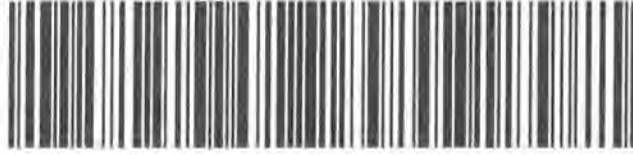


City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 2210 86

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

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

May 03, 2024

SPRINGFIELD HOMETOWN INVESTORS LLC
2330 CENTERVILLE RD
TALLAHASSEE FL 32308

Re: Address: **1106 BIRMINGHAM ST**

Case No.: **TCE240806**

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

Dear Sir or Madam:

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

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

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, First Floor, telephone number (850) 891-7125.

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

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

Case No.: **TCE240806**

Tax Identification Number: **212635 D0090**

Repeat Offender: **No**

Violation Address: **1106 BIRMINGHAM ST**

Owner(s):

SPRINGFIELD HOMETOWN INVESTORS LLC
2330 CENTERVILLE RD
TALLAHASSEE FL 32308

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

Code(s) in Violation:

Other

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

Corrective Actions Required:

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

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

DANGEROUS BUILDING NOTICE

Address: 1106 BIRMINGHAM ST

CE Case No.: TCE240806

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

Jeannine Fier

Enforcing Official, Code Enforcement

5/3/2024

Date

Signature: *Jeannine Fier*

Email: jeannine.fier@talgov.com

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

CASE NO.: TCE232536

VIOLATION ADDRESS: 2660 OLD BAINBRIDGE RD

VIOLATION TAX ID #: 2115206100000

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

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

FINDINGS

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

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

 x DID attend the initial hearing

 DID NOT attend the initial hearing.

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

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

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

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

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

Corrective Action Required: Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Repair or replace all handrails and guardrails as required to the applicable building code on all exterior stair cases as required. Ensure all guard rails and hand rails are fully functional.

C. IPMC Chapter 3, Section 304 ~ Exterior Structure

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

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

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

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

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


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

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

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

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

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



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240226

VIOLATION ADDRESS: 1404 N RANDOLPH CIRCLE

VIOLATION TAX ID #: 111730 V0360

On 6-4-24 the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

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

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.
5. On 04/3/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X_____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240448

VIOLATION ADDRESS: 906 TERRACE ST

VIOLATION TAX ID #: 113027 F0080

On 6-4-24, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **113027 F0080** and the physical address is identified **906 TERRACE ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **GHIO JOHN ALEXANDER / GHIO CAROLYN EGAN** (hereinafter "Property Owner(s)").
3. On 03/21/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Code Magistrate.
5. On 04/25/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

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

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

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

9. The Property Owner(s) is/are given 10 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on July 9, 24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE221884

VIOLATION ADDRESS: 419 ESSEX DRIVE

VIOLATION TAX ID #: 213426 E0070

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

FINDINGS

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

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Chapter 3, Section 304 – Exterior Structure (304.1 General)

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

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

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

C. IPMC, 302.1 – Sanitation

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

D. IPMC, 301. – Responsibility

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

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

9. The Property Owner(s) is/are given 10 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 7-9-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240305

VIOLATION ADDRESS: 1569 CALDWELL DRIVE

VIOLATION TAX ID #: 410480 J0100

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

FINDINGS

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

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

_____ DID attend this hearing.

X_____ DID NOT attend this hearing.

7. The following violations remain:

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

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

B. IPMC, Chapter 3, Section 301.2 Responsibility

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

C. IPMC, 302.1. – Sanitation

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

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

9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 7-9-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE232621

VIOLATION ADDRESS: 406 WALLIS STREET

VIOLATION TAX ID #: 411250 A0041

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

FINDINGS

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

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

_____ DID attend the initial hearing.

~~_____~~ DID NOT attend the initial hearing.

The following violations remain:

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

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

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

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

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

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

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

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

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

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

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

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

X

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

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

DONE and ORDERED this 4th day of June 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE232874

VIOLATION ADDRESS: 2855 APALACHEE PKWY APT 126-B

VIOLATION TAX ID #: 3104204290000

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

FINDINGS

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

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240504

VIOLATION ADDRESS: 2295 TINA DRIVE

VIOLATION TAX ID #: 1133170020340

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

FINDINGS

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

F. IPMC, 301.2 – Responsibility

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-9-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240613

VIOLATION ADDRESS: 2322 TALLEY LN

VIOLATION TAX ID #: 2121511203401

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

FINDINGS

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

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

_____ DID attend the initial hearing.

 x DID NOT attend the initial hearing.

The following violations remain:

A. IPMC, 302.1 - Sanitation

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

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

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

C. IPMC, 604.3.2.1 – Electrical Equipment

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

D. IPMC, 301.3 – Vacant Structures and Land

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

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

8. LAWSON DAVID B must board the property that is identified as 2322 TALLEY LN within the next 5 calendar days to prevent unlawful entry.

9. If the above-described property is boarded within the allotted timeframe, the case will be granted an ONE-YEAR boarding order. During this one-year timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.

10. If the above-described property is NOT boarded by the date above and the violations remain, the City of Tallahassee shall board and seal the structure located at 2322 TALLEY LN and all costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 4th day of June 2024.



Mr. Kevin Sossong, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8366 8163 78

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

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 21, 2024

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

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

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: Shameka Bush	Permit No.:	NA
Initial Inspection Date: 06/20/2024	Case No.:	TCE241288
Tax Identification Number: 212635 L0180	Repeat Offender:	No
Violation Address: 1022 RICHMOND ST		

Owner(s):

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

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

Code(s) in Violation:

Code of General Ordinances

- 1** IPMC 302.4 Weeds.

Corrective Actions Required:

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

May 14, 2024

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

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

Tax I.D. # **4101750100060**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **05/08/2024** Case No.: **TCE240872**
Tax Identification Number: **4101750100060** Repeat Offender: **No**
Violation Address: **815 WAILES ST**

Owner(s):

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

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 6138 97

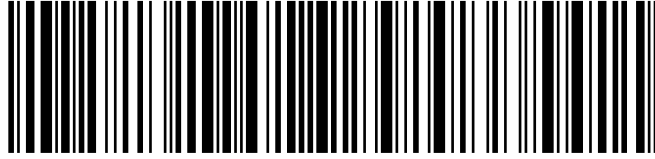
TCE240872 LM/NOV
LBG HOLDINGS LLC
PO BOX 621255
OVIDO FL 32762-1255

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

Postage: \$7.3600

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 6182 81

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

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

Postage: \$7.3600

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 6166 69

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

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

May 23, 2024

STIEGLER STEPHEN G
2005 E INDIANHEAD DR
TALLAHASSEE FL 32301

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

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

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

Case No.: **TCE240889**

Tax Identification Number: **310550 X0220**

Repeat Offender: **No**

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

Owner(s):

STIEGLER STEPHEN G
2005 E INDIANHEAD DR
TALLAHASSEE FL 32301

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

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.4 Weeds.

Corrective Actions Required:

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8363 1150 54

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

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

Postage: \$7.3600

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

DANGEROUS BUILDING NOTICE

Address: 2139 MAIN ST

CE Case No.: TCE241184

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

Jeanine Fier

Enforcing Official, Code Enforcement

06/19/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 19, 2024

POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302

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

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

Dear Sir or Madam:

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

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

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, First Floor, telephone number (850) 891-7125.

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

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

Case No.: **TCE241184**

Tax Identification Number: **410156 H0037**

Repeat Offender: **No**

Violation Address: **2139 MAIN ST**

Owner(s):

POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302

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

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

Code(s) in Violation:

International Property Maintenance Code

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

Corrective Actions Required:

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

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

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

Case No.: **TCE241184**

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8366 3960 30

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

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

Postage: \$7.3600

TCE241184 DB Placard

Final Audit Report

2024-06-19

Created:	2024-06-19
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzgJXq62ya6yNRKIfaR7Pyip9lz_GRtnf

"TCE241184 DB Placard" History

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 26, 2024

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

Re: Address: **2991 FENWICK CT E**

Case No.: **TCE241146**

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

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

Case No.: **TCE241146**

Tax Identification Number: **142740 H0520**

Repeat Offender: **No**

Violation Address: **2991 FENWICK CT E**

Owner(s):

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

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

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

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

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

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

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ENTRUST GROUP INC FBO
MICHAEL PAUL PRESTON IRA7230012192
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555 12TH ST
OAKLAND CA 94607-3637

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

Postage: \$7.3600

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

CASE NO.: TCE232900

VIOLATION ADDRESS: 3089 CONNIE DR

VIOLATION TAX ID #: 3103500000130

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

FINDINGS

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

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

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

 x DID attend the initial hearing

 DID NOT attend the initial hearing.

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

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

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

11. The following violations remain:

A. IPMC Chapter 3, Section 304 ~ Exterior Structure

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

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

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

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

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

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

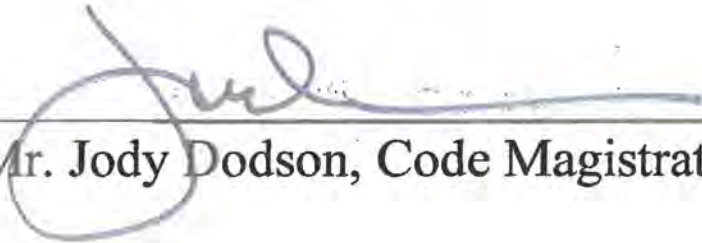
C. IPMC, Chapter 3, Section 302 – Exterior Property Areas

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE232455

VIOLATION ADDRESS: 1204 CROSS CREEK WAY UNIT #1

VIOLATION TAX ID #: 310404 300A0

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

FINDINGS

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

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

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

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

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

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

Corrective Action Required: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety, or welfare. All structural members, sidings, roofing, doors, frames, windows, and foundations must be in good repair according to existing Code Standards. Permits will be required. Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

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

C. IPMC Chapter 3, Section 305 ~ Interior Structure

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

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

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

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

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240313

VIOLATION ADDRESS: 3000 S ADAMS STREET APT 524

VIOLATION TAX ID #: 4112450005240

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

FINDINGS

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

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

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

DID attend the initial hearing

DID NOT attend the initial hearing.

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

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

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

DID attend the Final Hearing. (tenant)

DID NOT attend the Final Hearing.

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

11. The following violations remain:

A. IPMC Chapter 3, Section 305 - Interior Structure

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

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

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

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

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


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

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

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

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

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


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE232987

VIOLATION ADDRESS: 1946 PASCO STREET

VIOLATION TAX ID #: 410127 A0030

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

FINDINGS

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

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

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

DID attend the initial hearing

DID NOT attend the initial hearing.

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

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

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

DID attend the Final Hearing.

DID NOT attend the Final Hearing.

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

11. The following violations remain:

A. IPMC Chapter 3, Section 304 - Exterior Structure

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

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

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

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

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

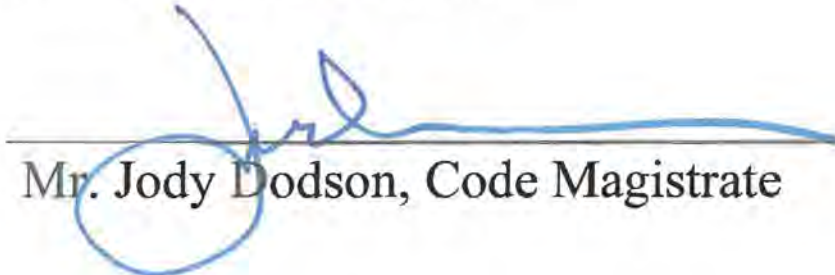
D. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE220351

VIOLATION ADDRESS: 1507 MELVIN STREET

VIOLATION TAX ID #: 4101540000151

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

FINDINGS

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

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

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

DID attend the initial hearing

DID NOT attend the initial hearing.

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

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

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

DID attend the Final Hearing.

DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

EMERGENCY BOARDING IN 5 DAYS

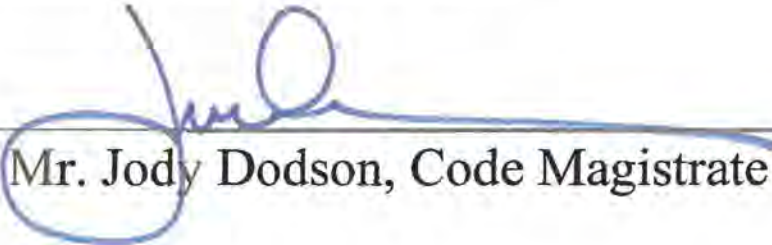
B. TLDC, Chapter 1, Section 1-2 DANGEROUS BUILDING (4)

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

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

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

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


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE230120

VIOLATION ADDRESS: 401 LEWIS STREET

VIOLATION TAX ID #: 410152 C0050

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

FINDINGS

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

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

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

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

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

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

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

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

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

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

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


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE232536

VIOLATION ADDRESS: 2660 OLD BAINBRIDGE RD

VIOLATION TAX ID #: 2115206100000

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

FINDINGS

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

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

 X DID attend the initial hearing

 DID NOT attend the initial hearing.

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

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

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

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

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

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

Corrective Action Required: Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface.

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

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

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

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

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

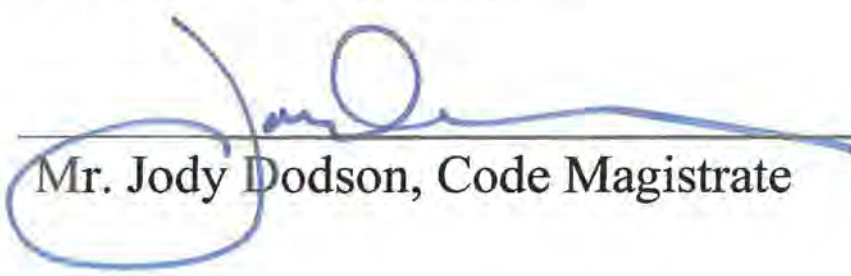
E. TLDC, Chapter 3, Section 3-401 – Fences & Walls

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240305

VIOLATION ADDRESS: 1569 CALDWELL DR

VIOLATION TAX ID #: 410480 J0100

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

FINDINGS

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

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

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

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

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

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

 DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

B. IPMC, Chapter 3, Section 301.2 – Responsibility

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

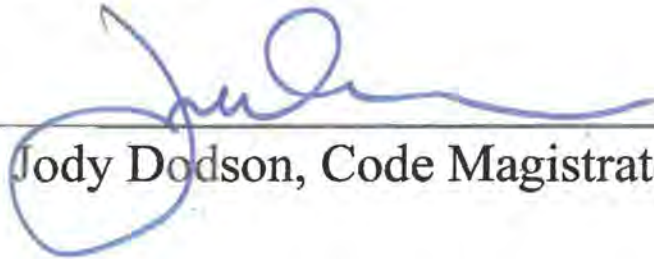
C. IPMC, Chapter 3, Section 302.1 – Sanitation

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240278

VIOLATION ADDRESS: 1425 N DUVAL ST

VIOLATION TAX ID #: 212543 G0310

On 7-9-24 the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

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

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

X DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 301.3 – Vacant Structures and Land

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

B. IPMC, 304.1 – Exterior Structure

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

C. IPMC, 305.1 – Interior Structure

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

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

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 1425 N Duval Street *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

11. Additionally, the property located at 1425 N Duval Street was open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is/was the opinion of the enforcement official that this structure be immediately boarded and sealed. The corrective action of the Emergency Board and Seal was completed on 07/01/2024. Boards shall remain on the structure up to August 9, 2024.

12. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240763

VIOLATION ADDRESS: 717 SPRINGSAX RD

VIOLATION TAX ID #: 411137 D0030

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

FINDINGS

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

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

X DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240785

VIOLATION ADDRESS: 603 PUTNAM DRIVE

VIOLATION TAX ID #: 3107202660000

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

FINDINGS

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 04/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 07/09/2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing.
 DID NOT attend this hearing.

7. The following violations remain:
 - A. **IPMC, Chapter 3, Section 302.4 – Weeds**
Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth and continue to maintain
 - B. **TLDC, Chapter 3, Section 302.1 – Sanitation (Residential)**
Corrective Action Required: Remove all trash, litter and debris from property and continue to maintain
 - C. **IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land**
Corrective Action Required: Ensure that all doors and windows are closed, locked and fully functioning. Repair or replace any damaged doors and windows that are in disrepair or nonfunctioning.
 - D. **IPMC, Chapter 3, Section 304.1 – Exterior Structure**
Corrective Action Required: Ensure that all exterior walls and roof of structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 603 PUTNAM DRIVE *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240719

VIOLATION ADDRESS: 2290 MAGNOLIA CIRCLE APT #2


VIOLATION TAX ID #: 4112200010000

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

FINDINGS

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

_____ DID attend this hearing.

 _____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240489

VIOLATION ADDRESS: 1109 WOODLAND DR

VIOLATION TAX-ID #: 411470 D0060

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

FINDINGS

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

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/06/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240617

VIOLATION ADDRESS: 818 MILLARD STREET

VIOLATION TAX ID #: 310725 J0250

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

FINDINGS

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

DID attend this hearing.

DID NOT attend this hearing.

7. The following violations remain:

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


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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240655

VIOLATION ADDRESS: 2290-1 MAGNOLIA CIRCLE

VIOLATION TAX ID #: 4112200010000

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

FINDINGS

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

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. **IPMC Chapter 3, Section 307 ~ Handrails & Guardrails**

Corrective Action Required: Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Repair Loose front porch railing vertical steaks that are loose.

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

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

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

Corrective Action Required: Mechanical appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. Repair or replace water heater has intermittent hot water supply and dishwasher not working properly.

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

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

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

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

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

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

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240929

VIOLATION ADDRESS: 710 CAMPBELL STREET

VIOLATION TAX ID #: 410127 DD0070

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

FINDINGS

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

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

 DID attend the initial hearing.

 X DID NOT attend the initial hearing.

The following violations remain:

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

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

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

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

C. TLDC, Chapter 3, Section 3.488 - Maintenance

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

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

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

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

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

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

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

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

DONE and ORDERED this 9th day of July 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE230849

VIOLATION ADDRESS: 828 GOLDEN STREET

VIOLATION TAX ID #: 212655 D0060

On 7/09/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

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

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

_____ DID attend this hearing.

X _____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of July 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240295

VIOLATION ADDRESS: 730 GOLD NUGGET TRL

VIOLATION TAX ID #: 2127190000140

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

FINDINGS

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

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 5/31/24, the Property Owner(s) were given notice of the Initial Hearing to be held on 7/9/24 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X_____ DID NOT attend this hearing.

7. The following violations remain:

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

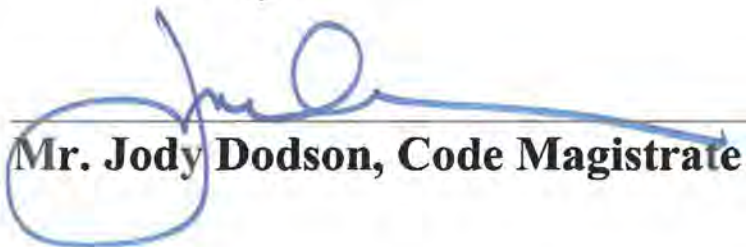
Corrective Action Required: Remove all trash, litter and debris from property and continue to maintain.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of July 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241242

VIOLATION ADDRESS: 2698 N MONROE STREET

VIOLATION TAX ID #: 2123200080000

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

FINDINGS

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

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

X DID attend the initial hearing. (Atty. Brandon DeGel by phor

_____ DID NOT attend the initial hearing.

The following violations remain:

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

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

B. IPMC, Section 301.3 – Vacant Structures and Land

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

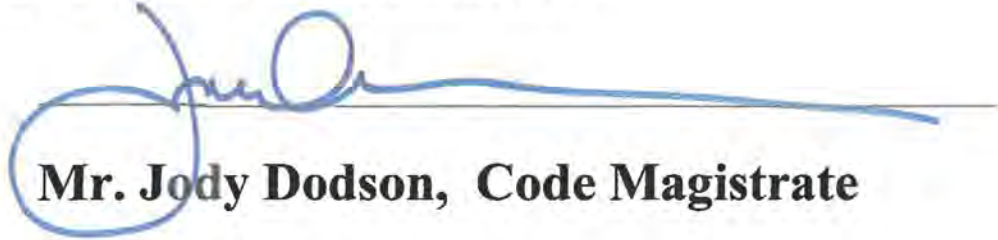
C. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

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

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

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

DONE and ORDERED this 9th day of July 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240893

VIOLATION ADDRESS: 1464 PINE ST APT #1

VIOLATION TAX ID #: 113030 C0050

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **113030 C0050** and the physical address is identified **1464 PINE ST APT #1**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are LAUER FAMILY TRUST / LAUER BARBARA S TRUSTEE (hereinafter "Property Owner(s)").
3. On 05/16/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Section 305.3 – Interior Surfaces
 - B. IPMC, Section 304.7 – Roofs and Drainage
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/05/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 305.3 – Interior Surfaces

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

B. IPMC, Section 304.7 – Roofs and Drainage

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240609

VIOLATION ADDRESS: 2400 W THARPE ST APT #304

VIOLATION TAX ID #: 2121510191480

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

FINDINGS

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

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

X DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 304.6 – Exterior Walls

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

B. IPMC, Section 305.6 - Interior Doors

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

C. IPMC, Section 302.2 – Grading and Drainage

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

D. IPMC, Section 304.7 – Roofs and Drainage

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240994

VIOLATION ADDRESS: 3729 AKSARBEN DR

VIOLATION TAX ID #: 310361 C0050

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310361 C0050** and the physical address is identified **3729 AKSARBEN DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **CODAY TYLER JAMES / CODAY GREGORY GENE SR** (hereinafter "Property Owner(s)").
3. On 06/03/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Section 302.4 - Weeds**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X _____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241096

VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT #2

VIOLATION TAX ID #: 310404 200B0

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

FINDINGS

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

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/11/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X _____ DID NOT attend this hearing.

7. The following violations remain:

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

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241097

VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT #2


VIOLATION TAX ID #: 310404 200B0

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310404 200B0** and the physical address is identified **1202 CROSS CREEK WAY UNIT #2**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **MANDERFIELD MATTHEW B** (hereinafter "Property Owner(s)").
3. On 06/06/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Section 304.15 - Doors**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/20/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 _____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 304.15 - Doors

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240700

VIOLATION ADDRESS: 3130 TIFFANY ST

VIOLATION TAX ID #: 3103500000490

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

FINDINGS

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

A. IPMC, Section 304.7 – Roofs and Drainage

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/31/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 304.7 – Roofs and Drainage

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240699

VIOLATION ADDRESS: 3142 TIFFANY ST

VIOLATION TAX ID #: 3103500000480

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3103500000480** and the physical address is identified **3142 TIFFANY ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are KPRM II LLC (hereinafter "Property Owner(s)").
3. On 04/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Section 304.7 – Roofs and Drainage**
 - B. **IPMC, Section 308.1 – Accumulation of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 304.7 – Roofs and Drainage

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

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

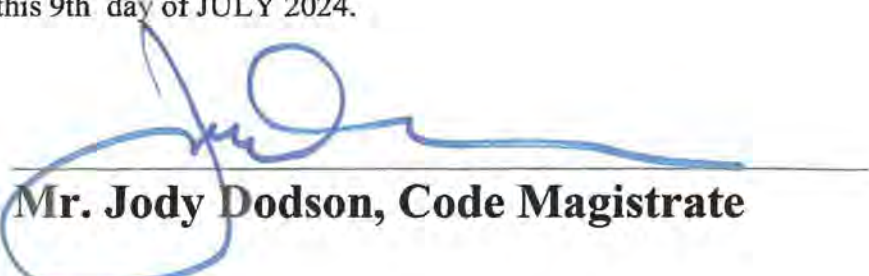
Corrective Action Required: Remove all trash, litter and debris from property

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240857

VIOLATION ADDRESS: 2005 E INDIAN HEAD DR

VIOLATION TAX ID #: 310550 X0220

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

FINDINGS

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

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/05/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X_____ DID NOT attend this hearing.

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

7. The following violations remain:

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


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

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

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240870

VIOLATION ADDRESS: 2022 CHULI NENE

VIOLATION TAX ID #: 310550 X0120

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

FINDINGS

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

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

X DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302.8 – Motor Vehicles

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

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

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

Corrective Action Required: Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Remove all trash, litter and debris from property.

C. IPMC, Section 302.4 – Weeds

Corrective Action Required: Mow the lawn, removing all high grass and weeds from the property.

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

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240864

VIOLATION ADDRESS: 1909 OLD FORT DR

VIOLATION TAX ID #: 310670 K0001

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310670 K0001** and the physical address is identified **1909 OLD FORT DR, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **KOHLER JAMES ROBERT** (hereinafter "Property Owner(s)").
3. On 05/08/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Section 302.8 – Motor Vehicles**
 - B. **IPMC, Section 308.1 – Accumulation of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/10/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.

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

 DID attend this hearing.

DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302.8 – Motor Vehicles

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

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

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

Corrective Action Required: Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Remove all trash, litter and debris from property and from under the carport.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241021

VIOLATION ADDRESS: 3122 CONNIE DRIVE

VIOLATION TAX ID #: 3103500000060

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3103500000060** and the physical address is identified **3122 CONNIE DRIVE, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **HUMPHRIES BUD** (hereinafter "Property Owner(s)").
3. On 05/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Section 302.4 – Weeds**
 - B. **IPMC, Section 308.1 – Accumulation of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/10/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302.4 – Weeds

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

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241022

VIOLATION ADDRESS: 3137 CONNIE DR

VIOLATION TAX ID #: 3103500000160

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3103500000160** and the physical address is identified **3137 CONNIE DR, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BABY CHICK LLC** (hereinafter "Property Owner(s)").
3. On 05/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Section 302.4 – Weeds**
 - B. **IPMC, Section 308.1 – Accumulation of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/10/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302-4 - Weeds

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

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 8-6-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240522

VIOLATION ADDRESS: 3216 NEKOMA LN

VIOLATION TAX ID #: 2129780000020

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

FINDINGS

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

5. On 05/07/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

Section 302.1 – Sanitation

Section 302.4 – Weeds

Corrective Action Required:

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

Section 304.1- General

Section 304.2 – Protective Treatment

Section 304.6 – Exterior Wall

Section 304.13 – Window, Skylight and door frames

Corrective Action Required: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. In addition, ensure that the structure if not rented, has all of the window and doors secured. Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

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

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

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240674

VIOLATION ADDRESS: 1491 KNOXVILLE LN

VIOLATION TAX ID #: 213061 B0310

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **213061 B0310** and the physical address is identified **1491 KNOXVILLE LN**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BARRON FRANCISCO** (hereinafter "Property Owner(s)").
3. On 04/17/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302 – Exterior Property Areas**
Chapter 3, Section 302.1 - Sanitation
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

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

Chapter 3, Section 302.1 - Sanitation

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240747

VIOLATION ADDRESS: Vacant Lot West of 1233 Hernando Drive

VIOLATION TAX ID #: 410255 C0170

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410255 C0170** and the physical address is identified **Vacant Lot West of 1233 Hernando Drive**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **OL KING CONSTRUCTION LLC / LOPEZ OLVIN** (hereinafter "Property Owner(s)").
3. On 04/24/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302 – Exterior Property Areas**
 - Chapter 3, Section 302.4 – Weeds**
 - Chapter 3, Section 302.1 - Sanitation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/23/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

Chapter 3, Section 302.4 – Weeds

Chapter 3, Section 302.1 - Sanitation

Corrective Action Required: Your property is overgrown. Cut and remove excess vegetation, weeds and grass. Remove all trash and debris and tree debris from property.

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

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

July 15, 2024

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

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

Case No.: **TCE241366**

Tax I.D. # **2114150000150**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **06/26/2024**

Case No.: **TCE241366**

Tax Identification Number: **2114150000150**

Repeat Offender: **No**

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

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

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

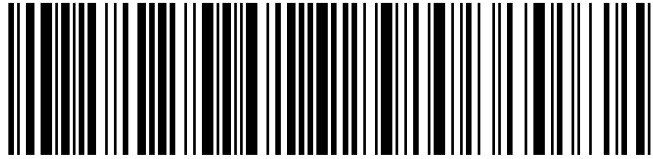
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 6385 40

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

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

Postage: \$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8372 0706 41

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

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

Postage: \$8.1600

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

NOTICE

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

OWNER: **James W Barnes
1031 Joe Louis St. Tallahassee Fl. 32304**

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

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

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

THIS IS A LIEN RECORDING

STATE OF FLORIDA

COUNTY OF LEON

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

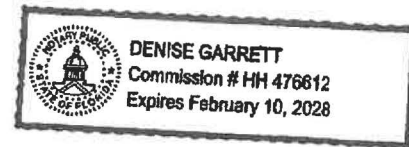
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the official seal of said city in the City of Tallahassee, Florida, on 7-11-24



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

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

Denise Garrett
Notary Public



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

THIS IS A LIEN RECORDING

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

CASE NO.: TCE222328

VIOLATION ADDRESS: 1031 JOE LOUIS STREET

VIOLATION TAX ID #: 212635 00010

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

FINDINGS

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

___ DID attend the initial hearing (neighbor)

x DID NOT attend the initial hearing.

7. On February 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

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

X DID attend the Final Hearing.

___ DID NOT attend the Final Hearing.

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

10. The following violations remain:

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

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

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

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Interior of building must be free of all defects. Please make all repairs to all damaged surfaces of Interior structure and acquire any and all necessary permits that may be needed.

C. TLDC, Chapter 1, Section 1-2 – Dangerous Building (10)

Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure. Secure All Doors and Windows that are open to the public. This must be done immediately for public safety!.


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

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

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

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

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



Dr. Sabrita Thurman-Newby, Code Magistrate

THIS IS A LIEN RECORDING

**CODE MAGISTRATE
CITY OF TALLAHASSEE, FLORIDA
AFFIDAVIT OF NON-COMPLIANCE**

Date: July 11, 2024

Case No.: TCE222328

Violation Address: 1031 JOE LOUIS ST

CITY OF TALLAHASSEE

vs.

BARNES JAMES W
1031 JOE LOUIS ST
TALLAHASSEE FL 32304

STATE OF FLORIDA
COUNTY OF LEON

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

My name is Martin Atorresagasti and I am over the age of 18 and am otherwise sui juris. I have personal knowledge of the facts set forth in this affidavit.

2. I am a City of Tallahassee Code Enforcement Inspector and on 7-11-24

I inspected the subject property.

I partially inspected the subject property, to wit:

I was unable to inspect the property either because the owner failed to contact me, failed to appear during our scheduled appointment, or refused entry, to wit:

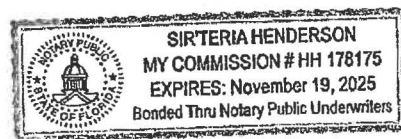
3. The property remains in violation of the City of Tallahassee Code of Ordinances as cited in the Order of the Code Magistrate in the above-styled matter *until such time as the violations cited are inspected and found to be corrected.*

FURTHER AFFIANT SAYETH NOT


(Affiant)

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


(Notary Public)



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

DANGEROUS BUILDING NOTICE

Address: 521 PUTNAM DR

CE Case No.: TCE241737

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

Jeannina Fier

Enforcing Official, Code Enforcement

07/31/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

July 31, 2024

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

Re: Address: **521 PUTNAM DR** Tax I.D. # **3107202920000**

Case No.: **TCE241737**

Dear Sir or Madam:

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

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

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, First Floor, telephone number (850) 891-7125.

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti** Permit No.: **NA**
Initial Inspection Date: **07/31/2024** Case No.: **TCE241737**
Tax Identification Number: **3107202920000** Repeat Offender: **No**
Violation Address: **521 PUTNAM DR**
Owner(s): **HOWARD EDDIE E LIFE ESTATE; HOWARD EDDIE E;
HOWARD DORIS MICHELLE; & HOWARD HARRY
521 PUTNAM DR
TALLAHASSEE FL 32301**

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

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

Code(s) in Violation:

International Property Maintenance Code (IPMC)

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

Corrective Actions Required:

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

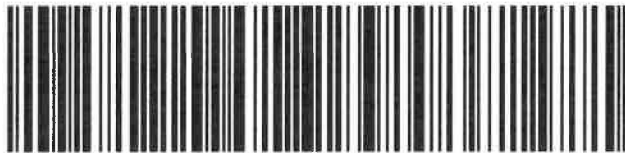
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8372 3902 51

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

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

Postage: \$8.1600

TCE241737 DB PLACARD

Final Audit Report

2024-07-31

Created:	2024-07-31
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAO7EToXDA7Q1FiCibAlJwkhUaRcm4B6ZR

"TCE241737 DB PLACARD" History

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

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

NOTICE

DATE: August 12, 2024
TO: B G Scott & Cedric Evans
RE: **627 Okaloosa Street, Tallahassee, Florida
32305**
OWNER: **B G Scott & Cedric Evans
C/O Winnie Evans
707 Stafford St. Tallahassee FL. 32305**

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

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

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



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

**MUNICIPAL CODE ENFORCEMENT BOARD / MAGISTRATE
NOTICE OF HEARING**

February 22, 2023

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

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

Dear Sir/Madam:

This letter serves as your formal Notice of Hearing for the above referenced Code Enforcement case. **The hearing will be held on 04/25/2023 at 6:30 p.m. at the Frenchtown Renaissance Center 435 N. Macomb St, 2nd Floor.** Please be advised that social distancing measures and masks will be implemented at the hearing location in accordance with Center for Disease Control guidelines.

Hearings will be recorded and available for public viewing online at <https://Talgov.com/code>. If you are unable to attend the hearing in-person, you may attend virtually by submitting your request via email to code.hearings@talgov.com or by contacting the Code Compliance Coordinator at (850) 891-7110. If you have evidence to submit and/or comments, please call (850) 891-7007. Once your request has been received by our office to attend virtually, a meeting access code will be provided for you.

All information that is pre submitted must either be sworn to or notarized and must be received no later than 5:00pm on 04/15/2023 to allow time to provide it to the Magistrate/Code Board. All information submitted will be recorded as case file information and entered into public record.

For your convenience, a copy of your original Notice of Violation is attached. Please be advised that if the violation has not been corrected or has been corrected but then reoccurs, the case will be presented to the Municipal Code Enforcement Board / Magistrate. Even if the violation has been corrected by the time specified by the code inspector, the case may still be presented to the magistrate if the Division is not properly notified to inspect the property for compliance. In the event your property is found to be in violation of the City Code during the hearing, the Code Enforcement Board / Magistrate has the authority to charge fines of up to \$250.00 a day against your property for every day that the violation(s) exists.

For further information regarding the hearing process, please visit Talgov.com/Code or call (850) 891-7110.

Sincerely,

Jency Probert

Code Enforcement Division

NOTICE: Any party aggrieved by the decisions of the Municipal Code Enforcement Board may appeal the decision to the Leon County Circuit Court within 30 days of the execution of the final order. If an owner decides to appeal any decision made by the Municipal Code Enforcement Board / Magistrate with respect to any matter considered at this meeting or hearing, such person will need a record of these proceedings; and, for this purpose, such persons may need to ensure that a verbatim record of the proceedings is made, which record indicates the testimony and evidence upon which the appeal is to be based. The City of Tallahassee does not provide or prepare such a record. See Section 286.0105, Florida Statutes.

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

JOHN E. DAILEY
Mayor

RFESE GOAD
City Manager

DIANNE WILLIAMS-COX
Mayor Pro Tem

CASSANDRA K JACKSON
City Attorney

JACQUELINE "JACK" PORTER
Commissioner

JAMES O. COOKE, IV
City Treasurer-Clerk

CURTIS RICHARDSON
Commissioner

DENNIS R. SUTTON
Inspector General

JEREMY MATLOW
Commissioner



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Jency Probert**

Permit No.: **NA**

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

Case No.: **TCE183355**

Tax Identification Number: **410156 B0070**

Repeat Offender: **No**

Violation Address: **627 OKALOOSA ST**

Owner(s):

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

(ORGINIAL DAYS FOR COMPLIANCE)

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

Code(s) in Violation:

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

1 IPMC Chapter 3, Section 304 ~ Exterior Structure

Code of General Ordinances

2 Chapter 9, Article III- Offensive Accumulations & Growth

Land Development Code

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

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

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

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

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

8 TLDC Chapter 3, Section 3-543 (f): Structure recommended for Order to Demolish.

Corrective Actions Required:

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

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

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

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

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

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the

case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

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

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

JOHN E. DABLEY
Mayor

DIANNE WILLIAMS-COX
Mayor Pro Tem

JACQUELINE "JACK" PORTER
Commissioner

CURTIS RICHARDSON
Commissioner

JEREMY MATTHEW
Commissioner

REISE GOAD
City Manager

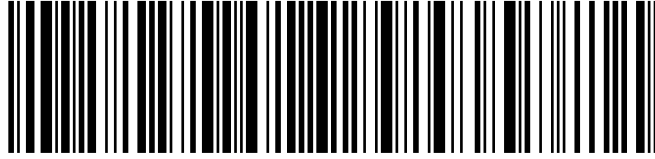
CASSANDRA K JACKSON
City Attorney

JAMES O. COOKE IV
City Treasurer-Clerk

DENNIS R. SUTTON
Inspector General

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

USPS CERTIFIED MAIL



9214 8901 9403 8373 7941 33

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

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

Postage: \$8.1600

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

CASE NO.: TCE241307

VIOLATION ADDRESS: 2133 MAIN ST

VIOLATION TAX ID #: 410156 H0033

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410156 H0033 and the physical address is identified as 2133 MAIN ST, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are STANLEY RICCARDO (hereinafter "Property Owner(s)").
3. On 06/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, 304.1 - General
 - B. IPMC 301.3 - Vacant structures and land
 - C. IPMC 304.13 - Window, skylight and door frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on August 6, 2024 before the Municipal Code Enforcement Board/Magistrate.
5. On 07/01/2024 the Property Owner(s) were given notice of the Initial Hearing to be held on 08/06/2024 by certified mail / hand delivery and or posting of the property.

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

_____ DID attend the initial hearing.

~~_____~~ DID NOT attend the initial hearing.

The following violations remain:

A. IPMC, 304.1 - General

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

B. IPMC, 301.3 - Vacant structures and land

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

C. IPMC 304.13 - Window, skylight and door frames

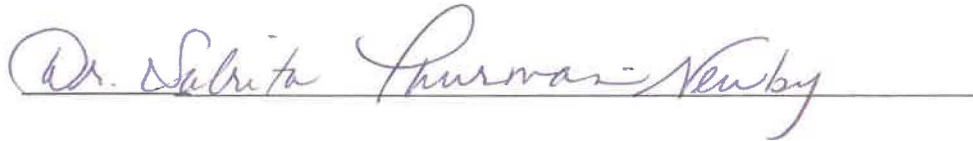
Corrective Action Required: Ensure every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight..

7. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
8. STANLEY RICCARDO must board the property that is identified as 2133 MAIN ST within the next 5 calendar days to prevent unlawful entry.
9. If the above-described property is boarded within the allotted timeframe, the case will be granted an ONE-YEAR boarding order. During this one-year timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.

**BOARDING ORDER EXPIRES
AUGUST 6, 2025**

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

DONE and ORDERED this 6th day of August 2024.

A handwritten signature in 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
INITIAL ORDER**

CASE NO.: TCE241285

VIOLATION ADDRESS: 1724 KEITH ST

VIOLATION TAX ID #: 410125 Q0140

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

FINDINGS

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

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

~~_____~~ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 3, Section 304 – Exterior Structure

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

B. IPMC Chapter 3, Section 305 – Interior Structure

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

C. Chapter 3, Section 307 - Handrails & Guardrails

Corrective Action Required: Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. Replace damaged handrail on entrance steps.

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

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

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

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

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

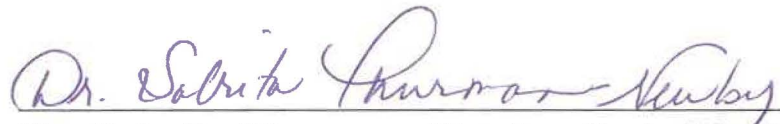
Corrective Action Required: Remove dead tree and tree debris from property

G. IPMC 304.7 Roofs and drainage

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on Sept 10, 2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241327

VIOLATION ADDRESS: 1031 JOE LOUIS ST

VIOLATION TAX ID #: 212635 O0010

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

FINDINGS

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240939

VIOLATION ADDRESS: 2254 MAGNOLIA CIR

VIOLATION TAX ID #: 4112200010000

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

FINDINGS

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

_____ DID attend this hearing.

 X _____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 6, Section 605 ~ Electrical Equipment

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

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240924

VIOLATION ADDRESS: 612 CAMPBELL ST

VIOLATION TAX ID #: 410156 G0061

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

FINDINGS

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

7. The following violations remain:
- A. **IPMC Chapter 3, Section 302 ~ 302.2 Grading and drainage**
Corrective Action Required: Premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Ensure that the premises are graded and shall be maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. Reference to Apt. 1116.
 - B. **IPMC Chapter 3, Section 304 ~ 304.7 Roofs and drainage**
Corrective Action Required: Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Repair the gutters on Building 1100, and it shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Reference to Apt. 1116.
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240365

VIOLATION ADDRESS: 3195 TIFFANY ST

VIOLATION TAX ID #: 3103500000840

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

FINDINGS

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

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

 X DID attend this hearing.

 DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 6, Section 602 ~ Heating Facilities

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

B. IPMC Chapter 6, Section 603 ~ Mechanical Equipment

Corrective Action Required: Mechanical appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function. Replace the water heater at the property. It shall be properly installed and maintained in a safe working condition and shall be capable of performing the intended function.

C. IPMC Chapter 6, Section 605 ~Electrical Equipment

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

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

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

E. IPMC Chapter 3, Section 305 ~ Interior Structure

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240973

VIOLATION ADDRESS: 3247 BODMIN MOOR DR

VIOLATION TAX ID #: 112725 N0130

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

FINDINGS

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

_____ DID attend this hearing.

~~X~~ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241509

VIOLATION ADDRESS: 524 E COLLEGE AVE

VIOLATION TAX ID #: 113132 G0030

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

FINDINGS

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

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

_____ DID attend this hearing.

X _____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

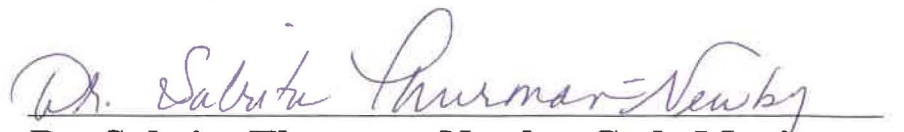
Corrective Action Required: Remove all trash, litter and debris from property.

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

9. The Property Owner(s) is/are given 3 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241340

VIOLATION ADDRESS: 1507 DANIELS ST

VIOLATION TAX ID #: 411036 F0070

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

FINDINGS

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

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 07/16/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 9-10-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241116

VIOLATION ADDRESS: 2041 WARWICK ST

VIOLATION TAX ID #: 410280 C0070

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

FINDINGS

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

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

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

_____ DID attend the initial hearing.

 X DID NOT attend the initial hearing.

The following violations remain:

A. IPMC Chapter 3, Section 305 ~ Interior Structure

304.1 – General

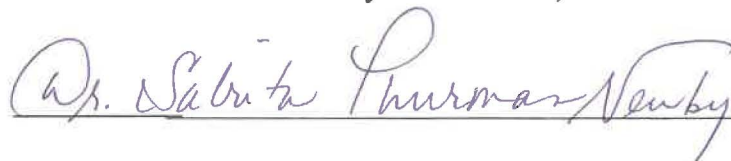
304.2 – Protective treatment

Corrective Action Required: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. Ensure that all of the doors and windows are fully functional and secured. There are broken windows. Replace the broken glass as required and ensure that the windows are fully functional and secured.

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

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

DONE and ORDERED this 6th day of AUGUST, 2024



DR. SABRITA THURMAN-NEWBY, CODE MAGISTRATE

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

CASE NO.: TCE241096

VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT 2

VIOLATION TAX ID #: 310404 200B0

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310404 200B0** and the physical address is identified **1202 CROSS CREEK WAY UNIT 2**Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MANDERFIELD MATTHEW B (hereinafter "Property Owner(s)").
3. On 06/06/2024 Property Owner(s) was/were given 10 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, Chapter 3, Section 308.1 – Accumulation of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/03/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 5 **DAYS TO CORRECT VIOLATION(S)**.

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

DID attend the initial hearing

DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/18/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

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

DID attend the Final Hearing.

DID NOT attend the Final Hearing.

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

12. The following violations remain:

A. IPMC, Chapter 3, Section 308.1 – Accumulation of rubbish or garbage

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

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

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

15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).

16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

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

DONE and ORDERED this 6th day of August 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241097

VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT 2

VIOLATION TAX ID #: 310404 200B0

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310404 200B0** and the physical address is identified **1202 CROSS CREEK WAY UNIT 2** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MANDERFIELD MATTHEW B (hereinafter "Property Owner(s)").
3. On 06/06/2024 Property Owner(s) was/were given 10 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, Chapter 3, Section 304.15 – Doors**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/24/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 5 **DAYS TO CORRECT VIOLATION(S)**.

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/18/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

12. The following violations remain:

A. IPMC, Chapter 3, Section 304.15 – Doors

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

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

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

15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).

16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

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

DONE and ORDERED this 6th day of August 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240699

VIOLATION ADDRESS: 3142 TIFFANY ST

VIOLATION TAX ID #: 3103500000480

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3103500000480** and the physical address is identified **3142 TIFFANY ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: KPRM II LLC (hereinafter "Property Owner(s)").
3. On 04/25/2024 Property Owner(s) was/were given 10 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 304.7 – Roofs and drainage**
 - B. **IPMC, Chapter 3, Section 308.1 – Accumulations of rubbish or garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/03/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 5 **DAYS TO CORRECT VIOLATION(S)**.

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/18/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

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

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

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

12. The following violations remain:

A. IPMC, Chapter 3, Section 304.7 – Roofs and drainage

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

B. IPMC, Chapter 3, Section 308.1 – Accumulations of rubbish or garbage

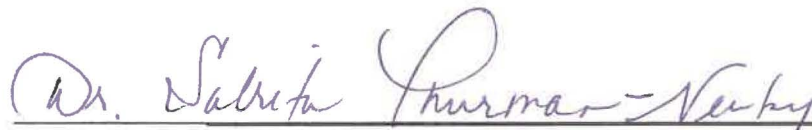
Corrective Action Required: Remove all trash, litter and debris from property

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

14. Based upon the above, an initial fine of \$ 150.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 150.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

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

DONE and ORDERED this 6th day of August 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE222293

VIOLATION ADDRESS: 646 PALM BEACH ST

VIOLATION TAX ID #: 4107000000D0

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4107000000D0** and the physical address is identified **646 PALM BEACH ST Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MARTIN MELANIE A** (hereinafter "Property Owner(s)").
3. On 10/24/2022 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 304 - Exterior Structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/04/2023 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/06/2023 of the Initial Hearing by certified mail and posting of the property.
6. April 4, 2023 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **45 DAYS TO BOARD THE PROPERTY**.

WITH ONE YEAR BOARDING ORDER

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

 X DID attend the initial hearing

 DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/01/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

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

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

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

12. The following violations remain:


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

Corrective Action Required: Remove boards, all windows and doors must be in good repair operate as intended and be lockable.

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

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

DONE and ORDERED this 6th day of August 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE230047

VIOLATION ADDRESS: 521 PUTNAM DR

VIOLATION TAX ID #: 3107202920000

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3107202920000** and the physical address is identified **521 PUTNAM DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HOWARD EDDIE E LIFE ESTATE / HOWARD EDDIE E / HOWARD DORIS M / HOWARD HARRY (hereinafter "Property Owner(s)").
3. On 01/10/2023 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 304 – Exterior Structure**
 - B. **IPMC, Chapter 3, Section 305 – Interior Structure**
 - C. **TLDC, Chapter 1, Section 1-2 – Dangerous Building (4)**
 - D. **TLDC, Chapter 1, Section 1-2 - Dangerous Building (10)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/06/2023 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/18/2023 of the Initial Hearing by certified mail and posting of the property.
6. June 6, 202 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) and granted a **ONE YEAR BOARDING ORDER**.

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

DID attend the initial hearing

DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/11/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

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

DID attend the Final Hearing.

DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

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

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Interior of building must be free of all defects. Please make all repairs to all damaged surfaces of Interior structure and acquire any and all necessary permits that may be needed.

C. TLDC, Chapter 1, Section 1-2 – Dangerous Building (4)

Corrective Action Required: Due to fire damage the structure has become a life safety, health and welfare issue concerning the citizens of the city. The structures interior and exterior damaged by fire either need to be repaired by licensed contractors with proper permits obtained through the city of Tallahassee or the structure can be demolished with the proper permits obtained through the city of Tallahassee.

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

Corrective Action Required: All doors and/or windows must be in good working order with proper hardware and locks to prevent unlawful entry to structure Structure must be secured within 5 days or city May have structure boarded.

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

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

DONE and ORDERED this 6th day of August 2024.

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

Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE240785

VIOLATION ADDRESS: 603 PUTNAM DR

VIOLATION TAX ID #: 3107202660000

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3107202660000** and the physical address is identified as **603 PUTNAM DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **AYERS LEONARD JR ESTATE / REDDING GUSSIE LIFE ESTATE / C/O WILLIE AYERS PERS REP** (hereinafter "Property Owner(s)").
3. On 04/29/2024 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302.4 - Weeds**
 - B. **TLDC Chapter 3, Section 302.1 – Sanitation (Residential)**
 - C. **IPMC, Chapter 3, Section 301.3 – Vacant Structures and Land**
 - D. **IPMC, Chapter 3, Section 304.1 – Exterior Structure**
 - E. **IPMC, Chapter 3, Section 305.1 – Interior Structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/04/2024 before the Municipal Code Enforcement Board/Magistrate.
5. June 4, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **5 DAYS TO CORRECT THE VIOLATIONS.**

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

_____ DID attend the initial hearing (neighbor)

 x DID NOT attend the initial hearing.

7. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

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

_____ DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

10. The following violations remain:

A. IPMC, Chapter 3, Section 302.4 - Weeds

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

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

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

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

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

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

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

NO FINES ASSOCIATED WITH THIS CASE, THE
CITY MAY MOVE FORWARD
WITH DEMOLITION DUE TO NON-COMPLIANCE

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

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

11. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
12. Based upon the above, an initial fine of \$ is hereby imposed against the Property Owner(s) and an additional fine of \$ shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
13. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
14. The structure located at/identified as 603 PUTNAM DRIVE *may* be demolished by the City of Tallahassee and all cost associated with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

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

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



Dr. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE230849

VIOLATION ADDRESS: 828 GOLDEN ST

VIOLATION TAX ID #: 212655 D0060

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212655 D0060** and the physical address is identified **828 GOLDEN ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: STEVENS FAMILY IRREVOCABLE SPENDTHRIFT / STEVES TERESA CANDICE TRUSTEE (hereinafter "Property Owner(s)").
3. On 04/19/2023 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **General Code of Ordinances, Chapter 9, Article III - Offensive Accumulations & Growth**
 - B. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/20/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **15 DAYS TO CORRECT VIOLATIONS**.

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

8. On August 6, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/12/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 08/06/2024 by certified mail, hand delivery and/or by posting of the property.

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

B. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

Corrective Action Required: Remove all trash, litter and debris from property including standing dead tree front right side of yard.

13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 6th day of AUGUST, 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE240794

VIOLATION ADDRESS: 912 FRAZIER AVE

VIOLATION TAX ID #: 411460 D0080

On 08/06/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **411460 D0080** and the physical address is identified **912 FRAZIER AVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BENNETT MILDRED D** (hereinafter "Property Owner(s)").
3. On 04/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 20, Section 20-131 & 20-134 ~ Abandoned & Non-Operating Vehicle(s)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Code Magistrate.
5. On 06/19/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on August 6, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 _____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 20, Section 20-131 & 20-134 ~ Abandoned & Non-Operating Vehicle(s)

Corrective Action Required: All vehicle(s) must be operable and display a valid tag.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of AUGUST 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 13, 2024

WADLEY IDA MAE LELAND; LELAND CURTIS; LELAND GARFIELD JR; LELAND ELIJAH; LELAND PAUL ESTATE; LELAND FRANK ESTATE; HALL WILLIE MAE LELAND; LELAND KATIE L; LELAND GRACIE O; LELAND JACK P; LELAND JUDGE; LELAND WILLIE; FORD JOHNNY; LELAND GEORGE; LELAND HAZEL J; LELAND BENNETT; ROBINSON PATRICIA; LELAND STEPHANIE; LELAND WHITFIELD
2907 PRIMROSE LN
TALLAHASSEE FL 32301

Re: Address: **2125 FLIPPER ST**

Case No.: **TCE241799**

Tax I.D. # **410127 DD0110**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **08/02/2024**

Case No.: **TCE241799**

Tax Identification Number: **410127 DD0110**

Repeat Offender: **No**

Violation Address: **2125 FLIPPER ST**

Owner(s): WADLEY IDA MAE LELAND; LELAND CURTIS; LELAND GARFIELD JR; LELAND ELIJAH; LELAND PAUL ESTATE; LELAND FRANK ESTATE; HALL WILLIE MAE LELAND; LELAND KATIE L; LELAND GRACIE O; LELAND JACK P; LELAND JUDGE; LELAND WILLIE; FORD JOHNNY; LELAND GEORGE; LELAND HAZEL J; LELAND BENNETT; ROBINSON PATRICIA; LELAND STEPHANIE; LELAND WHITFIELD
2907 PRIMROSE LN
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth

Corrective Actions Required:

1 Mow lawn removing all high grass, weeds and overgrowth.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8373 9335 18

WADLEY IDA MAE LELAND; LELAND CURTIS; LELAND GARFIELD JR
LELAND ELIJAH; LELAND PAUL ESTATE; LELAND FRANK ESTATE
HALL WILLIE MAE LELAND; LELAND KATIE L; LELAND GRACIE O
LELAND JACK P; LELAND JUDGE; LELAND WILLIE; FORD JOHNNY
LELAND GEORGE; LELAND HAZEL J; LELAND BENNETT
ROBINSON PATRICIA; LELAND STEPHANIE; LELAND WHITFIELD
2907 PRIMROSE LN
TALLAHASSEE FL 32301

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 14, 2024

YU JIANKUI & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Re: Address: **1043 PRESTON ST**
Case No.: **TCE241688**

Tax I.D. # **2126204670000**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **07/25/2024**

Case No.: **TCE241688**

Tax Identification Number: **2126204670000**

Repeat Offender: **No**

Violation Address: **1043 PRESTON ST**

Owner(s):

YU JJANKUJ & GAO DONGMEJ
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth including the vines overtaking the home. Remove any accumulation of debris.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8374 2095 20

TCE241688 LM/NOV
YU JIANKUI & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 14, 2024

YU JIANKUI & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

Re: Address: **1002 ABRAHAM ST**
Case No.: **TCE241690**

Tax I.D. # **212635 H0090**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesia Vause

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **07/25/2024** Case No.: **TCE241690**
Tax Identification Number: **212635 H0090** Repeat Offender: **No**
Violation Address: **1002 ABRAHAM ST**

Owner(s):

YU JIANKUI & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8374 2050 03

TCE241690 LM/NOV
YU JIANKUI & GAO DONGMEI
5539 EASTON GLEN DR
TALLAHASSEE FL 32317-1470

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 15, 2024

WILLIAMS EDWARD SEBASTIAN
1403 N MANGONIA DR
WEST PALM BEACH FL 33401

Re: Address: **814 DUNN ST**
Case No.: **TCE241702**

Tax I.D. # **2126530050040**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **07/25/2024**

Case No.: **TCE241702**

Tax Identification Number: **2126530050040**

Repeat Offender: **No**

Violation Address: **814 DUNN ST**

Owner(s):

WILLIAMS EDWARD SEBASTIAN
1403 N MANGONIA DR
WEST PALM BEACH FL 33401

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Other

- 1** IPMC, Exterior Property Areas, 302.4 Weeds
- 2** TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

Corrective Actions Required:

- 1** Mow all high grass and weeds. Remove accumulation of debris for yard.
- 2** Remove household items from exterior of property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8374 2991 18

TCE241702 LM/NOV
WILLIAMS EDWARD SEBASTIAN
1403 N MANGONIA DR
WEST PALM BCH FL 33401-2441

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 16, 2024

LEWIS FERRIS III LIFE ESTATE; MARTIN MONIKA L;
DEAS DAINO D C; & DEAS- BANKS SHAUNTE
904 CARTER ST
BAINBRIDGE GA 39817

Re: Address: **1317 GIBBS DR**

Case No.: **TCE241796**

Tax I.D. # **2125202260000**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **08/02/2024** Case No.: **TCE241796**
Tax Identification Number: **2125202260000** Repeat Offender: **No**
Violation Address: **1317 GIBBS DR**
Owner(s): **LEWIS FERRIS III LIFE ESTATE; MARTIN MONIKA L;
DEAS DAINO D C; & DEAS- BANKS SHAUNTE
904 CARTER ST
BAINBRIDGE GA 39817**

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1 Chapter 9, Article III- Offensive Accumulations & Growth**

Corrective Actions Required:

- 1 Mow lawn removing all high grass, weeds and overgrowth.**

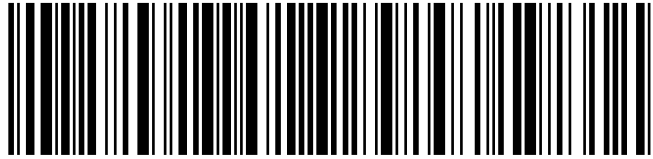
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8374 4386 61

TCE241796 LM/NOV
LEWIS FERRIS III LIFE ESTATE; MARTIN MONIKA L;
DEAS DAINO D C; & DEAS- BANKS SHAUNTE
904 E CARTER ST
BAINBRIDGE GA 39817-3414

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 21, 2024

NORTON TERESA A & NORTON SABRINA
2672 CHASE WOOD TRL
TALLAHASSEE FL 32311

Re: Address: **1003 PRESTON ST**
Case No.: **TCE241738**

Tax I.D. # **2126204590000**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division
Attachment



CITY OF
TALLAHASSEE

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause** Permit No.: **NA**
Initial Inspection Date: **07/30/2024** Case No.: **TCE241738**
Tax Identification Number: **2126204590000** Repeat Offender: **No**
Violation Address: **1003 PRESTON ST**

Owner(s):

NORTON TERESA A & NORTON SABRINA
2672 CHASE WOOD TRL
TALLAHASSEE FL 32311

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

1 Chapter 9, Article III- Offensive Accumulations & Growth
Land Development Code

2 TLDC Chapter 3, Section 3.488 - Maintenance (Residential)

Corrective Actions Required:

- 1** Mow lawn removing all high grass, weeds and overgrowth. Remove all debris including lawn debris.
- 2** Remove all trash, litter and debris from property.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8374 9908 24

TCE241738 LM/NOV
NORTON TERESA A & NORTON SABRINA
2672 CHASEWOOD TRL
TALLAHASSEE FL 32311-3516

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 26, 2024

CARPENTER STEVE J
3030 RICHVIEW PARK CIR N
TALLAHASSEE FL 32301

Re: Address: **3030 RICHVIEW PARK CIR N**
Case No.: **TCE241605**

Tax I.D. # **113318 A0191**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush**

Permit No.: **NA**

Initial Inspection Date: **08/07/2024**

Case No.: **TCE241605**

Tax Identification Number: **113318 A0191**

Repeat Offender: **No**

Violation Address: **3030 RICHVIEW PARK CIR N**

Owner(s):

CARPENTER STEVE J
3030 RICHVIEW PARK CIR N
TALLAHASSEE FL 32301

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.4 Weeds.

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.

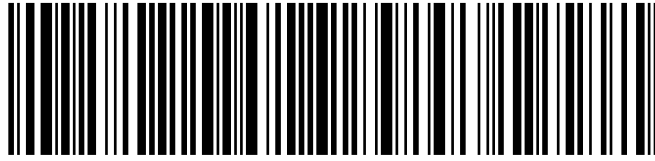
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8375 4354 16

TCE241605 LM/NOV
CARPENTER STEVE J
3030 RICHVIEW PARK CIR N
TALLAHASSEE FL 32301-3439

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600

City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS BUILDING NOTICE

Address: **3727 SHORELINE DR**

CE Case No.: **TCE242046**

This building has been found to be dangerous by the enforcement official. This notice is to remain on this building as placed thereon until the requirements of the notice, which have been posted have been fully complied with. It is unlawful to remove this notice until such requirements have been complied with. Violators subject to a fine not exceeding \$500.00 or imprisonment for a term not exceeding 60 days or both. (Section 1-7, Tallahassee Land Development).

Jeannine Fier

Enforcing Official, Code Enforcement

08/28/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 28, 2024

BENJAMIN LAWRENCE F III; BENJAMIN GAIL L; & BENJAMIN GINGER LUANNE
1824 JASMINE DR
TALLAHASSEE FL 32308

Re: Address: **3727 SHORELINE DR**
Case No.: **TCE242046**

Tax I.D. # **311880 G0290**

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action if necessary. **Your case may be presented to the Code Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



CITY OF
TALLAHASSEE

Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: NA

Initial Inspection Date: **08/28/2024**

Case No.: **TCE242046**

Tax Identification Number: **311880 G0290**

Repeat Offender: **No**

Violation Address: **3727 SHORELINE DR**

Owner(s): **BENJAMIN LAWRENCE F III; BENJAMIN GAIL L; & BENJAMIN GINGER LUANNE
1824 JASMINE DR
TALLAHASSEE FL 32308**

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the Tallahassee Land Development Code Sec. 1-2

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code

- 1** IPMC, Exterior Structure, 304.1 General
- 2** IPMC, Exterior Property Areas, 302.4 Weeds
- 3** IPMC, General, 301.3 Vacant Structures and Land
- 4** IPMC, Exterior Structure, 304.7 Roof and Drains

Corrective Actions Required:

- 1** Ensure the exterior of a structure and equipment are in good repair, structurally sound, and in a sanitary condition.
Repair or replace all doors and windows. They must be lockable and in working condition.
- 2** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.
- 3** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
- 4** Repair and/or replace the roof to prevent water entry and damage to the roof structure.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8375 7819 64

TCE242046 DB PLACARD/NOV/DEMO
BENJAMIN LAWRENCE F III; BENJAMIN GAIL L; &
BENJAMIN GINGER LUANNE
1824 JASMINE DR
TALLAHASSEE FL 32308-5225

Return Reference Number:

Jsername: Denise Garrett

Custom 1:

Custom 2:

Custom 3:

Custom 4:

Custom 5:

Postage: \$8.1600

TCE242046 DB PLACARD

Final Audit Report

2024-08-28

Created:	2024-08-28
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQwbOJ961ZAlpyWmmIUPJe5mnQlqRsZW-

"TCE242046 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-08-28 - 2:53:07 PM GMT
-  Document emailed to Jeannine Fier (Jeannine.Fier@talgov.com) for signature
2024-08-28 - 2:53:12 PM GMT
-  Email viewed by Jeannine Fier (Jeannine.Fier@talgov.com)
2024-08-28 - 3:02:14 PM GMT
-  Document e-signed by Jeannine Fier (Jeannine.Fier@talgov.com)
Signature Date: 2024-08-28 - 3:12:37 PM GMT - Time Source: server
-  Agreement completed.
2024-08-28 - 3:12:37 PM GMT

City of Tallahassee
Housing and Community Resilience
Code Enforcement
435 N Macomb St, 3rd Floor, Tallahassee, FL 32301
(850) 891-7007

DANGEROUS

BUILDING NOTICE

Address: 818 EDGEWOOD ST (aka 820)

CE Case No.: TCE242014

This building has been found to be dangerous by the enforcement official. This notice is to remain on this building as placed thereon until the requirements of the notice, which have been posted have been fully complied with. It is unlawful to remove this notice until such requirements have been complied with. Violators subject to a fine not exceeding \$500.00 or imprisonment for a term not exceeding 60 days or both. (Section 1-7, Tallahassee Land Development).

Jeannine Fier

Enforcing Official, Code Enforcement

08/28/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 28, 2024

MUNROE JAMES D JR
2010 MCKEE RD
TALLAHASSEE FL 32303

Re: Address: **818 EDGEWOOD ST (aka 820)**

Case No.: **TCE242014**

Tax I.D. # **1130690130180**

Dear Sir or Madam:

The appearance of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods. The City of Tallahassee has adopted ordinances requiring property to be maintained in a clean and safe condition. A recent inspection of your property revealed that certain conditions found do not comply with City code. These violations, corrective action required, and time frame for completion are noted on the attached violation notice. Should you encounter any difficulty, an extension of time may be granted by request. If such extension is needed, please call (850) 891-7007. If you are not the current owner of the property, or if you sell the property before the compliance deadline, please inform us of such action.

Due to the nature of the violations, the City's Condemnation Review Team (CRT) will evaluate the structure at the above address and may recommend demolition. Regardless of the CRT's recommendation, if the violations are not corrected, your case will be scheduled for hearing before the Municipal Code Enforcement Board/Code Magistrate. During the hearing, the findings of the CRT will be presented, and you will have the opportunity to be heard. Failure to bring the property into compliance may result in the City of Tallahassee correcting the violation(s) and assessing the cost, which could include placing a lien on the property until such time as all costs are reimbursed to the City. These costs may be recovered by court action if necessary. **Your case may be presented to the Code Board/Magistrate even if the violation has been corrected prior to the hearing or if the structure is boarded.** The City's Board and Seal Ordinance, (Section 3-371, Tallahassee Land Development Code), includes a time limit for a structure to remain boarded. Cases involving boarded structures will be taken to the Board/Magistrate for an order to be issued to determine the time limit. If removal of boards reveals other code violations, those violations must also be corrected.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, First Floor, telephone number (850) 891-7125.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



CITY OF
TALLAHASSEE

Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

Initial Inspection Date: **08/28/2024**

Case No.: **TCE242014**

Tax Identification Number: **1130690130180** Violation

Repeat Offender: **No**

Address: **818 EDGEWOOD ST (aka 820)**

Owner(s):

MUNROE JAMES D JR
2010 MCKEE RD
TALLAHASSEE FL 32303

This structure has been deemed dangerous due to unsafe and/or unsanitary conditions as defined in the **Tallahassee Land Development Code Sec. 1-2**.

You are required to correct the following code violations within **5** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1 IPMC, 301.3 Vacant structures and land**
- 2 IPMC, Exterior Structure, 304.7 Roof and Drains**
- 3 IPMC, Interior Structure, 305.1 General**
- 4 IPMC, Exterior Structure, 304.1 General**

Corrective Actions Required:

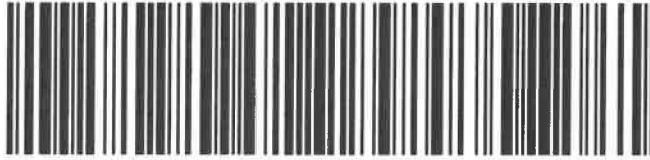
- 1** If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.
- 2** Repair and/or replace the roof to prevent water entry and damage to roof structure.
- 3** Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.
- 4** Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure. Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8375 7999 52

TCE242014 DB PLACARD/NOV/DEMO
MUNROE JAMES D JR
2010 MCKEE RD
TALLAHASSEE FL 32303-2718

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600

TCE242014 DB PLACARD

Final Audit Report

2024-08-28

Created:	2024-08-28
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzfsb8_LGRPuK7NBn6SJdGuz-r4eXup6

"TCE242014 DB PLACARD" History

-  Document created by Denise Garrett (denise.garrett@talgov.com)
2024-08-28 - 5:52:23 PM GMT
-  Document emailed to Jeannine Fier (Jeannine.Fier@talgov.com) for signature
2024-08-28 - 5:52:33 PM GMT
-  Email viewed by Jeannine Fier (Jeannine.Fier@talgov.com)
2024-08-28 - 6:05:30 PM GMT
-  Document e-signed by Jeannine Fier (Jeannine.Fier@talgov.com)
Signature Date: 2024-08-28 - 6:06:46 PM GMT - Time Source: server
-  Agreement completed.
2024-08-28 - 6:06:46 PM GMT



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

August 30, 2024

REED GWVAN
PO BOX 356
CHIPLEY FL 32428

Re: Address: **312 Ridge Rd**
Case No.: **TCE241723**

Tax I.D. # **411352 A0040**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: **NA**

Initial Inspection Date: **07/30/2024**

Case No.: **TCE241723**

Tax Identification Number: **411352 A0040**

Repeat Offender: **No**

Violation Address: **312 Ridge Rd**

Owner(s):

REED GWVAN
PO BOX 356
CHIPLEY FL 32428

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

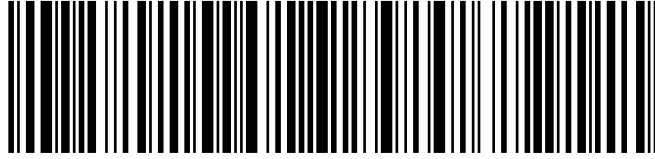
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N.

Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8376 0753 14

TCE241723 NOV/LM
REED GWVAN
PO BOX 356
CHIPLEY FL 32428-0356

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 11, 2024

SCOTT CAROL; SCOTT NANCY E; & SCOTT BURTON E
720 COBLE DR
TALLAHASSEE FL 32301

Re: Address: **720 COBLE DR**

Case No.: **TCE242125**

Tax I.D. # **310725 E0040**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Martin Atorresagasti	Permit No.:	NA
Initial Inspection Date: 09/10/2024	Case No.:	TCE242125
Tax Identification Number: 310725 E0040	Repeat Offender:	No
Violation Address: 720 COBLE DR		

Owner(s):

SCOTT CAROL; SCOTT NANCY E; & SCOTT BURTON E
720 COBLE DR
TALLAHASSEE FL 32301

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

Code of General Ordinances

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches. May be subject to lot mow.

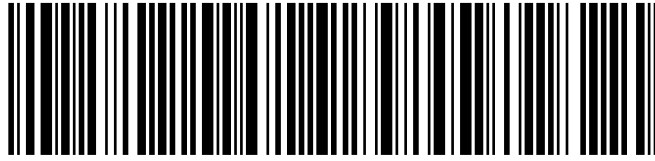
If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8377 3848 66

TCE242125 NOV/NOH INITIAL
SCOTT CAROL; SCOTT NANCY E; & SCOTT BURTON E
720 COBLE DR
TALLAHASSEE FL 32301-7012

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

September 12, 2024

AHMED SEBASTIAN

7950 SW 30TH ST STE 200
DAVIE FL 33328

Re: Address: **1022 RICHMOND ST**
Case No.: **TCE242070**

Tax I.D. # **212635 L0180**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **09/11/2024** Case No.: **TCE242070**
Tax Identification Number: **212635 L0180** Repeat Offender: **No**
Violation Address: **1022 RICHMOND ST**

Owner(s):

AHMED SEBASTIAN
7950 SW 30TH ST STE 200
DAVIE FL 33328

You are required to correct the following code violations within **15** days of receipt of this notice.

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.4 Weeds.

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds, and overgrowth are maintained to an overall height of less than 12 inches.

If you have any questions concerning these violations, please call our office at (850) 891-7007.

Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Building permits may be required before repairs or alterations can be made to any building. Building and demolition permits may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.

City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8377 5693 00

TCE242070 NOV/LM
AHMED SEBASTIAN
STE 200
7950 SW 30TH ST
DAVIE FL 33328-1979

Return Reference Number:
Username: Denise Garrett
Custom 1:
Custom 2:
Custom 3:
Custom 4:
Custom 5:

Postage: \$8.1600

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE240870

VIOLATION ADDRESS: 2022 CHULI NENE

VIOLATION TAX ID #: 310550 X0120

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310550 X0120** and the physical address is identified **2022 CHULI NENE Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **BERNDSEN ALAN E** (hereinafter "Property Owner(s)").
HARWOOD A EDWARD /SR BASH LILLIAN
3. On 05/09/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, 302.8 – Motor Vehicles**
 - B. IPMC, 308.1 - Accumulation of Rubbish or Garbage**
 - C. IPMC, 302.4 - Weeds**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/07/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 7, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **30 DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

 X DID attend the initial hearing

 DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/14/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. IPMC, 302.8 – Motor Vehicles

Corrective Action Required: Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

***Ensure that all vehicles and boat, on the premises, has a valid tag and registration.
Ensure that all vehicle, including the boat is operable.***

B. IPMC, 308.1 - Accumulation of Rubbish or Garbage

Corrective Action Required: Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Remove all trash, litter and debris from property.

C. IPMC, 302.4 - Weeds

Corrective Action Required: Mow the lawn, removing all high grass and weeds from the property

13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE240857

VIOLATION ADDRESS: 2005 E INDIAN HEAD DR

VIOLATION TAX ID #: 31055 X0220

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **31055 X0220** and the physical address is identified **2005 E INDIAN HEAD DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: STIEGLER STEPHEN G (hereinafter "Property Owner(s)").
3. On 05/13/2024 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, 301.3 – Vacant Structures and Land**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 05/31/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 7, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **30 DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/14/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. IPMC, 301.3 – Vacant Structures and Land

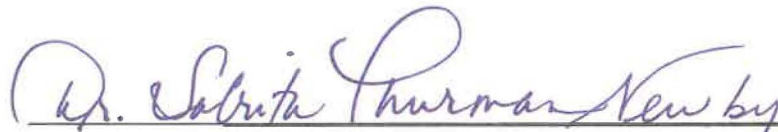
Corrective Action Required: Ensure all doors and/or windows are in good working order with proper hardware and locks to prevent unlawful entry to structure. If the property is intended to be vacant ensure all windows are doors are in sound in a secure condition.

13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE230045

VIOLATION ADDRESS: 2327 CUMBERLAND CT

VIOLATION TAX ID #: 212105 C0190

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212105 C0190** and the physical address is identified **2327 CUMBERLAND CT** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HURLBUT WILLIAM NATHAN II (hereinafter "Property Owner(s)").
3. On 01/10/2023 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 304**
 - B. **General Code of Ordinances, Chapter 9, Article III**
 - C. **General Code of Ordinances, Chapter 20, Section 20-131 & 20-134**
 - D. **TLDC, Chapter 3, Section 3.488**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/04/2023 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 01/30/2023 of the Initial Hearing by certified mail and posting of the property.
6. April 4, 2023 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 30 **DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend the initial hearing

 DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/01/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. IPMC, Chapter 3, Section 304

Corrective Action Required: Roof and front porch over hang must be weather tight and free from all defects

B. General Code of Ordinances, Chapter 9, Article III

Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth entire parcel and continue to maintain.

C. General Code of Ordinances, Chapter 20, Section 20-131 & 20-134

Corrective Action Required: All vehicle(s) must be operable and display a valid tag

D. TLDC, Chapter 3, Section 3.488

Corrective Action Required: Remove all trash, litter and debris from property including tree debris and continue to maintain.

13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE240973

VIOLATION ADDRESS: 3247 BODMIN MOOR DR

VIOLATION TAX ID #: 112725 N0130

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **112725 N0130** and the physical address is identified **3247 BODMIN MOOR DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: FREEMAN JAMES K & FREEMAN BRENDA (hereinafter "Property Owner(s)").
3. On 06/03/2024, Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, Chapter 3, Section 302 ~ 302.8 Motor Vehicles
 - B. IPMC, Chapter 3, Section 308 ~ 308.1 Accumulation of Rubbish or Garbage
 - C. IPMC, Chapter 3, Section 302 ~ 302.7 Accessory structures
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/12/2024 of the Initial Hearing by certified mail and posting of the property.
6. August 6, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 5 **DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/09/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. IPMC, Chapter 3, Section 302 ~ 302.8 Motor Vehicles

Corrective Action Required: Ensure that all parked vehicles on the premises are operable, has a valid license plate, and up to date registrations.

B. IPMC, Chapter 3, Section 308 ~ 308.1 Accumulation of Rubbish or Garbage.

Corrective Action Required: Remove all trash, litter and debris from property

C. IPMC, Chapter 3, Section 302 ~ 302.7 Accessory structures

Corrective Action Required: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Repair or remove the fence/wall that is in disrepair.

13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
14. Based upon the above, an initial fine of \$ _____ is hereby imposed against the Property Owner(s) and an additional fine of \$ _____ shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE240522

VIOLATION ADDRESS: 3216 NEKOMA LN

VIOLATION TAX ID #: 2129780000020

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2129780000020** and the physical address is identified **3216 NEKOMA LN Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: SMITH HARVEY (hereinafter "Property Owner(s)").
3. On 04/24/2024 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302 ~ Exterior Property Areas - *complied***
 - 302.1 Sanitation**
 - 302.4 Weeds**
 - B. **IPMC, Chapter 3, Section 304 ~ Exterior Structure**
 - 304.1 General**
 - 304.2 Protective treatment**
 - 304.6 Exterior walls**
 - 304.13 Window, skylight and door frames**
 - C. **IPMC, Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress - *complied***
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.

5. The Property Owner(s) were given notice on 05/02/2024 of the Initial Hearing by certified mail and posting of the property.

6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 DAYS TO CORRECT VIOLATIONS.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the initial hearing

X DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/02/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. IPMC, Chapter 3, Section 302 ~ Exterior Property Areas - *complied*

302.1 Sanitation

302.4 Weeds

Corrective Action Required: Ensure that the exterior property and premises are maintained in a clean, safe and sanitary condition. Remove all trash and debris, storage containers, and return the accumulation of shopping carts to the respective stores. Mow or cut all overgrowth as required.

B. IPMC, Chapter 3, Section 304 ~ Exterior Structure

304.1 General.

304.2 Protective treatment

304.6 Exterior walls

304.13 Window, skylight and door frames

Corrective Action Required: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. In addition, ensure that the structure if not rented, has all of the window and doors secured. Every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight. Exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition.

Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

C. IPMC, Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress - complie

Corrective Action Required: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way.

Means of egress shall comply with the International Fire Code. Trim or remove vegetation that may be blocking egress from windows and doors. Ensure that there is a 36 inch wide pathway from any point in the building to the public way (street).

13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.

15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).

16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE230075

VIOLATION ADDRESS: 2790 SPRINGFOREST RD

VIOLATION TAX ID #: 113350 N0340

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **113350 N0340** and the physical address is identified **2790 SPRINGFOREST RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CHENG HSUEH-SOON HUDSON (hereinafter "Property Owner(s)").
3. On 01/12/2023 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 304 ~ Exterior Structure**
 - B. **IPMC, Chapter 3, Section 305 ~ Interior Structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an (continued) initial hearing on 05/07/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/27/2024 of the (continued) Initial Hearing by certified mail and posting of the property.
6. May 7, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 60 **DAY EXTENSION TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend the initial hearing

DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 07/29/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend the Final Hearing.

DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. IPMC, Chapter 3, Section 304 ~ Exterior Structure

Corrective Action Required: Wood rot exist on siding around the front of the home, on window and door frames, eaves, soffit, fascia and shed. Remove all bad siding or wood and replace with good. Cover new siding and wood with a protective coating such as paint or the like.

B. IPMC, Chapter 3, Section 305 ~ Interior Structure

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

Repair damaged ceilings, walls and doors inside the home.

13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE240864

VIOLATION ADDRESS: 1909 OLD FORT DR

VIOLATION TAX ID #: 310670 K0001

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310670 K0001** and the physical address is identified **1909 OLD FORT DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: KOHLER JAMES ROBERT (hereinafter "Property Owner(s)").
3. On 05/08/2024 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, 302.8 – Motor Vehicles**
 - B. IPMC, 308.1 - Accumulation of Rubbish or Garbage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 05/14/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 7, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 **DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/02/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. IPMC, 302.8 – Motor Vehicles

Corrective Action Required: Except as provided for in other regulations, inoperative or unlicensed motor vehicles shall not be parked, kept or stored on any premises, and vehicles shall not at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Ensure that all vehicles parked on the premises has a valid license plate, with the correct registration, and ensure that all vehicles parked on the premise is operable.

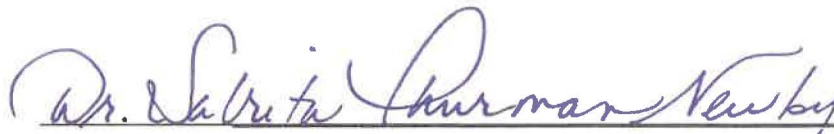
B. IPMC, 308.1 - Accumulation of Rubbish or Garbage

Corrective Action Required: Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. Remove all trash, litter and debris from property and from under the carport.

13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).
16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE240617

VIOLATION ADDRESS: 818 MILLARD ST

VIOLATION TAX ID #: 310725 J0250

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310725 J0250** and the physical address is identified **818 MILLARD ST Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **THE THETA GROUP LLC** (hereinafter "Property Owner(s)").
3. On 04/16/2024 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. General Code of Ordinances, Chapter 20, Section 20-131 & 20-134 – Abandoned and Non-Operating Vehicle(s)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/07/2024 of the Initial Hearing by certified mail and posting of the property.
6. July 9, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **15 DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the initial hearing

 x DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/02/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. General Code of Ordinances, Chapter 20, Section 20-131 & 20-134 – Abandoned and Non-Operating Vehicle(s)

Corrective Action Required: All vehicle(s) must be operable and display a valid tag


13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.

14. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).

15. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE241327

VIOLATION ADDRESS: 1031 JOE LOUIS ST

VIOLATION TAX ID #: 212635 O0010

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212635 O0010** and the physical address is identified **1031 JOE LOUIS ST Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **BARNES JAMES W** (hereinafter "Property Owner(s)").
3. On 06/24/2024 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Section 3-401 – Fences & Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/25/2024 of the Initial Hearing by certified mail and posting of the property.
6. August 6, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **15 DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the initial hearing

 x DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/13/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. TDLC, Chapter 3, Section 3-401 – Fences & Walls

Corrective Action Required: Repair or remove the fence/wall that is in disrepair

13. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.

14. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).

15. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.

A handwritten signature in blue ink, reading "Dr. Sabrita Thurman-Newby", is written over a horizontal line.

Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
FINAL ORDER**

CASE NO.: TCE241340

VIOLATION ADDRESS: 1507 DANIELS ST

VIOLATION TAX ID #: 411036 F0070

On 09/10/2024, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **411036 F0070** and the physical address is identified **1507 DANIELS ST Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **WANG ZHONGLI** (hereinafter "Property Owner(s)").
3. On 06/27/2024 Property Owner(s) was/were given **10 DAYS** to voluntarily comply and correct the following violation(s):
 - A. IPMC, Chapter 3, Section 302 ~ Exterior Property Areas**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 08/06/2024 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/15/2024 of the Initial Hearing by certified mail and posting of the property.
6. August 6, 2024 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **15 DAYS TO CORRECT VIOLATIONS**.

7. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the initial hearing

 x DID NOT attend the initial hearing.

8. On September 10, 2024 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

9. On 08/09/2024, the Property Owner(s) were given notice of the FINAL HEARING to be held on 09/10/2024 by certified mail, hand delivery and/or by posting of the property.

10. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

11. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.

12. The following violations remain:

A. IPMC, Chapter 3, Section 302 ~ Exterior Property Areas

Corrective Action Required: Cut/remove all of the overgrown grass, weeds, and vegetation. Remove all trash and debris.

13. As of the date of this Order, the property fails to be in substantial compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

14. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed every day hereafter that the violation(s) remain(s) and the property is out of substantial compliance.

15. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional costs against the Property Owner(s).

16. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

Any aggrieved party may seek review of the Final Order by filing a Petition for Writ of Certiorari with the Leon County Circuit Court within 30 days from the date the Final Order is rendered.

DONE and ORDERED this 10th day of September 2024.

A handwritten signature in blue ink, reading "Dr. Sabrita Thurman-Newby", is written over a horizontal line.

Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241065

VIOLATION ADDRESS: 2249 KEITH ST

VIOLATION TAX ID #: 411160 A0070

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **411160 A0070** and the physical address is identified **2249 KEITH ST, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **MORDICA JERRY LEE / MORDICA JENNIFER / MORDICA BESSIE ESTATE/ MORDICA GARY JR. / GAILMORE-MORDICA GARRISON LARON** (hereinafter "Property Owner(s)").
3. On 07/01/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/21/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

 X DID attend this hearing.

 DID NOT attend this hearing.

7. The following violations remain:

A. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

Corrective Action Required: Remove dead trees and all tree debris from property.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241427

VIOLATION ADDRESS: Vacant Lot North of 606 CAMPBELL ST

VIOLATION TAX ID #: 410156 G0012

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410156 G0012** and the physical address is identified **Vacant Lot North of 606 CAMPBELL ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HARRIS BRIAN (hereinafter "Property Owner(s)").
3. On 07/15/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/16/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. TLDC, Chapter 3, Section 3.488 – Maintenance (Residential)

Corrective Action Required: Remove dead trees and all tree debris from property.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241558

VIOLATION ADDRESS: 512 E PAUL RUSSELL RD

VIOLATION TAX ID #: 310740 B0200

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310740 B0200** and the physical address is identified **512 E PAUL RUSSELL RD**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are GERP ENTERPRISES LLC (hereinafter "Property Owner(s)").
3. On 07/31/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 304.1 – Exterior Structure**
 - B. **IPMC, 302.4 - Weeds**
 - C. **IPMC, 301.3 – Vacant Structures and Land**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/31/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 304.1 – Exterior Structure

Corrective Action Required: Repair or replace broken or damaged windows and doors ensure they are in proper working condition sealed and tight.

B. IPMC, 302.4 - Weeds

Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth

C. IPMC, 301.3 – Vacant Structures and Land

Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241706

VIOLATION ADDRESS: 1818 JACKSON BLUFF RD

VIOLATION TAX ID #: 213410 0002

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **213410 0002** and the physical address is identified **1818 JACKSON BLUFF RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **INDIAN OAKS W HMOWNERS** (hereinafter "Property Owner(s)").
3. On 07/30/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Chapter 3, Section 302 ~ Exterior Property Areas**
IPMC 302.7 Accessory Structures
 - B. **IPMC Chapter 3, Section 304 ~ Exterior Structure**
IPMC 304.3 Premises identification
 - C. **IPMC Chapter 3, Section 307 ~ Handrails & Guardrails**
 - D. **IPMC SECTION 303**
SWIMMING POOLS, SPAS AND HOT TUBS
IPMC 303.1 Swimming Pools
IPMC 303.2 Enclosures
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.

5. On 08/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Chapter 3, Section 302 ~ Exterior Property Areas

IPMC 302.7 Accessory Structures

Corrective Action Required: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. There is damaged fencing around the pool area and along the pool building. Repair or replace all damaged fencing and gates as required to the applicable building codes.

B. IPMC Chapter 3, Section 304 ~ Exterior Structure

IPMC 304.3 Premises identification

Corrective Action Required: Ensure that the pool area is identified with the correct building number.

C. IPMC Chapter 3, Section 307 ~ Handrails & Guardrails

Corrective Action Required: Every exterior and interior flight of stairs having more than four risers shall have a handrail on one side of the stair and every open portion of a stair, landing, balcony, porch, deck, ramp or other walking surface that is more than 30 inches above the floor or grade below shall have guards. Handrails shall be not less than 30 inches in height or more than 42 inches in height measured vertically above the nosing of the tread or above the finished floor of the landing or walking surface. Guards shall be not less than 30 inches in height above the floor of the landing, balcony, porch, deck, or ramp or other walking surface. The handrails and guards on the steps leading into the swimming pool are in disrepair. Repair or replace the damaged handrails and guards as required to the applicable building code.

D. IPMC SECTION 303

SWIMMING POOLS, SPAS AND HOT TUBS

IPMC 303.1 Swimming Pools

IPMC 303.2 Enclosures

Corrective Action Required: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair. The swimming pool water is not clear. Take the proper steps to ensure that the pool water is clean and clear.

Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self closing and self latching. Where the self latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self closing and self latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

The fencing and the gates around the swimming pool are in disrepair. Repair or replace all damaged fencing and gates as required and ensure that they are fully functional.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL DEMO ORDER**

CASE NO.: TCE241184

VIOLATION ADDRESS: 2139 MAIN ST

VIOLATION TAX ID #: 410156 H0037

On 09/10/2024, the above-mentioned case came for an Initial Hearing before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410156 H0037** and the physical address is identified **2139 MAIN ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **POWERUP FUND PARTNERS LLC** (hereinafter "Property Owner(s)").
3. On 06/13/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, 304.13 – Window, Sky light and Door Frames**
 - B. IPMC, 304.1 – General**
 - C. IPMC, 301.3 – Vacant Structures and Land**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 09/10/2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 304.13 – Window, Sky light and Door Frames

Corrective Action Required: Ensure every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

B. TLDC, 304.1 – General

Corrective Action Required: Ensure the exterior of the structure is maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety, or welfare

C. IPMC, 301.3 – Vacant Structures and Land

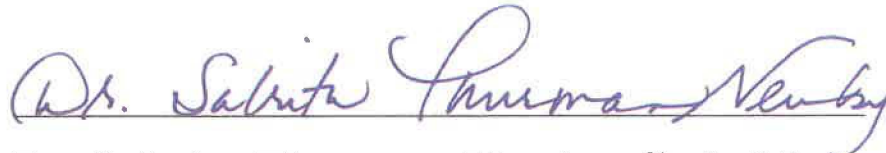
Corrective Action Required: If the property is intended to be vacant ensure all windows and doors are in sound and a secure condition.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 2139 MAIN ST *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 10th day of SEPTEMBER 2024.

A handwritten signature in purple ink that reads "Dr. Sabrita Thurman-Newby". The signature is written in a cursive style and is positioned above a horizontal line.

Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241677

VIOLATION ADDRESS: 114 LINCOLN ST

VIOLATION TAX ID #: 410144 K0040

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410144 K0040** and the physical address is identified **114 LINCOLN ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **IMPACTFUL INVESTMENT PARTNERS LLC** (hereinafter "Property Owner(s)").
3. On 07/31/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, 304.1 - Exterior Structure**
 - B. **IPMC, 302.4 - Weeds**
 - C. **TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance Code**
 - D. **IPMC, 301.3 – Vacant Structures and Land**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/14/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, IPMC, 304.1 - Exterior Structure

Corrective Action Required: Repair or replace broken or damaged windows and doors ensure they are in proper working condition sealed and tight.

B. IPMC, 302.4 - Weeds

Corrective Action Required: Mow lawn removing all high grass, weeds and overgrowth

C. TLDC, Chapter 3, Article IX, Section 3.488(b) – Maintenance Code

Corrective Action Required: Remove all trash, litter and tree debris from property

D. IPMC, 301.3 – Vacant Structures and Land

Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and secure condition.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241401

**VIOLATION ADDRESS: VACANT PARCEL #212185 0002 - ON FALCONCREST DR
(COMMON AREA BEHIND 2327 PARROT LN)**

VIOLATION TAX ID #: 212185 0002

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212185 0002** and the physical address is identified **VACANT PARCEL #212185 0002 - ON FALCONCREST DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **VILLAS OF WESTRIDGE HOME-** (hereinafter "Property Owner(s)").
3. On 07/18/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Chapter 3, Section 302 ~ Exterior Property Areas

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X _____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Chapter 3, Section 302 ~ Exterior Property Areas

Corrective Action Required: Remove the dead tree from the common area located behind 2327 Parrot Ln.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241566

VIOLATION ADDRESS: 1607 MCCASKILL AVE APT #4

VIOLATION TAX ID #: 410230 O0082

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410230 O0082** and the physical address is identified **1607 MCCASKILL AVE APT #4** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **MCCASKILL AVENUE HOLDINGS LLC** (hereinafter "Property Owner(s)").
3. On 08/07/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 302 ~ Exterior Property Areas**
IPMC 304.13 Window, skylight and door frames
IPMC 304.14 Insect screens
IPMC 304.15 Doors
 - B. **IPMC Chapter 3, Section 309 ~ Pest Elimination**
IPMC 309.1 Infestation
 - C. **IPMC Chapter 5, Section 504 Plumbing Systems & Fixtures**
IPMC 504.1 General
 - D. **IPMC Chapter 6, Section 603 ~ Mechanical Equipment**
IPMC 603.1 Mechanical equipment and appliances
 - E. **IPMC Chapter 6, Section 605 ~Electrical Equipment**
IPMC 605.1 Installation
IPMC 605.2 Receptacles

**F. IPMC Chapter 7, Section 704 ~ Fire Protection Systems
IPMC 704.6 Single and multiple station smoke alarms**

**G. IPMC Chapter 3, Section 305 ~ Interior Structure.
IPMC 305.1 General
IPMC 305.3 Interior surfaces
IPMC 305.4 Stairs and walking surfaces**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/13/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC Chapter 3, Section 302 ~ Exterior Property Areas
IPMC 304.13 Window, skylight and door frames
IPMC 304.14 Insect screens
IPMC 304.15 Doors**

Corrective Action Required: Light is visible around the front door, the exterior sweep is missing, and the front door is cracked. Repair the front door as required. Add weather stripping as required and a door sweep as required. Ensure is fully functional and weather tight. There are missing and torn window screens. Repair or replace the window screens as required on all openable windows. Ensure that all of the windows are fully functional and weather tight. Seal around the windows as required.

**B. IPMC Chapter 3, Section 309 ~ Pest Elimination
IPMC 309.1 Infestation**

Corrective Action Required: Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent re infestation.

Insects were noted at the time of inspection. Provide this office with documentation as to what was done to exterminate the insects and what will be done to prevent re infestation

C. IPMC Chapter 5, Section 504 Plumbing Systems & Fixtures

IPMC 504.1 General

Corrective Action Required: The tub water drains slowly. Locate the cause and repair as required. Ensure that the tub is fully functional.

D. IPMC Chapter 6, Section 603 ~ Mechanical Equipment

IPMC 603.1 Mechanical equipment and appliances

Corrective Action Required: Mechanical appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. The stove hood is missing the filter/fan blade cover. Install a filter/fan blade cover as required. Ensure that the hood is fully functional.

The HVAC unit filter is very dirty resulting in the vents also being dirty. Clean the vents and the filter. Clean the coils if required. Seal around all of the ductwork in the closet. There is a difference in the temperature between the bedroom and the living room area locate the cause and adjust the air flow and or temperature as required. Ensure that the HVAC is fully functional.

E. IPMC Chapter 6, Section 605 ~Electrical Equipment

IPMC 605.1 Installation

IPMC 605.2 Receptacles

Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. In the power panel, not all of the circuits are identified. Identify all of the circuit breakers as required. There is a broken receptacle plate. Replace the broken receptacle plate as required. The GFCI receptacle in the kitchen had insects going in and out of the openings. The GFCI receptacle in the bathroom has a prong broken off in one of the openings. Repair or replace the GFCI receptacles as required. Some of the receptacles have been painted. Inspect the remaining receptacles in the apartment and ensure that they are all fully functional.

F. IPMC, Chapter 7, Section 704 – Fire Protection Systems

IPMC 704.6 Single and multiple-station smoke alarms

Corrective Action Required: Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.

The following violation requires your immediate attention: There was no smoke alarm in the bedroom. Install a smoke alarm in the bedroom. Leave the existing smoke alarm in the living room. Be prepared to demonstrate that the smoke alarms are fully functional.

G. IPMC Chapter 3, Section 305 – Interior Structure

IPMC 305.1 General

IPMC 305.3 Interior surfaces

IPMC 305.4 Stairs and walking surfaces

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. There is a section of flooring in the kitchen that is in disrepair. Repair or replace the damaged flooring as required. There is a missing towel bar in the bathroom. Replace the missing towel bar as required. There is a hole in the wall. Repair all holes in all walls as required. There have been repairs in the bathroom cabinet. Seal around all of the repair work. Provide a protective coating on unprotected surfaces as required.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241367

VIOLATION ADDRESS: 817 DUNN ST

VIOLATION TAX ID #: 2126530020120

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2126530020120** and the physical address is identified **817 DUNN ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HILL JACQUEZ (hereinafter "Property Owner(s)").
3. On 07/10/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 302 ~ Exterior Property Areas**
 - B. **IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress**
 - C. **IPMC Chapter 3, Section 304 ~ Exterior Structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/15/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 3, Section 302 ~ Exterior Property Areas

Corrective Action Required: Cut/remove all of the overgrown grass, weeds, and vegetation. Remove all tree debris from the property and from the building and properly dispose of the tree debris. Repair, replace, or remove the damaged mailbox on your property. Contact USPS for mailbox specifications and installation instructions.

B. IPMC Chapter 7, Fire Safety Requirements, Section 702 ~ Means of Egress

Corrective Action Required: A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code. Remove all vegetative coverings from the windows and doors as required to allow for egress. Ensure that there is a 36 inch wide path from any point in the building or the exterior of the building to the public way.

C. IPMC Chapter 3, Section 304 ~ Exterior Structure


Corrective Action Required: Repair or replace all missing or damaged fascia along the exterior of the building. Provide a protective coating, paint or the like, on all unprotected surfaces, including repairs

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241271

VIOLATION ADDRESS: 2125 JACKSON BLUFF RD APT #A-101

VIOLATION TAX ID #: 4103202400000

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4103202400000** and the physical address is identified **2125 JACKSON BLUFF RD APT #A-101** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are CC SERENITY COURT LLC (hereinafter "Property Owner(s)").
3. On 06/19/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 305 - Interior Structure**
 - B. **IPMC Chapter 5, Section 501 - Responsibility**
 - C. **IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/08/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 3, Section 305 - Interior Structure

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair all of the damages to all walls, floors, ceiling, cabinets, and appliances as required from the sewer over flowing.

B. IPMC Chapter 5, Section 501 - Responsibility

Corrective Action Required: The owner of the structure shall provide and maintain such plumbing facilities and plumbing fixtures in compliance with these requirements. A person shall not occupy as owner occupant or permit another person to occupy any structure or premises that does not comply with the requirements of this chapter. The sewer is overflowing into the kitchen sink and onto the floor throughout unit A101. Locate the cause and repair the sewer system as required. Repair all of the damages caused by the sewer leak as required to unit A101.

C. IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures


Corrective Action Required: The sewer is overflowing into the kitchen sink. Locate the cause and repair as required. Repair all of the damages from the over flow.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241028

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT #F-164

VIOLATION TAX ID #: 3105420001640

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3105420001640** and the physical address is identified **2731 S BLAIR STONE RD APT #F-164** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 06/11/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC 304.7, Roof and drainage**
 - B. **IPMC 305.3, Interior surfaces**
 - C. **IPMC 305.4, Stairs and walking surfaces**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/08/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC 304.7, Roof and drainage

Corrective Action Required: The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Repair the roofing to prevent dampness or deterioration in the walls or interior portion of the structure. It shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance. Reference to Apt. F164.

B. IPMC 305.3, Interior surfaces

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound, and in a sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected. Repair all ceilings with damages due to water leaks. All peeling and damage paint in the bathroom must be removed. The walls should be recoated with a protective coating to make the area watertight. Repair the ceiling and walls inside the water closet and replace with good wood. All interior surfaces, wall, ceiling, and floors shall be maintained in good condition. Reference to Apt. F164.

C. IPMC 305.4, Stairs and walking surfaces

Corrective Action Required: Every stair, ramp, landing, balcony, porch, deck, or other walking surface shall be maintained in sound condition and good repair. Repair all walking surface, inside the apartment, that has been damaged from the water leaks, including the flooring inside the bedroom(s). Reference to Apt. F164.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241212

VIOLATION ADDRESS: 2125 JACKSON BLUFF RD APT #I-201

VIOLATION TAX ID #: 4103202400000

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4103202400000** and the physical address is identified **2125 JACKSON BLUFF RD APT #I-201** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are CC SERENITY COURT LLC (hereinafter "Property Owner(s)").
3. On 06/18/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 304 ~ Exterior Structure**
 - IPMC 304.1 General**
 - IPMC 304.6 Exterior walls**
 - IPMC 304.13.2 Openable windows**
 - IPMC 304.14 Insect screens**
 - B. **IPMC Chapter 3, Section 305 ~ Interior Structure**
 - IPMC 305.3 Interior surfaces**
 - IPMC 305.4 Stairs and walking surfaces**
 - IPMC 305.6 Interior doors**
 - C. **IPMC Chapter 5, Section 504 Plumbing Systems & Fixtures**
 - D. **IPMC Chapter 6, Section 603 ~ Mechanical Equipment**
 - E. **IPMC Chapter 6, Section 605 ~Electrical Equipment**
 - IPMC 605.1 Installation**
 - IPMC 605.2 Receptacles**

F. IPMC Chapter 7, Section 704 ~ Fire Protection Systems
IPMC 704.1.2 Required fire protection and life safety systems

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.

5. On 08/08/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 3, Section 304 ~ Exterior Structure

IPMC 304.1 General

IPMC 304.6 Exterior walls

IPMC 304.13.2 Openable windows

IPMC 304.14 Insect screens

Corrective Action Required: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. The exterior wall for the storage locker that is provided with this unit has a hole in the exterior wall. Repair the exterior wall as required to the applicable building code. A building permit and a licensed contractor may be required. The windows in the bathrooms will not stay shut when closed and one is missing a screen. These windows are the means of ventilation for the bathroom. Ensure that both bathroom windows have screens and ensure that the window has hardware that is capable of keeping the window shut when closed.

B. IPMC Chapter 3, Section 305 ~ Interior Structure.

IPMC 305.3 Interior surfaces.

IPMC 305.4 Stairs and walking surfaces.

IPMC 305.6 Interior doors.

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. There are missing towel bars and toilet paper holders in both bathrooms. Replace the missing

towel bars and toilet paper holders as required. There are holes in the walls by the interior doors, and in the HVAC closet. Repair all holes in all walls as required. There are cabinet doors in the bathrooms and in the kitchen that are not closing properly or not staying closed after being shut. Locate the cause and adjust the doors so that they are fully functional and ensure that the door hardware is capable of keeping the doors closed. The kitchen sink cabinet has water damage. Locate the cause and repair the water damage as required. There are missing blind louvers on the blinds at the sliding glass door. Replace the missing blind sections as required and ensure that the blinds are fully functional. There is quarter round trim missing from the flooring in the primary bathroom. Install the missing trim as required.

There are areas of flooring in the bathrooms by the tubs and toilets that the flooring is 'soft'. Locate the cause and repair the flooring as required and repair the sub flooring if required. In the primary bedroom the flooring is uneven and heads down hill in the corner to the left of the bedroom window. There is a section of flooring in the kitchen that is torn. Repair the kitchen flooring as required. Ensure that the vinyl surface is smooth. A building permit and a licensed contractor may be required for some repairs. Ensure that all of the floors throughout the apartment are fully functional.

There are interior doors that have previously started repairs. Complete the repairs and provide a protective coating on repairs. Ensure that all of the doors, and door hardware is fully functional.

C. IPMC Chapter 5, Section 504 Plumbing Systems & Fixtures

Corrective Action Required: Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition. The primary bathroom tub has a broken soap dish tile and the tub coating is peeling. Remove the broken soap dish tile as required and repair or replace the surface coating as required. The toilet tank cover does not fit on the toilet. Replace the cover on the toilet so that it fits onto the tank. Provide all of the bath fixtures sinks and tubs with drain stoppers as needed. The tub in the hall bathroom water does not shut off. Locate the cause and repair or replace the faucet as required. Ensure that all of the faucets are fully functional. There are issues with both toilets in the unit not working properly. Locate the cause and repair the toilets as required and ensure that they are fully functional. The sprayer does not function at the kitchen sink. Locate the cause and repair or replace the sprayer as required. Ensure that the kitchen sink is fully functional.

D. IPMC Chapter 6, Section 603 ~ Mechanical Equipment

Corrective Action Required: Mechanical appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances shall be properly

installed and maintained in a safe working condition and shall be capable of performing the intended function. The stove is not level. Level the stove and ensure that the glass stove top is level so that liquids in the pans are also level.

There are ceiling fans that are loose. Tighten the mounts and the housings to ensure that the fans are properly secured to the ceiling and that the fans are fully functional. There are missing vent filters in the bottom of the microwave hood. Install the vent filters as required. Ensure that the microwave/hood is fully functional. The HVAC thermostat is set at 60 degrees Fahrenheit and the temperature in the unit is 79 degrees Fahrenheit. Locate the cause of the thermostat and or the HVAC unit not being able to cool the apartment. Seal around the duct work in the utility closet and seal around all pipes and wires as required. Clean the louvers on the door grill. Ensure that the HVAC system is fully functional.

E. IPMC Chapter 6, Section 605 ~Electrical Equipment.

IPMC 605.1 Installation

IPMC 605.2 Receptacles

Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. There is an open blank in the power panel. Install a blank cover in the power panel as required. Ensure that all circuits are identified. The exterior light fixture by the door has a broken light bulb in the light fixture socket. Repair or replace the light fixture as required. A building permit and a licensed contractor may be required. The top cover plate on the water heater is not properly installed. Properly install the cover plate and ensure that the water heater is fully functional. The wall receptacle along the north wall left of the sliding glass door was not working. Locate the cause and repair or replace the receptacle as required and ensure that it is fully functional.

F. IPMC Chapter 7, Section 704 ~ Fire Protection Systems.

IPMC 704.1.2 Required fire protection and life safety systems

Corrective Action Required: Systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code. The following violations requires your immediate attention: The fire extinguisher in the kitchen has an expired inspection tag. Have the fire extinguisher inspected and have the inspection tag updated or have the fire extinguisher replaced as required. There are smoke alarms that are not present or not functioning properly. Install a smoke alarm in each room used for sleeping purposes. Have an additional smoke alarm installed in the hallway in the immediate vicinity of the bedrooms. Have an additional smoke alarm in the living room dining room as required. Be prepared to demonstrate that all of the smoke alarms are fully functional.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241245

VIOLATION ADDRESS: 1260 COPPER CREEK DR

VIOLATION TAX ID #: 3103040000011

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3103040000011** and the physical address is identified **1260 COPPER CREEK DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are LEON KIMBERLY D (hereinafter "Property Owner(s)").
3. On 06/19/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC 302.7 - Accessory structures**
 - B. **IPMC 304.3 - Premises identification**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC 302.7 Accessory structures

Corrective Action Required: Accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. Ensure that the fence has being repaired and it shall be maintained structurally sound and in good repair

B. IPMC 304.3 Premises identification

Corrective Action Required: Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be not less than 4 inches (102 mm) in height with a minimum stroke width of 0.5 inch (12.7 mm).

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241179

VIOLATION ADDRESS: 1312 KINGS DRIVE

VIOLATION TAX ID #: 3104204200000

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3104204200000** and the physical address is identified **1312 KINGS DRIVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are THOMAS HOLLIE B (hereinafter "Property Owner(s)").
3. On 06/26/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 304 ~ Exterior Structure**
 - B. **IPMC Chapter 3, Section 305 ~ Interior Structure**
 - C. **IPMC Chapter 3, Section 309 ~ Pest Elimination**
 - D. **IPMC Chapter 5, Section 504 - Plumbing Systems & Fixtures**
 - E. **IPMC Chapter 6, Section 605 ~Electrical Equipment**
 - F. **IPMC Chapter 7, Section 704 ~ Fire Protection Systems**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/12/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

~~X~~ DID attend this hearing.

 DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 3, Section 304 ~ Exterior Structure

Corrective Action Required: Repair the back porch's deck, roof, and flooring. All rotted and damaged material must be removed before repairs are made. Ensure that all component of the structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Ensure that the foundation walls are maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests. Ensure that the exterior walls be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

B. IPMC Chapter 3, Section 305 ~ Interior Structure

Corrective Action Required: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair all ceilings with damage due to water leaks. All chipping and peeling paint, throughout the interior structure, must be removed and recoated with a protective coating to make the area watertight. All windows are required to be able to easily be opened when needed and locked when needed. All windows require insect screens.

C. IPMC Chapter 3, Section 309 ~ Pest Elimination

Corrective Action Required: Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation.

D. IPMC Chapter 5, Section 504 Plumbing Systems & Fixtures

Corrective Action Required: Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary and functional condition. Replace and or repair the bathroom sink and tub and ensure that they it is properly installed, with no leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and in functional condition.

E. IPMC Chapter 6, Section 605 ~Electrical Equipment

Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Provide globes to all light fixtures on the interior and exterior of the home. Repair or replace the ceiling fan in the living room and ensure that it shall be properly installed and maintained in a safe and approved manner.

F. IPMC Chapter 7, Section 704 ~ Fire Protection Systems

Corrective Action Required: Smoke alarms are required inside every bedroom. One smoke alarm is required outside the bedroom area. Existing smoke alarms must be functional.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 60 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241504

VIOLATION ADDRESS: 2704-A VIA MILANO AVE

VIOLATION TAX ID #: 212105 A0220

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212105 A0220** and the physical address is identified **2704-A VIA MILANO AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are ROANN KEITH E (hereinafter "Property Owner(s)").
3. On 07/29/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 302 ~ 302.4 Weeds**
 - B. **IPMC Chapter 3, Section 304 ~ 304.1.1 Potentially unsafe conditions**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/31/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 3, Section 302 ~ 302.4 Weeds

Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Ensure that the front, side, and back of the property are maintained.

B. IPMC Chapter 3, Section 304 ~ 304.1.1 Potentially unsafe conditions


Corrective Action Required: Chimneys, cooling towers, smokestacks and similar appurtenances not structurally sound or not properly anchored, or that are anchored with connections not capable of supporting all nominal loads and resisting all load effects. Ensure that the chimney is structurally sound and properly anchored, with connections capable of supporting all nominal loads and able to resist all load effects.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241472

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT 189

VIOLATION TAX ID #: 3105420001890

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3105420001890** and the physical address is identified **2731 S BLAIR STONE RD APT 189** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 07/24/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC Chapter 3, Section 305 ~ 305.1 General
 - B. IPMC Chapter 3, Section 309 ~309.1 Infestation
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/13/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 3, Section 305 ~ 305.1 General

Corrective Action Required: Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Reference to the whole in the ceiling above the furnace. Reference to Apt 189.

B. IPMC Chapter 3, Section 309 ~309.1 Infestation

Corrective Action Required: Ensure the structure is kept free from insect and rodent infestation. Reference to the rats. Reference to Apt 189.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL DEMO ORDER**

CASE NO.: TCE240806

VIOLATION ADDRESS: 1106 BIRMINGHAM ST

VIOLATION TAX ID #: 212635 D0090

On 09/10/2024, the above-mentioned case came for an Initial Hearing before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212635 D0090** and the physical address is identified **1106 BIRMINGHAM ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **SPRINGFIELD HOMETOWN INVESTORS LLC** (hereinafter "Property Owner(s)").
3. On 05/02/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, 305.1 Interior Structure**
 - B. IPMC, 301.3 Vacant structures and land**
 - C. IPMC, 306.1.1 Potentially unsafe conditions**
 - 6.4. Fire damage beyond charring**
 - D. IPMC 304.1 Exterior structure**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.

5. On 07/29/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 09/10/2024 by certified mail, hand delivery and/or posting of property.

6. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend this hearing.

 DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 305.1 Interior Structure

Corrective Action Required: Ensure that all interior walls, walking surfaces and equipment therein are repaired/made free from all defects.

B. TLDC, 301.3 Vacant structures and land

Corrective Action Required: Ensure the building is secured immediately as the missing windows and doors allow trespassers. This is a life safety issue.

C. IPMC, 306.1.1 Potentially unsafe conditions

6.4. Fire damage beyond charring

Corrective Action Required: The structure has excessive damage on the exterior and interior from fire. If the owner opts not to demolish then all exterior walls, windows, doors, and frames must be made free from defects. The interior structure including but not limited to walls, walking surfaces and all therein must be made free from defect.

D. IPMC 304.1 Exterior structure

Corrective Action Required: Ensure that all exterior walls and roof of the structure are free from holes, damaged material and are weather tight. Repair or replace all exterior damaged walls and roof of structure.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 11-12-24 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at 1106 BIRMINGHAM ST *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 10th day of SEPTEMBER 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241474

VIOLATION ADDRESS: 355 VICTORY GARDEN DR

VIOLATION TAX ID #: 113350 B0010

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **113350 B0010** and the physical address is identified **355 VICTORY GARDEN DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **FUNK WESLEY L / FUNK ANN P** (hereinafter "Property Owner(s)").
3. On 07/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 304 ~ 304.1 General**
 - B. **IPMC Chapter 3, Section 309 ~ 302.5 Rodent harborage**
 - C. **IPMC Chapter 7, Section 704 ~ 704.1.3 Fire protection systems**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/16/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC Chapter 3, Section 304 ~ 304.1 General

Corrective Action Required: Ensure every window, skylight, door, and frame is kept in sound condition, good repair and is weathertight. Reference to the weather stripping around the front door.

B. IPMC Chapter 3, Section 309 ~ 302.5 Rodent harborage

Corrective Action Required: Structures shall be kept free from insect and rodent infestation. Structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. Ensure structures and exterior property are kept free from rodent harborage and infestation. Reference to the rats inside the structure.

C. IPMC Chapter 7, Section 704 ~ 704.1.3 Fire protection systems

Corrective Action Required: Place a smoke detector in the living room, every bedroom, and hallway that is connected to a bedroom. The smoke detectors shall be maintained in operable condition at all times

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241572

VIOLATION ADDRESS: 1375 DEVONSHIRE DR

VIOLATION TAX ID #: 112505 D0030

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **112505 D0030** and the physical address is identified **1375 DEVONSHIRE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are TL TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 08/08/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 302 ~ 302.4 Weeds**
 - B. **IPMC Chapter 3, Section 304 ~ 304.6 Exterior walls**
 - C. **TLDC Chapter 3, Section 3.488 Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/16/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:
 - A. **IPMC Chapter 3, Section 302 ~ 302.4 Weeds**
Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches, from the front, back, and side of the property.
 - B. **IPMC Chapter 3, Section 304 ~ 304.6 Exterior walls**
Corrective Action Required: Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coat to prevent deterioration.
 - C. **TLDC Chapter 3, Section 3.488 Maintenance (Residential)**
Corrective Action Required: Remove all trash, litter and debris from property
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241897

VIOLATION ADDRESS: 2731 S BLAIR STONE RD APT #199

VIOLATION TAX ID #: 3105420001990

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3105420001990** and the physical address is identified **2731 S BLAIR STONE RD APT #199** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 08/15/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 305 ~ 305.3 Interior surfaces**
 - B. **IPMC Chapter 6, Section 603 ~603.1 Mechanical equipment and appliances**
 - C. **IPMC Chapter 5, Section 504 ~ 504.1 General**
 - D. **IPMC 304.4 Structural members**
 - E. **IPMC 304.14 Insect Screens**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/23/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X _____ DID NOT attend this hearing.

7. The following violations remain:
- A. **IPMC Chapter 3, Section 305 ~ 305.3 Interior surfaces**
Corrective Action Required: Ensure the interior of the structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair all ceilings with water damage due to water leaks. All peeling paint, throughout the entire apartment, including the bathroom, must be removed. All rotted and damaged material and wood must be removed before repairs are done. The walls and ceiling should be recoated with a protective coating to make the apartment watertight.

Repair the kitchen cabinets that have water damage and replace them with good wood and protective treatment to make the area watertight. Reference to apt I 199.
 - B. **IPMC Chapter 6, Section 603 ~603.1 Mechanical equipment and appliances**
Corrective Action Required: Ensure that the HVAC system stops leaking and is properly installed and maintained in a safe working condition and shall be capable of performing the intended function. Reference to Apt I 199.
 - C. **IPMC Chapter 5, Section 504 ~ 504.1 General**
Corrective Action Required: Ensure all plumbing fixtures are maintained in a safe, sanitary, and functional condition. Repair the kitchen sink to ensure it is properly functioning. Obstructions, leaks, and defects shall be removed or repaired to ensure the function of plumbing. Reference to Apt I 199.
 - D. **IPMC 304.4 Structural members**
Corrective Action Required: Ensure the exterior of a structure and equipment are in good repair, structurally sound, and in a sanitary condition. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair and/or replace the roof to prevent water entry and damage to the roof structure. Reference to Apt I 199.
 - E. **IPMC 304.14 Insect Screens**
Corrective Action Required: Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition. Reference to Apt I 199.
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on 10-8-24 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.



Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
CONTINUED INITIAL ORDER**

CASE NO.: TCE240929

VIOLATION ADDRESS: 710 CAMPBELL ST (AKA 712)

VIOLATION TAX ID #: 410127 DD0070

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410127 DD0070** and the physical address is identified **710 CAMPBELL ST (AKA 712)** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **C P DANNER CONSTRUCTION INC.** (hereinafter "Property Owner(s)").
3. On 05/23/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC Chapter 3, Section 304 ~ Exterior Structure**
 - B. **IPMC Chapter 9, Section 9 153 – Graffiti Prohibited**
 - C. **TLDC Chapter 3, Section 3.488 Maintenance (Residential)**
 - D. **IPMC 301.3 Vacant structures and land**
 - E. **IPMC 304.13 Windows, skylight, and doors**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 07/15/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

___x___ DID NOT attend this hearing.

7. The following violations remain:
 - A. **IPMC Chapter 3, Section 304 ~ Exterior Structure**
Corrective Action Required: Replace all wood rot damaged soffits. All non protected wood must have a protective coating.
 - B. **IPMC Chapter 9, Section 9 153 – Graffiti Prohibited**
Corrective Action Required: It shall be a violation for any owner to permit or allow graffiti to remain on the property (permanent or non permanent structure). Graffiti shall mean the defacement or the unauthorized inscription, marking, tagging, scratching, etching or painting.
 - C. **TLDC Chapter 3, Section 3.488 Maintenance (Residential)**
Corrective Action Required: Remove all trash, litter and debris from property
 - D. **IPMC 301.3 Vacant structures and land**
Corrective Action Required: If the property is intended to be vacant ensure all windows and doors are in sound in a secure condition
 - E. **IPMC 304.13 Windows, skylight, and doors**
Corrective Action Required: Repair or replace damaged windows and doors
8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given **30** days to bring the above-described property into compliance or the fines **will commence on the 31st day.**
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, the fines will be retroactive as of the 31st day and this case will be brought back to the Code Magistrate on 11/12/2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024:


Dr. Sabrita Thurman-Newby, Code Magistrate

**MUNICIPAL CODE ENFORCEMENT BOARD/MAGISTRATE
CITY OF TALLAHASSEE
INITIAL ORDER**

CASE NO.: TCE241307

VIOLATION ADDRESS: 2131 MAIN ST (AKA 2133)

VIOLATION TAX ID #: 410156 H0033

On 09/10/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410156 H0033** and the physical address is identified **2131 MAIN ST (AKA 2133)** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **STANLEY RICCARDO** (hereinafter "Property Owner(s)").
3. On 06/25/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC 304.1 - General**
 - B. **IPMC 301.3 – Vacant Structures and Land**
 - C. **IPMC 304.13 – Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/10/2024 before the Code Magistrate.
5. On 08/21/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on September 10, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

___X___ DID NOT attend this hearing.
7. The following violations remain:

A. IPMC 304.1 - General

Corrective Action Required: Ensure the exterior of the structure is maintained in good repair, structurally sound and sanitary so as not to pose a threat to public health, safety or welfare

B. IPMC 301.3 Vacant Structures and Land

Corrective Action Required: If the property is intended to be vacant, ensure all windows and doors are in sound and a secure condition.

C. IPMC 304.13 – Window, Skylight and Door Frames

Corrective Action Required: Ensure every window, skylight, door and frame shall be kept in sound condition, good repair and weathertight.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given **30 days** to bring the above-described property into compliance or the fines **will commence on the 31st day.**
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, the fines will be retroactive as of the 31st day and this case will be brought back to the Code Magistrate on 11/12/2024 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 10th day of SEPTEMBER 2024.


Dr. Sabrita Thurman-Newby, Code Magistrate