, hand delivery and/or by posting of the property.

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

Corrective Action Required: Exterior of building must be free of all defects. Please make all repairs to all damaged surfaces of exterior structure and acquire any and all necessary permits that may be needed.

B. IPMC Chapter 3, Section 305 ~ Interior Structure

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Interior of building must be free of all defects. Please make all repairs to all damaged surfaces of Interior structure and acquire any and all necessary permits that may be needed. Repair all interior structure damaged by fire including but not limited to: structural members, floors, ceilings, walls, cabinetries etc.

C. Chapter 9, Article III Offensive Accumulations & Growth

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

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

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

E. TLDC Chapter 1, Section 1-2 Dangerous Building (4): Those which have been damaged by fire, wind or other causes so as to have become dangerous to life, safety, morals or the general health and welfare of the occupants or the people of the city.

Corrective Action Required: Due to fire damage the structure has become a life safety, health and welfare issue concerning the citizens of the city. The structures interior and exterior damaged by fire either need to be repaired by licensed contractors with proper permits obtained through the city of Tallahassee or the structure can be demolished with the proper permits obtained through the city of Tallahassee. Repair all exterior damage from fire including but not limited to: roof, siding, window and frames, doors and frames, eaves, fascia, soffits etc.

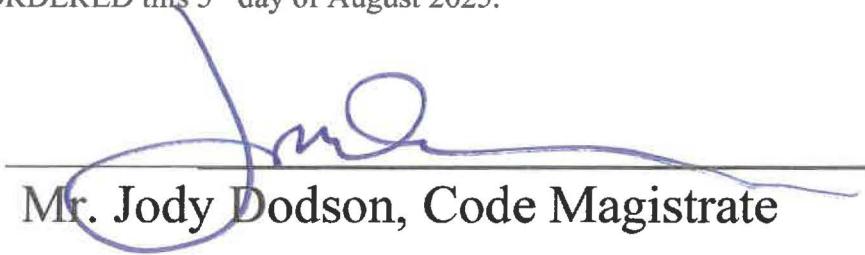
F. TLDC Chapter 1, Section 1-2 Dangerous Building (10): Those which, because of their unlocked or missing doors or windows, or other conditions, are accessible to malefactors or persons who are unlawful occupants of such structures.

Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. Ensure all windows and doors are closed, locked and secure. The structure must be secured from the general public and trespassers.

12. 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.
13. SCOTT CAROL / SCOTT NANCY / SCOTT BURTON E may board the property that is identified as 720 COBLE DRIVE until March 5, 2025 ^(Expired) **(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.
14. If the above-described property is not brought into substantial compliance within the timeframe allotted 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 everyday hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250850

VIOLATION ADDRESS: 2609 PEACHTREE DRIVE

VIOLATION TAX ID #: 2128700000880

On 08/05/2025, 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 **2128700000880** and the physical address is **2609 PEACHTREE DRIVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MATHERS JASPER HILL TRUST/ MATHERS JASPER HILL TRUSTEE / MATHERS JONATHAN HILL TRUSTEE (hereinafter "Property Owner(s)").
3. On 04/24/2025 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. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
 - C. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - D. **IPMC, General, 301.3 Vacant Structures and Land**
 - E. **IPMC, Exterior Structure, 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 06/03/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/28/2025 of the Initial Hearing by certified mail and posting of the property.

On June 3, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 10 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 06/19/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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, 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. 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. Ensure all windows and doors are secured and work as intended.

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

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

D. 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.

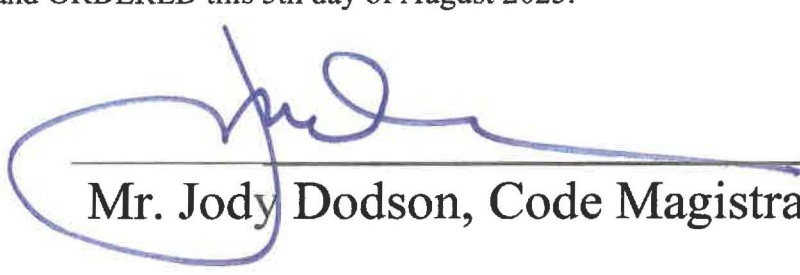
E. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

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

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 everyday 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 cost 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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250372

VIOLATION ADDRESS: 3068 ADKINS FOREST LN

VIOLATION TAX ID #: 310328 A0120

On 08/05/2025, 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 **310328 A0120** and the physical address is **3068 ADKINS FOREST LN** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TAYLOR CHARLES M / TAYLOR AMY ROSE / TAYLOR CHARLES M JR (hereinafter "Property Owner(s)").
3. On 03/13/2025 Property Owner(s) was/were given 15 **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**
 - C. **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 06/03/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/21/2025 of the Initial Hearing by certified mail and posting of the property.

On June 3, 2025 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 06/16/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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, 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 trash, litter, and debris from the entire property.

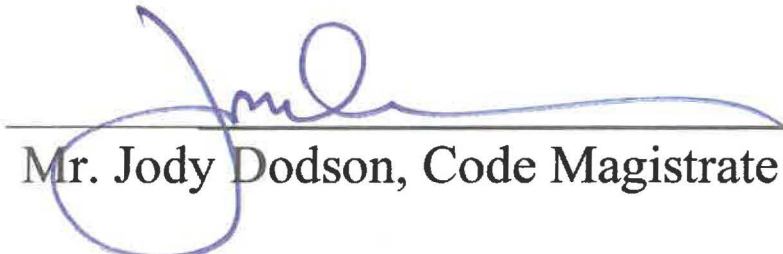
C. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the 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 everyday 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 cost 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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250676

VIOLATION ADDRESS: 2991 FENWICK CT E

VIOLATION TAX ID #: 142740 H0520

On 08/05/2025, 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 **142740 H0520** and the physical address is **2991 FENWICK CT E** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ENTRUST GROUP INC FBO (hereinafter "Property Owner(s)").
3. On 04/02/2025 Property Owner(s) was/were given 15 **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**
 - C. **TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/30/2025 of the Initial Hearing by certified mail and posting of the property.

On June 3, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 10 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 06/16/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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, 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.

Remove underbrush and overgrowth in the backyard.

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

Corrective Action Required: Remove all trash, litter, and debris from the entire property. Remove any and all tree debris in the back yard.

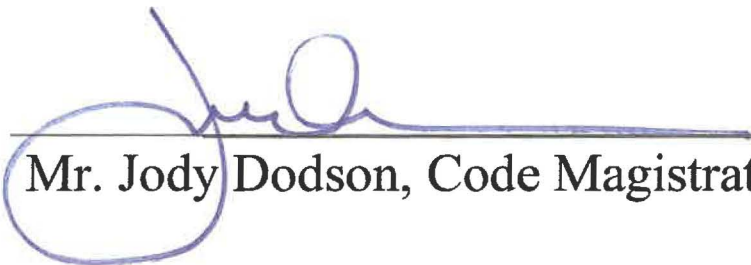
C. TLDC, Chapter 3, Article VII, Section 3 401 - Fences and Walls

Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe. Repair and remove the fallen or damaged privacy fence.

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 everyday 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 cost 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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250569

VIOLATION ADDRESS: 3242 ALBERT DR

VIOLATION TAX ID #: 111026 K0460

On 08/05/2025, 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 **111026 K0460** and the physical address is **3242 ALBERT DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: GORDON DENISE Y (hereinafter "Property Owner(s)").
3. On 03/24/2025 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/16/2025 of the Initial Hearing by certified mail and posting of the property.

On June 3, 2025 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 06/19/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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, Exterior Property Areas, 302.8 Motor Vehicles

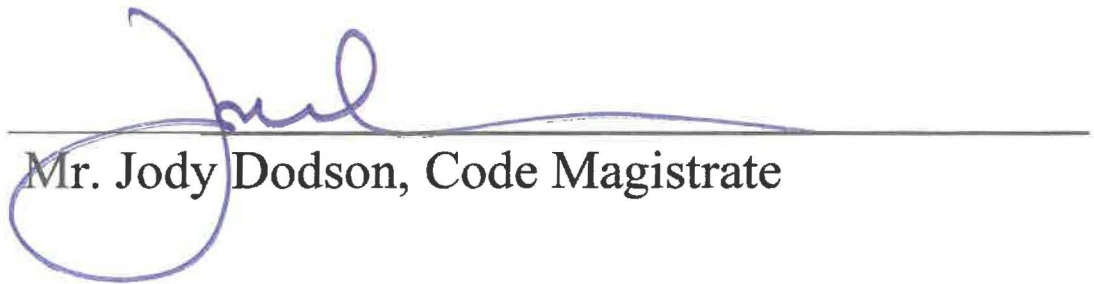
***Corrective Action Required:* Ensure all vehicles are operable and display a valid license plate.**

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 everyday 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 cost 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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241242

VIOLATION ADDRESS: 2698 N MONROE STREET

VIOLATION TAX ID #: 2123200080000

On 08/5/2025, 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 **2123200080000** and the physical address is **2698 N MONROE STREET** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ELITE CAPITAL PROPERTIES LLC (hereinafter "Property Owner(s)").
3. On 06/17/2024 Property Owner(s) was/were given 5 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, SECTION 304.13 – Windows, Skylight and doors**
 - B. **IPMC, 301.3 - Vacant structures and land**
 - C. **TLDC, Chapter 3, Section 3.488 -Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 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.

On July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and granted the Property Owner(s) **ONE YEAR BOARDING ORDER TO CORRECT VIOLATIONS.**

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

 X DID attend the initial hearing

 DID NOT attend the initial hearing.

7. On August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 07/17/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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. (New owner)

 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 304.13 – Windows, Skylight and doors

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

B. IPMC, 301.3 Vacant structures and land

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

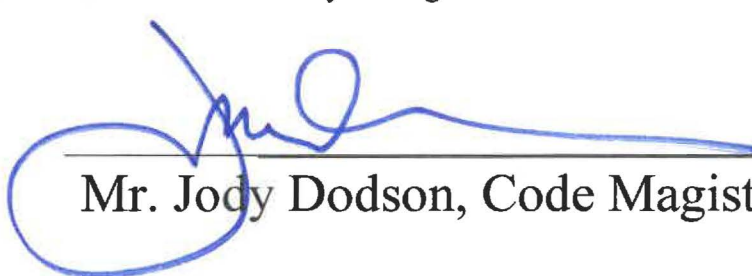
C. TLDC, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Chapter 3, Section 3.488 Maintenance (Residential)

12. 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.
13. ^(Expired) ELITE CAPITAL PROPERTIES LLC may board the property that is identified as 2698 N MONROE STREET until July 9, 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.
14. If the above-described property is not brought into substantial compliance within the timeframe allotted 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 everyday hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250517

**VIOLATION ADDRESS: 1236 BLOUNTSTOWN ST
(AKA 1230,1234,1238,1240,1242,1250,1252)**

VIOLATION TAX ID #: 2129204070000

On 08/05/2025, 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 **2129204070000** and the physical address is **1236 BLOUNTSTOWN ST (AKA 1230,1234,1238,1240,1242,1250,1252)** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MILLENNIUM PARC LLC** (hereinafter "Property Owner(s)").
3. On 03/12/2025 Property Owner(s) was/were given **15 DAYS** 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 IX, Section 3-488(b) Maintenance**
 - C. **IPMC, Exterior Property Areas, 302.2 Grading and Drainage**
 - D. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - E. **IPMC, Exterior Structure, 304.6 Exterior Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/15/2025 of the Initial Hearing by certified mail and posting of the property.

On June 3, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 10 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 August 05, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 06/19/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/05/2025 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. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

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

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

Corrective Action Required: Remove and dispose of all dead trees from the property. Ensure all standing dead trees on property are removed, along with all tree debris.

C. IPMC, Exterior Property Areas, 302.2 Grading and Drainage

Corrective Action Required: Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon. Ensure parking lot drains by building 1242 are clear of debris and work as intended.

D. IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Action Required: Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure. Repair or replace the damaged roof on building 1242. Roof must be sound and tight not to admit rain. Repair or replace all damaged roofs, soffits and overhangs.

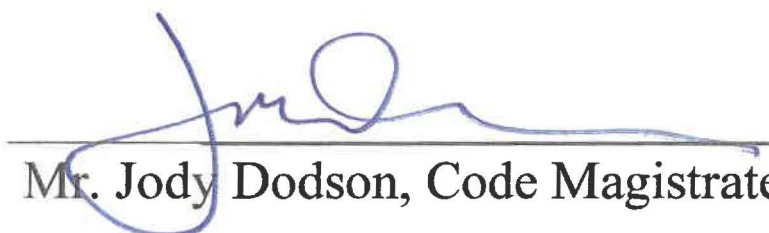
E. IPMC, Exterior Structure, 304.6 Exterior Walls

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 coated to prevent deterioration. Repair or replace damaged retaining walls at north end of the property.

12. Based upon the above, an initial fine of \$ is hereby imposed against the Property Owner(s) and an additional fine of \$ shall be imposed everyday 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 cost 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 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250923

VIOLATION ADDRESS: 3305 SUNNYSIDE DR

VIOLATION TAX ID #: 411475 H0310

On 08/05/2025, 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 411475 H0310 and the physical address is identified **3305 SUNNYSIDE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: BUGGS LEROY / BUGGS KENNETH R / BUGGS DAVID JR / BUGGS MELINDA L (hereinafter "Property Owner(s)").
3. On 05/01/2025 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, 302.8 Motor Vehicles
 - B. IPMC, Exterior Property Areas, 302.4 Weeds
 - C. 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 08/05/2025 before the Code Magistrate.
5. On 06/04/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.

B. 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. Backyard included

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

Corrective Action Required: Remove all trash, litter, and 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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250742

VIOLATION ADDRESS: VACANT LOT E OF 721 W 4TH AVENUE

VIOLATION TAX ID #: 212534 D0080

On 08/05/2025, 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 D0080 and the physical address is identified **VACANT LOT E OF 721 W 4TH AVENUE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WARD EDITH H (hereinafter "Property Owner(s)").
3. On 04/10/2025 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 08/05/2025 before the Code Magistrate.
5. On 06/12/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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

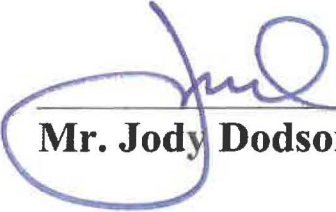
7. The following violations remain:

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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250940

VIOLATION ADDRESS: 1003 DEWEY ST

VIOLATION TAX ID #: 212528 A0330

On 08/05/2025, 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 212528 A0330 and the physical address is identified **1003 DEWEY ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: FILSAIME ORACIN (hereinafter "Property Owner(s)").
3. On 05/07/2025 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. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
 - C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles
 - D. IPMC, Exterior Structure, 304.2 Protective Treatment
 - E. IPMC, Exterior Structure, 304.6 Exterior Walls
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025 before the Code Magistrate.
5. On 06/10/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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 property.

B. 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. Remove all boards from windows and doors. All windows and doors must be sound and work as intended.

C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.

D. IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

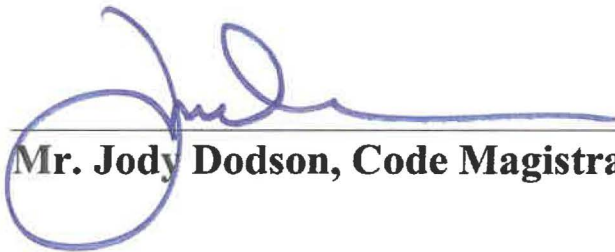
E. IPMC, Exterior Structure, 304.6 Exterior Walls

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 coated to prevent deterioration. Repair the exterior walls on the smaller structure that are in disrepair.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251041

VIOLATION ADDRESS: 1236 BLOUNTSTOWN ST

VIOLATION TAX ID #: 2129204070000

On 08/05/2025, 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 2129204070000 and the physical address is identified **1236 BLOUNTSTOWN ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MILLENNIUM PARC LLC (hereinafter "Property Owner(s)").
3. On 05/19/2025 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, General, 301.3 Vacant Structures and Land
 - C. IPMC, Exterior Structure, 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 08/05/2025 before the Code Magistrate.
5. On 05/21/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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, 304.13 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. Open Door on north side and damaged window by the generator.

B. 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.

C. 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.

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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250925

VIOLATION ADDRESS: 3000 S ADAMS ST BLDG 100 APT 132

VIOLATION TAX ID #: 411245 0003

On 08/05/2025, 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 411245 0003 and the physical address is identified **3000 S ADAMS ST BLDG 100 APT 132** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ADAMS PLACE CONDOMINIUM ASSOC. INC. (hereinafter "Property Owner(s)").
3. On 05/12/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025 before the Code Magistrate.
5. On 06/04/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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

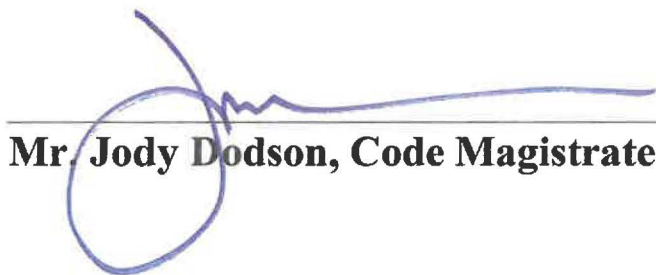
7. The following violations remain:

A. IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces

Corrective Action Required: Ensure all stair and walking surfaces are maintained in good condition. Repair soft floor by bedroom door.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250973

VIOLATION ADDRESS: 1201 ELBERTA DR

VIOLATION TAX ID #: 410255 A0860

On 08/05/2025, 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 410255 A0860 and the physical address is identified as 1201 ELBERTA DR Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are BRYANT REGINA HUGHES / PRATHER IDA MAE (hereinafter "Property Owner(s)").
3. On 05/08/2025 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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025, before the Municipal Code Enforcement Board/Magistrate.
5. Property Owner(s) and/or Property Owner(s) Representative(s):

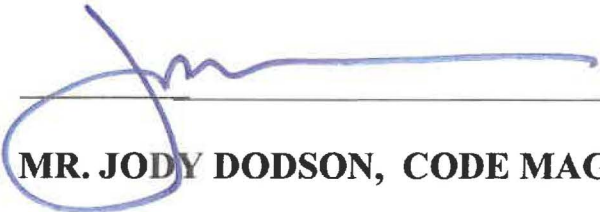
 X DID attend the initial hearing.

 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, good repair and is weathertight. Remove boards from windows and doors, all windows and doors must be sound and tight and operate as intended.
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. BRYANT REGINA HUGHES / PRATHER IDA MAE may board the property that is identified as 1201 ELBERTA DR until August 5, 2026 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 5th day of AUGUST 2025



MR. JODY DODSON, CODE MAGISTRATE

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

CASE NO.: TCE250720

VIOLATION ADDRESS: 114 TROPICAIRE ST

VIOLATION TAX ID #: 411316 H0010

On 08/05/2025, 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 411316 H0010 and the physical address is identified **114 TROPICAIRE ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ROBINSON GILBERT / ROBINSON LINDA (hereinafter "Property Owner(s)").
3. On 04/08/2025 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. IPMC, Exterior Property Areas, 302.8 Motor Vehicles
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025 before the Code Magistrate.
5. On 05/12/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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 property. No outdoor storage allowed.

B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

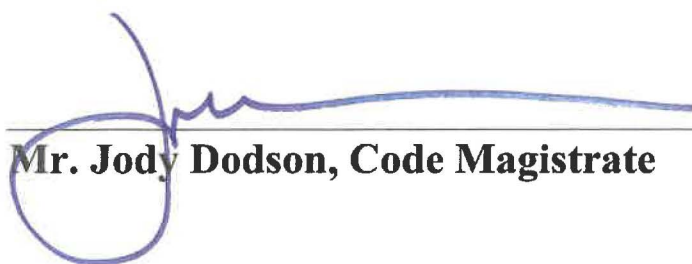
Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. Must have tires inflated and on the ground.

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 October 7, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250782

VIOLATION ADDRESS: 820 COCHRAN DRIVE

VIOLATION TAX ID #: 310725 D0410

On 08/05/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 310725 D0410 and the physical address is identified **820 COCHRAN DRIVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PETERSON ROSA ESTATE (hereinafter "Property Owner(s)").
3. On 04/17/2025 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, 302.8 Motor Vehicles

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025 before the Code Magistrate.
5. On 06/12/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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

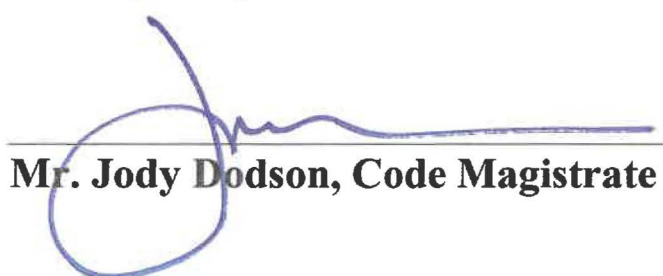
7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.

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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251325

VIOLATION ADDRESS: 3088 CONNIE DR

VIOLATION TAX ID #: 3103500000040

On 08/05/2025, 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 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 06/23/2025 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 IX, Section 3 488(b) Maintenance
 - C. TLDC, Chapter 3, Article I, Section 3 2, Permanent Building Numbers
 - D. IPMC, Exterior Property Areas, 302.8 Motor Vehicles
 - E. IPMC, Exterior Structure, 304.2 Protective Treatment
 - F. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
 - G. IPMC, Exterior Property Areas, 302.4 Weeds
 - H. IPMC, Exterior Structure, 304.7 Roof and Drains
 - I. 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 08/05/2025 before the Code Magistrate.
5. On 06/26/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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 all trash, litter, and debris from the entire property.

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

Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.

C. TLDC, Chapter 3, Article I, Section 3 2, Permanent Building Numbers

Corrective Action Required: Place approved address numbers on your home and/or mailbox in a position that is clearly legible and visible. Ensure numbers are a minimum of 3 inches in height and ½ inch wide.

D. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.

E. IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

F. 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.

G. 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.

H. IPMC, Exterior Structure, 304.7 Roof and Drains

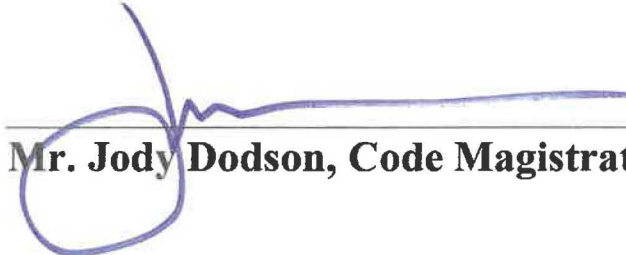
Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure.

I. 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 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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250972

VIOLATION ADDRESS: 2020 APALACHEE PKWY

VIOLATION TAX ID #: 3105200020000

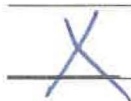
On 08/05/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 3105200020000 and the physical address is identified **2020 APALACHEE PKWY** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: DRIVEN BRANDS INC (hereinafter "Property Owner(s)").
3. On 05/07/2025 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. IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025 before the Code Magistrate.
5. On 05/29/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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

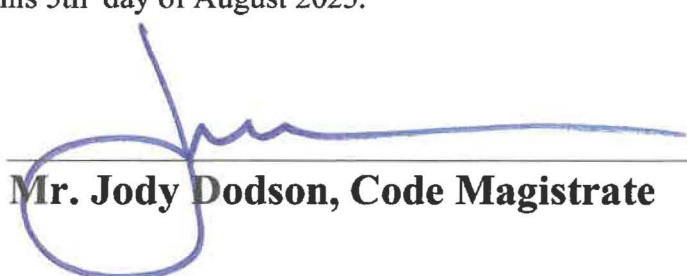
Corrective Action Required: Remove all trash, litter, and debris from the entire property.

B. IPMC, Exterior Property Areas, 302.3 Sidewalks and Driveways

Corrective Action Required: Ensure all sidewalks, walkways, stairs, driveways, parking spaces, and similar areas are maintained to prevent disrepair and hazardous conditions.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250275

VIOLATION ADDRESS: 1009 DOVER ST

VIOLATION TAX ID #: 2126204990000

On 08/05/2025, 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 2126204990000 and the physical address is identified **1009 DOVER ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: GREEN MARK E (hereinafter "Property Owner(s)").
3. On 02/06/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Exterior Structure, 304.6 Exterior Walls
 - B. IPMC, Exterior Structure, 304.7 Roof and Drains
 - C. TLDC, Temporary Boarding & Sealing of Buildings, Chapter 3, Article VI
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025 before the Code Magistrate.
5. On 06/24/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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 Structure, 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 coated to prevent deterioration.

B. IPMC, Exterior Structure, 304.7 Roof and Drains

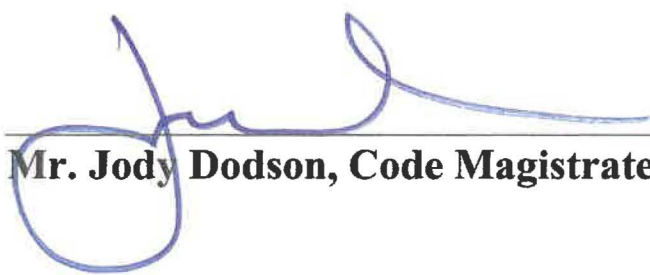
Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure.

C. TLDC, Temporary Boarding & Sealing of Buildings, Chapter 3, Article VI

Corrective Action Required: Ensure a boarding order has been issued by the appropriate authority and the property is boarded to specifications as per TLDC Chapter 3, Article VI, Section 3 372 or remove the boards and ensure that all openings are secure, weathertight, and meet current code requirements and specifications.

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 and/or board & seal the structure to City of Tallahassee Board & Seal Standards.
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 October 7, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251211

VIOLATION ADDRESS: 1375 PULLEN RD

VIOLATION TAX ID #: 2123202150000

On 08/05/2025, 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 2123202150000 and the physical address is identified **1375 PULLEN RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TERRA LAKE HEIGHTS LLC (hereinafter "Property Owner(s)").
3. On 06/06/2025 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 Structure, 304.10 Stairways, Decks, Porches, and Balconies
 - C. IPMC, Exterior Structure, 304.12 Handrails and Guards
 - D. IPMC, Exterior Structure, 304.14 Insect Screens
 - E. IPMC, Mechanical and Electrical Requirements, 605.1 Installation
 - F. IPMC, Exterior Structure, 304.4 Structural Members
 - G. IPMC, Fire Safety Requirements, 702.1 General
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025 before the Code Magistrate.
5. On 06/09/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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 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. Ensure all exterior hallway ceilings are free from deterioration and damage. Remove all rotten wood from joists, frames and any other materials at the stairwells. Replace with good material.

B. 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. Repair or replace missing or damaged stairways, walking surfaces and handrails.

C. 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. Repair or replace all damaged and loose-fitting handrails in every building.

D. IPMC, Exterior Structure, 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. Every openable window is required to have insect screens.

E. IPMC, Mechanical and Electrical Requirements, 605.1 Installation

Corrective Action Required: Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner. Ensure all electric outlets in hallways have faceplates. Ensure exit signs are properly wired and functioning.

F. IPMC, Exterior Structure, 304.4 Structural Members

Corrective Action Required: Ensure exterior structural members are free from deterioration and are capable of safely supporting the imposed dead and live loads. Ensure stairwells and walking surfaces in every building are structurally sound and without defect. A structural engineer maybe required to evaluate the structure for safety as cracks are evident throughout the walking surfaces.

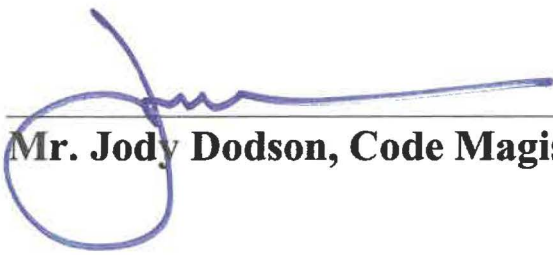
G. IPMC, Fire Safety Requirements, 702.1 General

Corrective Action Required: Ensure a safe, continuous and unobstructed path of travel is provided from any point in a building or structure to the public way.

Building 2, Breezeway 1, is missing and entire stairwell. Apartment 221 1 and 231 1, do not have a 3 foot egress to allow for emergency personnel to enter or exit. Ensure this is corrected.

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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250743

VIOLATION ADDRESS: 715 W 4TH AVENUE

VIOLATION TAX ID #: 212534 D0090

On 08/05/2025, 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 D0090 and the physical address is identified **715 W 4TH AVENUE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **CLARK HAROLD LEE ESTATE** (hereinafter "Property Owner(s)").
3. On 04/10/2025 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 08/05/2025 before the Code Magistrate.
5. On 06/12/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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 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 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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.

Jodie Dodson

Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250726

VIOLATION ADDRESS: 3710 SHORELINE DR

VIOLATION TAX ID #: 311880 M0120

On 08/05/2025, 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 M0120 and the physical address is identified **3710 SHORELINE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PETERSON ALTHEA (hereinafter "Property Owner(s)").
3. On 04/09/2025 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. IPMC, Exterior Structure, 304.7 Roof and Drains
 - C. 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 08/05/2025 before the Code Magistrate.
5. On 05/13/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on August 5, 2025 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 and dispose of all dead trees from the property
 - 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.
 - C. IPMC, Exterior Structure, 304.7 Roof and Drains
Corrective Action Required: Repair and/or replace the roof flashing 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 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 September 2, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 5th day of August 2025.

Jodie Dodson

Mr. Jody Dodson, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 13, 2025

LANGSTON RANDY
3525 LAKESHORE DR
TALLAHASSEE FL 32312

Re: Address: **113024 B0040 V/L next to 608 Short St**
Case No.: **TCE251498** Tax I.D. # **113024 B0040**

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

Notice of Violation

Code Officer: **Martin Atorresagasti**

Case #: **TCE251498**

Initial Inspection Date: **07/09/2025**

Repeat Offender:

Location Address: **113024 B0040 V/L next to 608 Short St**

Tax ID #: **113024 B0040**

Owner(s): **LANGSTON RANDY**

3525 LAKESHORE DR

TALLAHASSEE FL 32312

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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 all trash, litter, and debris from the entire 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 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 8327 6102 81

TCE251498 LM/NOV
LANGSTON RANDY
3525 LAKESHORE DR
TALLAHASSEE FL 32312-1488

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 10, 2025

HERMANAS INC
3135 LOOKOUT TRL
TALLAHASSEE FL 32309

Re: Address: **2237 FOSTER DR**
Case No.: **TCE252123**

Tax I.D. # **212104 A0060**

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,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252123**

Initial Inspection Date: **09/08/2025**

Repeat Offender:

Location Address: **2237 FOSTER DR**

Tax ID #: **212104 A0060**

Owner(s): **HERMANAS INC**

3135 LOOKOUT TRL

TALLAHASSEE FL 32309

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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.

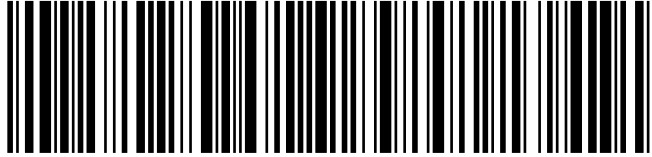
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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 8332 1468 81

TCE252123 LM/NOV
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: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 10, 2025

YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Re: Address: **1002 ABRAHAM ST**
Case No.: **TCE252140**

Tax I.D. # **212635 H0090**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252140**

Initial Inspection Date: **09/10/2025**

Repeat Offender:

Location Address: **1002 ABRAHAM ST**

Tax ID #: **212635 H0090**

Owner(s): YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

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.

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Code(s) in Violation:

- 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.

Cut the entire property. Front and Back.

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**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252140**

Initial Inspection Date: **09/10/2025**

Repeat Offender:

Location Address: **1002 ABRAHAM ST**

Tax ID #: **212635 H0090**

Owner(s): YU JIANKUI
GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8332 1590 10

TCE252140 LM/NOV
YU JIANKUI & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 12, 2025

KESAJO INC
433 CANOPY LN
OUINCY FL 32351

Re: Address: **618 PALM BEACH ST. Tallahassee, FL, 32310**
Case No.: **TCE251996** Tax I.D. # **41017000000R0**

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.

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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,

Stacey Holmes

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251996**

Initial Inspection Date: **08/22/2025**

Repeat Offender:

Location Address: **618 PALM BEACH ST, Tallahassee, FL, 32310**

Tax ID #: **41017000000R0**

Owner(s): **KESAJ0 INC**

433 CANOPY LN

QUINCY FL 32351

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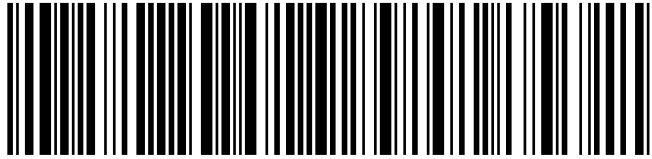
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8332 6382 70

TCE251996 NOV/LM
KESAJ0 INC
433 CANOPY LN
QUINCY FL 32351-5688

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 12, 2025

THORPE SCOTT
717 FLORAL ST
TALLAHASSEE FL 32310

Re: Address: **V/L next 2218 Keith St**
Case No.: **TCE252158**

Tax I.D. # **411132 D0050**

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.

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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,

Stacey Holmes

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252158**

Initial Inspection Date: **09/11/2025**

Repeat Offender:

Location Address: **V/L next 2218 Keith St**

Tax ID #: **411132 D0050**

Owner(s): **THORPE SCOTT**

717 FLORAL ST

TALLAHASSEE FL 32310

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

USPS CERTIFIED MAIL



9214 8901 9403 8332 6431 75

TCE252158 NOV/LM
THORPE SCOTT
717 FLORAL ST
TALLAHASSEE FL 32310-5406

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 25, 2025

SEVIER TRANELL
700 VALLEY VIEW CIR
LINCOLN CA 95648

Re: Address: **410256 D0250 V/L NEXT TO 1421 PEPPER DR**
Case No.: **TCE252111** Tax I.D. # **410256 D0250**

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.

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Sincerely,

Stacey Holmes

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252111**

Initial Inspection Date: **09/08/2025**

Repeat Offender:

Location Address: **410256 D0250 V/L NEXT TO 1421 PEPPER DR**

Tax ID #: **410256 D0250**

Owner(s): **SEVIER TRANELL**

700 VALLEY VIEW CIR

LINCOLN CA 95648

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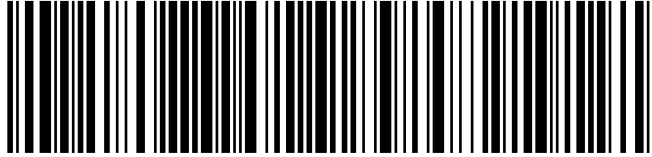
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8335 2460 14

TCE252111 LM/NOV
SEVIER TRANELL
700 VALLEY VIEW CIR
LINCOLN CA 95648-9686

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 25, 2025

GFA PROPERTIES GROUP LLC

7901 4TH ST N STE 300
ST PETERSBURG FL 33702

Re: Address: **410256 D0260 V/L NEXT TO 1421 PEPPER DR**
Case No.: **TCE252112** Tax I.D. # **410256 D0260**

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.

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Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252112**

Initial Inspection Date: **09/08/2025**

Repeat Offender:

Location Address: **410256 D0260 V/L NEXT TO 1421 PEPPER DR**

Tax ID #: **410256 D0260**

Owner(s): **GFA PROPERTIES GROUP LLC**

7901 4TH ST N STE 300

ST PETERSBURG FL 33702

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.

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Code(s) in Violation:

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 2387 05

TCE252112 LM/NOV
GFA PROPERTIES GROUP LLC
7901 4TH ST N
STE 300
ST PETERSBURG FL 33702-4399

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 25, 2025

GFA PROPERTIES GROUP LLC
1530 S MONROE ST
TALLAHASSEE FL 32301-4313

Re: Address: **410256 D0270 V/L NEXT TO 1421 PEPPER DR**
Case No.: **TCE252113** Tax I.D. # **410256 D0270**

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.

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Sincerely,

Stacey Holmes

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252113**

Initial Inspection Date: **09/08/2025**

Repeat Offender:

Location Address: **410256 D0270 V/L NEXT TO 1421 PEPPER DR**

Tax ID #: **410256 D0270**

Owner(s): **GFA PROPERTIES GROUP LLC**

1530 S MONROE ST

TALLAHASSEE FL 32301-4313

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Code(s) in Violation:

- 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.

Please cut grass on 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 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 8335 2362 37

TCE252113 LM/NOV
GFA PROPERTIES GROUP LLC
1530 S MONROE ST
TALLAHASSEE FL 32301-4313

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 25, 2025

ATIYA MARIAM
UNIT 6061 BOX 2037
DPO AE 09301-0015

Re: Address: **2318 SAN MATEO CT**
Case No.: **TCE252293** Tax I.D. # **2122180000050**

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,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer:

Case #: **TCE252293**

Initial Inspection Date:

Repeat Offender:

Location Address: **2318 SAN MATEO CT**

Tax ID #: **2122180000050**

Owner(s): **ATIYA MARIAM**

UNIT 6061 BOX 2037

DPO AE 09301-0015

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

- 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.
Cut the entire yard.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure all yard debris, tree debris and trash is removed from the entire property.

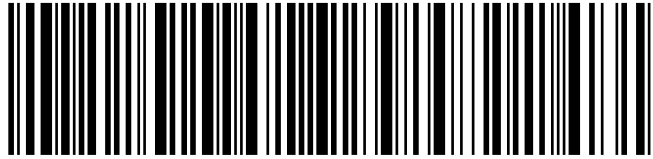
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 2529 92

TCE252293 LM/NOV
ATIYA MARIAM
UNIT 6061 BOX 2037
DPO AE 09301-0015

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 25, 2025

AHMED SEBASTIAN

7950 SW 30TH ST STE 200
DAVIE FL 33328

Re: Address: **1022 RICHMOND ST**
Case No.: **TCE252306**

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,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252306**

Initial Inspection Date: **09/24/2025**

Repeat Offender:

Location Address: **1022 RICHMOND ST**

Tax ID #: **212635 L0180**

Owner(s): **AHMED SEBASTIAN**

7950 SW 30TH ST STE 200

DAVIE FL 33328

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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.
Cut the entire property.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure all yard debris, tree debris and trash is removed from the entire yard.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 2580 55

TCE252306 LM/NOV
AHMED SEBASTIAN
7950 SW 30TH ST
STE 200
DAVIE FL 33328-1979

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 25, 2025

HURLBUT WILLIAM NATHAN II
7105 BUCK LAKE RD
TALLAHASSEE FL 32317

Re: Address: **2327 CUMBERLAND CT**
Case No.: **TCE252311**

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,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252311**

Initial Inspection Date: **09/24/2025**

Repeat Offender:

Location Address: **2327 CUMBERLAND CT**

Tax ID #: **212105 C0190**

Owner(s): **HURLBUT WILLIAM NATHAN II**

7105 BUCK LAKE RD

TALLAHASSEE FL 32317

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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 an overall height of less than 12 inches.
Cut entire property.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure all yard debris, tree debris and trash from the entire property.

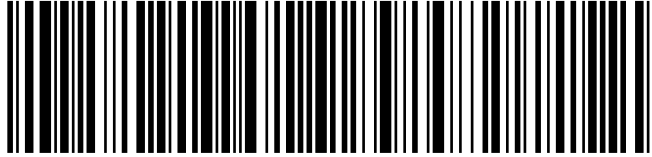
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If 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 8335 2608 29

TCE252311 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: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 25, 2025

HAMILTON FAMILY TRUST CAPITAL CONSULTANTS LLC
2910 KERRY FOREST PKWY BLDG D-4
TALLAHASSEE FL 32309

Re: Address: **1233 HERNANDO DR**
Case No.: **TCE252315**

Tax I.D. # **410255 C0160**

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,

Stacey Holmes

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE252315**

Initial Inspection Date: **09/24/2025**

Repeat Offender:

Location Address: **1233 HERNANDO DR**

Tax ID #: **410255 C0160**

Owner(s): **HAMILTON FAMILY TRUST CAPITAL CONSULTANTS LLC TRUSTEE**
2910 KERRY FOREST PKWY BLDG D-4
TALLAHASSEE FL 32309

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 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.

Please cut entire lot

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 8335 2723 58

TCE252315 LM/NOV
HAMILTON FAMILY TRUST
2910 KERRY FOREST PKWY
STE D4
TALLAHASSEE FL 32309-6828

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 26, 2025

BYRD ANDREW JONATHAN

641 STILES AVE
TALLAHASSEE FL 32303

Re: Address: **641 Stiles Ave**
Case No.: **TCE252034**

Tax I.D. # **212360 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.**

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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,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252034**

Initial Inspection Date: **08/26/2025**

Repeat Offender:

Location Address: **641 Stiles Ave**

Tax ID #: **212360 E0040**

Owner(s): **BYRD ANDREW JONATHAN**

641 STILES AVE

TALLAHASSEE FL 32303

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

- 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 an overall height of less than 12 inches.
Cut the entire property.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure that all yard debris, tree debris, and trash is removed for the entire property.

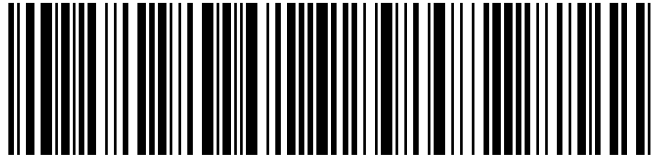
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City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8335 4809 20

TCE252034 LM/NOV
BYRD ANDREW JONATHAN
641 STILES AVE
TALLAHASSEE FL 32303-4751

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 09, 2025

ELLIS & GAINER CORPORATION
104 ROOSEVELT AVE
CLIFTON NJ 07011

Re: Address: **2024 HILLSBOROUGH ST**
Case No.: **TCE251781** Tax I.D. # **410270 C0060**

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,

Stacey Holmes

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE251781**

Initial Inspection Date: **07/30/2025**

Repeat Offender:

Location Address: **2024 HILLSBOROUGH ST**

Tax ID #: **410270 C0060**

Owner(s): **ELLIS & GAINER CORPORATION**

104 ROOSEVELT AVE

CLIFTON NJ 07011

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
- 3** 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.
- 3** Remove all trash, litter, and debris from the entire property.

Please remove all trash from front yard. Moving items , beds, and any kitchen items in the yard.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 3033 71

TCE251781 LM/NOV
ELLIS & GAINER CORPORATION
104 ROOSEVELT AVE
CLIFTON NJ 07011-1035

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 08, 2025

PANHANDLE BUILDING SERVICES INC
5285 TOWER RD UNIT C3
TALLAHASSEE FL 32303

Re: Address: **817 BAHAMA DR**
Case No.: **TCE252012**

Tax I.D. # **311830 D0030**

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,

Stacey Holmes

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252012**

Initial Inspection Date: **08/26/2025**

Repeat Offender:

Location Address: **817 BAHAMA DR**

Tax ID #: **311830 D0030**

Owner(s): **PANHANDLE BUILDING SERVICES INC
817 BAHAMA DR**

TALLAHASSEE FL 32305

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 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.**

Cut entire property front

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 8337 0788 28

TCE252012 LM/NOV
PANHANDLE BUILDING SERVICES INC
5285 TOWER RD
UNIT C3
TALLAHASSEE FL 32303-7965

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

Postage: \$8.8600

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

CASE NO.: TCE251452

VIOLATION ADDRESS: 317 DESOTO ST

VIOLATION TAX ID #: 113063 G0050

On 10/07/2025, 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 113063 G0050 and the physical address is identified **317 DESOTO ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CONRADI CAPITAL LLC (hereinafter "Property Owner(s)").
3. On 07/07/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Plumbing Facilities and Fixture Requirements, Sanitary Drainage System, 506.1 General
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/09/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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, Plumbing Facilities and Fixture Requirements, Sanitary Drainage System, 506.1 General

Corrective Action Required: Ensure all plumbing fixtures are properly connected to either a public sewer system or to an approved private sewage disposal system.

Remove the open plumbing line on front lawn and ensure it is piped into proper drainage system.

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

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251497

VIOLATION ADDRESS: 707 STAFFORD ST

VIOLATION TAX ID #: 411137 C0160

On 10/07/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 411137 C0160 and the physical address is identified **707 STAFFORD ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: EVANS WINNIE E (hereinafter "Property Owner(s)").
3. On 07/15/2025 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 10/07/2025 before the Code Magistrate.
5. On 08/13/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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 an overall height of less than 12 inches. Cut grass, weeds and underbrush in BACKYARD.

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 December 9, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of October, 2025.

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251786

VIOLATION ADDRESS: 2007 SANDCASTLE DR

VIOLATION TAX ID #: 112170 D0012

On 10/07/2025, 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 112170 D0012 and the physical address is identified **2007 SANDCASTLE DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HURLEY CAROLINE K (hereinafter "Property Owner(s)").
3. On 07/31/2025 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 —*complied*—
 - C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 07/31/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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: 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 *-Complied-*

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

C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. F 150 no vehicle tag.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251659

VIOLATION ADDRESS: 818-820 EDGEWOOD ST

VIOLATION TAX ID #: 1130690130180

On 10/07/2025, 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 1130690130180 and the physical address is identified **818-820 EDGEWOOD ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MUNROE JAMES D JR (hereinafter "Property Owner(s)").
3. On 07/21/2025 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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 07/24/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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, 304.13 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. Remove all boards and repair or replace all damaged windows.

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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251335

VIOLATION ADDRESS: 1103 GREEN TREE CT APT E

VIOLATION TAX ID #: 212734 E0140

On 10/07/2025, 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 212734 E0140 and the physical address is identified **1103 GREEN TREE CT APT E**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MATRIX REVOCABLE LIVING TRUST / BARVENSKY CARL TRUSTEE** (hereinafter "Property Owner(s)").
3. On 06/24/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.18.1 Building Security Doors**
 - B. **IPMC, Interior Structure, 305.1 General**
 - C. **IPMC, Interior Structure, 305.3 Interior Surfaces**
 - D. **IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces**
 - E. **IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms**
 - F. **IPMC, Plumbing Systems and Fixtures, 504.1 General**
 - G. **IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances**
 - H. **IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required**
 - I. **IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms**
 - J. **IPMC, Exterior Structure, 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 10/07/2025 before the Code Magistrate.

5. On 08/04/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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, 304.18.1 Building Security Doors

Corrective Action Required: Ensure all access doors have deadbolt locks installed. Ensure all deadbolts are operable from egress side. Ensure all deadbolts have a minimum lock throw of 1 inch and must be installed and maintained in good working condition. APT. E

B. IPMC, Interior Structure, 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. Replace AC grill in the second bedroom.

C. 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 the kitchen cabinets.

D. IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces

Corrective Action Required: Ensure all stair and walking surfaces are maintained in good condition. Repair or replace and ensure the carpet and tiling are maintained in good condition.

E. IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms

Corrective Action Required: Ensure every bathroom has natural or properly discharged mechanical ventilation. Repair or replace mechanical ventilation in the second bathroom.

F. IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Action Required: Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks and defects shall be removed or repaired to ensure the function of plumbing. Ensure that the toilet in the first bathroom is not leaking at the base and is sealed and watertight. Ensure that the leak that is causing the carpet and tile to become wet in front of the HVAC/ Water Heater closet are repaired.

G. 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. Ensure that the HVAC system is properly installed and working in good condition and be maintained that way.

H. IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required

Corrective Action Required: Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements. Ensure that all lights and receptacles are in good working condition.

I. IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms

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

J. 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.

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

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251465

VIOLATION ADDRESS: 4725 FLANDERS BLVD

VIOLATION TAX ID #: 2120510090000

On 10/07/2025, 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 2120510090000 and the physical address is identified **4725 FLANDERS BLVD**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: BRITTANY ESTATES MHP TALLAHASSEE FL LLC (hereinafter "Property Owner(s)").
3. On 07/14/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/19/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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, Interior Structure, 305.4 Stairs and Walking Surfaces

Corrective Action Required: Ensure all stair and walking surfaces are maintained in good condition. The west end of the trailer floor is collapsing from damage and deterioration. Ensure all rotted and deteriorated flooring and subflooring is removed and replaced with solid and good material.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 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 November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251471

VIOLATION ADDRESS: 1310 DURA CIRCLE

VIOLATION TAX ID #: 2128700000810

On 10/07/2025, 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 2128700000810 and the physical address is identified **1310 DURA CIRCLE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: BASSIN ROY BRADLEY (hereinafter "Property Owner(s)").
3. On 07/02/2025, 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
 - C. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
 - D. IPMC, Exterior Property Areas, 302.8 Motor Vehicles
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/19/2025, the Property Owner(s) were given notice of the Initial Hearing to beheld on October 7, 2025 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: 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 trash, litter, and debris from the entire property.

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

Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.

D. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. Ensure all vehicles have current tags and inflated tires.

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

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251914

VIOLATION ADDRESS: 2005 TRAVIS CIRCLE

VIOLATION TAX ID #: 212270 H0070

On 10/07/2025, 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 212270 H0070 and the physical address is identified **2005 TRAVIS CIRCLE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: NEWTON WILLIAM CLAYTON (hereinafter "Property Owner(s)").
3. On 08/13/2025, 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 10/07/2025 before the Code Magistrate.
5. On 08/29/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches.

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

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251545

VIOLATION ADDRESS: 1213 APLEYARD DR

VIOLATION TAX ID #: 2128700000300

On 10/07/2025, 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 2128700000300 and the physical address is identified **1213 APLEYARD DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: POWERS BRANDON (hereinafter "Property Owner(s)").
3. On 07/11/2025, 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 10/07/2025 before the Code Magistrate.
5. On 09/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

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

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251993

VIOLATION ADDRESS: 1562 PROCTOR ST

VIOLATION TAX ID #: 212527 C0320

On 10/07/2025, 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 212527 C0320 and the physical address is identified **1562 PROCTOR ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WILKINS MATTHEW R / WILKINS ELIZABETH J (hereinafter "Property Owner(s)").
3. On 08/21/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

 - A. IPMC, Exterior Structure, 302.8 Motor Vehicles
 - B. IPMC, Exterior Structure, 302.4 Weeds
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 09/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.

B. IPMC, Exterior Structure, 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.

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

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251848

VIOLATION ADDRESS: 767 GOLD NUGGET TRL

VIOLATION TAX ID #: 2127190000070

On 10/07/2025, 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 2127190000070 and the physical address is identified **767 GOLD NUGGET TRL**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: EWING MEREDITH J (hereinafter "Property Owner(s)").
3. On 08/05/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Structure, 304.6 Exterior Walls

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/19/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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. IIPMC, Exterior Structure, 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 coated to prevent deterioration. Replace or repair missing or damaged siding.

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

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251451

VIOLATION ADDRESS: 2237 FOSTER DR

VIOLATION TAX ID #: 212104 A0060

On 10/07/2025, 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 07/02/2025, 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. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
 - 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 10/07/2025 before the Code Magistrate.
5. On 08/13/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches.

B. 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. Ensure that windows and doors are placed on the home with secured locks to prevent unlawful entry and maintained in that way.

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

DONE and ORDERED this 7th day of October, 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251049

VIOLATION ADDRESS: 901 CHESTWOOD AVE

VIOLATION TAX ID #: 212380 G0180

On 10/07/2025, 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 **212380 G0180** and the physical address is **901 CHESTWOOD AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HALL ROBERT (hereinafter "Property Owner(s)").
3. On 05/16/2025 Property Owner(s) was/were given 15 **DAYS** 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 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 09/02/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/01/2025 of the Initial Hearing by certified mail and posting of the property.

On September 2, 2025 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 October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 09/08/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

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

Corrective Action Required: Remove household items building material, building rubbish, or similar items from the exterior of the 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 everyday 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 cost 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 7th day of October 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251053

VIOLATION ADDRESS: 2710 PEACHTREE DR

VIOLATION TAX ID #: 2128700000480

On 10/07/2025, 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 **2128700000480** and the physical address is **2710 PEACHTREE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PEARSON ELLEN G / REEVES PARICIA KATHERINE (hereinafter "Property Owner(s)").
3. On 05/21/2025 Property Owner(s) was/were given 15 **DAYS** 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 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 09/02/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/25/2025 of the Initial Hearing by certified mail and posting of the property.

On September 2, 2025 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 October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 09/08/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 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. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

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

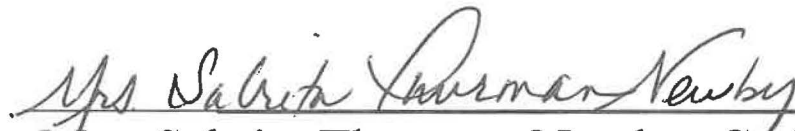
B. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Action Required: Remove household items building material, building rubbish, or similar items from the exterior of the 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 everyday 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 cost 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 7th day of October 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250517

**VIOLATION ADDRESS: 1236 BLOUNTSTOWN ST
(AKA 1230,1234,1238,1240,1242,1250,1252)**

VIOLATION TAX ID #: 2129204070000

On 10/07/2025, 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 **2129204070000** and the physical address is **1236 BLOUNTSTOWN ST (AKA 1230,1234,1238,1240,1242,1250,1252)** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MILLENNIUM PARC LLC** (hereinafter “Property Owner(s)”).
3. On 03/12/2025 Property Owner(s) was/were given 15 **DAYS** 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 IX, Section 3-488(b) Maintenance
 - ~~C. IPMC, Exterior Property Areas, 302.2 Grading and Drainage~~
 - D. IPMC, Exterior Structure, 304.7 Roof and Drains
 - E. IPMC, Exterior Structure, 304.6 Exterior Walls
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 (8/05/2025 1st Final Hearing) before the Municipal Code Enforcement Board/Magistrate.

5. The Property Owner(s) were given notice on 04/15/2025 of the Initial Hearing by certified mail and posting of the property. On 06/19/2025 the owner(s) were given notice of the 1st final notice of hearing.

On August 5, 2025 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 the case would come back for a continued final hearing for fines to commence.

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 October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Continued Final Hearing for fines to commence.**

8. On 08/27/2025 the Property Owner(s) were given notice of the CONTINUED FINAL HEARING to be held on 10/07/2025 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:

X ~~FLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance~~
Corrective Action Required: Remove all trash, litter, and debris from the entire property.

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

Corrective Action Required: Remove and dispose of all dead trees from the property. Ensure all standing dead trees on property are removed, along with all tree debris.

~~**C. IPMC, Exterior Property Areas, 302.2 Grading and Drainage**~~

Corrective Action Required: Grade and maintain land to prevent the erosion of soil and to prevent the accumulation of water thereon. Ensure parking lot drains by building 1242 are clear of debris and work as intended.

D. IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Action Required: Repair and/or replace the roof flashing to prevent water entry and damage to the roof structure. Repair or replace the damaged roof on building 1242. Roof must be sound and tight not to admit rain. Repair or replace all damaged roofs, soffits and overhangs.

E. IPMC, Exterior Structure, 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 coated to prevent deterioration. Repair or replace damaged retaining walls at the north end of the property.

12. Based upon the above, an initial fine of \$ 100.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 100.00 shall be imposed everyday 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 cost 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 7th day of October 2025.

A handwritten signature in cursive script, reading "Mrs. Sabrita Thurman-Newby", is written over a horizontal line.

Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250720

VIOLATION ADDRESS: 114 TROPICAIRE ST

VIOLATION TAX ID #: 411316 H0010

On 10/07/2025, 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 **411316 H0010** and the physical address is **114 TROPICAIRE ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **ROBINSON GILBERT / ROBINSON LINDA** (hereinafter "Property Owner(s)").
3. On 04/08/2025 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
 - B. IPMC, Exterior Property Areas, 302.8 Motor Vehicle(s)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025 before the Municipal Code Enforcement Board/Magistrate.

The Property Owner(s) were given notice on 05/12/2025 of the Initial Hearing by certified mail and posting of the property.

On August 5, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **30 DAYS TO CORRECT VIOLATIONS**.

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

 DID attend the initial hearing

 x DID NOT attend the initial hearing.

6. On October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing.**

7. On 08/27/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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

Corrective Action Required: Remove all trash, litter and debris from the entire property. No outdoor storage allowed.

B. IPMC, Exterior Property Areas, 302.8 Motor Vehicle(s)

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. Must have tires inflated and on the ground.

11. 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 everyday hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
12. 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 cost against the Property Owner(s).
13. 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 7th day of October 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250923

VIOLATION ADDRESS: 3305 SUNNYSIDE DR

VIOLATION TAX ID #: 411475 H0310

On 10/07/2025, 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 **411475 H0310** and the physical address is **3305 SUNNYSIDE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: BUGGS LEROY / BUGGS MELINDA / BUGGS DAVID JR / BUGGS KENNETH (hereinafter "Property Owner(s)").
3. On 05/01/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
 - ~~B. **IPMC, Exterior Property Areas, 302.4 Weeds**~~
 - ~~C. **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 08/05/2025 before the Municipal Code Enforcement Board/Magistrate.

The Property Owner(s) were given notice on 06/04/2025 of the Initial Hearing by certified mail and posting of the property.

On August 5, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 DAYS TO CORRECT VIOLATIONS.

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

 DID attend the initial hearing

 x DID NOT attend the initial hearing.

6. On October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

7. On 08/27/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate

~~B. 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. Back yard included.

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

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

11. 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 everyday hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
12. 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 cost against the Property Owner(s).
13. 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 7th day of October 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251041

VIOLATION ADDRESS: 1236 BLOUNTSTOWN ST

VIOLATION TAX ID #: 2129204070000

On 10/07/2025, 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 2129204070000 and the physical address is identified as 1236 BLOUNTSTOWN ST Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MILLENNIUM PARC LLC (hereinafter "Property Owner(s)").
3. On 05/19/2025 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, General, 301.3 Vacant Structures and Land

C. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on August 5, 2025 before the Municipal Code Enforcement Board/Magistrate.
5. On 06/04/2025 the Property Owner(s) were given notice of the Initial Hearing to be held on 08/05/2025 by certified mail / hand delivery and or posting of the property.

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

X DID attend the initial hearing.

_____ DID NOT attend the initial hearing.

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. Open Door on north side and damaged window by the generator.

B. 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.

C. 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.

7. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

~~8. **MILLENNIUM PARC LLC must board the property to city's specification. that is identified as 1236 BLOUNTSTOWN ST within the next _____ calendar days to prevent unlawful entry.**~~

This case has been amended to state the property was boarded to city's specs prior to the 10/07/2025 hearing.

This case has been amended to state
if the boards remain and violations are not
corrected by 4/7/26, this case may come
back before the magistrate for fines to commence

9. If the above-described property is boarded to *city's specification* within the allotted timeframe, the case will be granted until April 7, 2026 (boarding order). During this 6 mos. timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.

~~If the above-described property is NOT boarded to *city's specification* by the date above and the violations remain, the City of Tallahassee shall bring this case back before the magistrate due to non-compliance for a possible final hearing for fines to commence.~~

DONE and ORDERED this 7th day of October 2025.

A handwritten signature in cursive script, reading "Mrs. Sabrita Thurman-Newby", written over a horizontal line.

Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250940

VIOLATION ADDRESS: 1003 DEWEY ST

VIOLATION TAX ID #: 212528 A0330

On 10/07/2025, 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 **212528 A0330** and the physical address is **1003 DEWEY ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: FILSAIME ORACIN (hereinafter "Property Owner(s)").
3. On 05/07/2025 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
 - C. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
 - D. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - E. **IPMC, Exterior Structure, 304.6 Exterior Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/05/2025 before the Municipal Code Enforcement Board/Magistrate.

The Property Owner(s) were given notice on 06/10/2025 of the Initial Hearing by certified mail and posting of the property.

On August 5, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 DAYS TO CORRECT VIOLATIONS.

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

 DID attend the initial hearing

 x DID NOT attend the initial hearing.

6. On October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

7. On 08/27/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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

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

B. 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. Remove all boards from windows and doors. All windows and doors must be sound and work as intended.

C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate.

D. IPMC, Exterior Structure, 304.2 Protective Treatment

Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight, and properly surface coated to prevent deterioration.

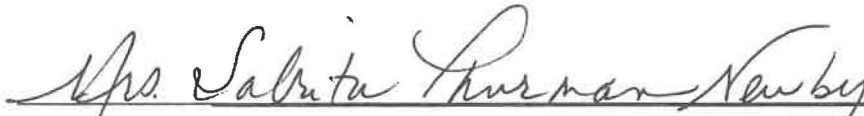
E. IPMC, Exterior Structure, 304.6 Exterior Walls

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 coated to prevent deterioration. Repair the exterior walls on the smaller structure that are in disrepair.

11. 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 everyday hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
12. 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 cost against the Property Owner(s).
13. 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 7th day of October 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241269

VIOLATION ADDRESS: 619 OKALOOSA ST

VIOLATION TAX ID #: 410156 B0050

On 10/07/2025, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410156 B0050 and the physical address is identified as 619 OKALOOSA ST Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are EVANS WINNIE E (hereinafter "Property Owner(s)").
3. On 06/19/2025 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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on October 7, 2025 before the Municipal Code Enforcement Board/Magistrate.
5. On 09/09/2025 the Property Owner(s) were given notice of the Initial Hearing to be held on 10/07/2025 by certified mail / hand delivery and or posting of the property.

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

X DID attend the initial hearing.

 DID NOT attend the initial hearing.

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, in good repair, and is weathertight. Repair or replace broken glass in front windows and remove boards. All windows must be sound and tight not to admit rain.

7. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
8. This case has been amended to state that the property has been boarded to city's specs prior to the 10/07/25 hearing. ~~'s specification that is identified as 619 calendar days to prevent unlawful~~
9. If the above-described property is boarded to *city's specification* within the allotted timeframe, the case will be granted an ONE YEAR boarding order. During this timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.

If the above-described property is NOT boarded to *city's specification* by the date above and the violations remain, the City of Tallahassee shall bring this case back before the magistrate due to non-compliance for a possible final hearing for fines to commence.

This case has been amended to state that if the boards are not removed by ordered timeframe, this case may come back before the magistrate for fines to commence

DONE and ORDERED this 7th day of October 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251360

VIOLATION ADDRESS: 918 CARRAWAY ST

VIOLATION TAX ID #: 112940 F0100

On 10/07/2025, 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 112940 F0100 and the physical address is identified **918 CARRAWAY ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: NEWTON WILLIAM C (hereinafter "Property Owner(s)").
3. On 06/23/2025 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. 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 10/07/2025 before the Code Magistrate.
5. On 08/26/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 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: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

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. Remove tarp from roof and repair or replace to prevent water entry.

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 December 9, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 7th day of October, 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 15, 2025

DRIVEN BRANDS INC
440 S CHURCH ST STE 700
CHARLOTTE NC 28202

Re: Address: **2020 Apalachee pkwy 3105200020000**
Case No.: **TCE252330** Tax I.D. # **3105200020000**

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,

Angela Land

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252330**

Initial Inspection Date: **09/29/2025**

Repeat Offender:

Location Address: **2020 Apalachee pkwy 3105200020000**

Tax ID #: **3105200020000**

Owner(s): **DRIVEN BRANDS INC**

440 S CHURCH ST STE 700

CHARLOTTE NC 28202

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

- 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.
Ensure all high grass, weeds, and overgrowth is cut from entire property and properly maintained.
- 2** Remove all trash, litter, and debris from the entire property.
Ensure to remove and dispose of all trash, litter, and debris from entire 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 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 8338 1514 14

TCE252330 LM/NOV
DRIVEN BRANDS INC
440 S CHURCH ST
STE 700
CHARLOTTE NC 28202-2059

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 20, 2025

WHITAKER FANNIE & HENRY EMELINE
C/O: ELLIS MCKINNEY
2501 S WALTER REED DR
UNIT B
ARLINGTON VA 22206

Re: Address: **2126530120110**
Case No.: **TCE252510**

Tax I.D. # **2126530120110**

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,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Shawdranette House**

Case #: **TCE252510**

Initial Inspection Date: **10/19/2025**

Repeat Offender:

Location Address: **2126530120110**

Tax ID #: **2126530120110**

Owner(s): WHITAKER FANNIE & HENRY EMELINE
C/O: ELLIS MCKINNEY
2501 S WALTER REED DR
UNIT B
ARLINGTON VA 22206

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 Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

- 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.

Ensure that the entire property is cut.

- 2** Remove all trash, litter, and debris from the entire property.

Ensure that all yard trash, tree debris and trash is removed from the property.

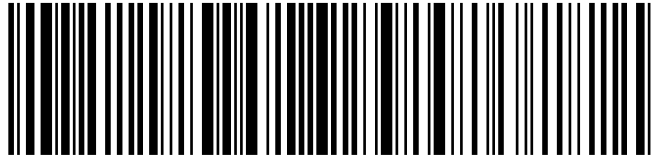
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If 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 8338 7033 09

TCE252510 LM/NOV
WHITAKER FANNIE & HENRY EMELINE
C/O: ELLIS MCKINNEY
2501 S WALTER REED DR
UNIT B
ARLINGTON VA 22206-1205

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

Postage: \$8.8600