

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

# **DANGEROUS BUILDING NOTICE**

**Address: 1117 SEMINOLE DR**

**CE Case No.: TCE250606**

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



Enforcing Official, Code Enforcement

04/21/2025

Date



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

April 21, 2025

PLATT ROBERT  
1117 SEMINOLE DR  
TALLAHASSEE FL 32301

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

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Shameka Bush*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

April 21, 2025

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Shameka Bush*

Code Enforcement Division

Attachment





**CITY OF  
TALLAHASSEE**  
**Housing and Community Resilience**  
**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE250606**

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

Repeat Offender:

Location Address: **1117 SEMINOLE DR**

Tax ID #: **310670 8B0060**

Owner(s): **PLATT ROBERT**

**1117 SEMINOLE DR**

**TALLAHASSEE FL 32301**

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

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

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

**Code(s) in Violation:**

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

**Corrective Actions Required:**

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

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

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

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



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

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USPS CERTIFIED MAIL



9214 8901 9403 8310 5756 27

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

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

Postage: \$8.1600

# TCE250606 DB PLACARD

Final Audit Report

2025-04-21

Created:	2025-04-21
By:	Denise Garrett (denise.garrett@talgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAARUORLa4GgLCbDNOxOZ1TjizN9XB50c7g

## "TCE250606 DB PLACARD" History

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



Adobe Acrobat Sign



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

May 08, 2025

STEVENS ARTHUR  
STEVENS ETHEL  
720 DUNN ST  
TALLAHASSEE FL 32304

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division  
Attachment





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250775**

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

Repeat Offender:

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

Tax ID #: **212655 D0070**

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

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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

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USPS CERTIFIED MAIL



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

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

May 09, 2025

BARNES JAMES W  
1031 JOE LOUIS ST  
TALLAHASSEE FL 32304

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Shawdranette House*

Code Enforcement Division  
Attachment





**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE250969**

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

Repeat Offender:

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

Tax ID #: **212635 00010**

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

**1031 JOE LOUIS ST**

**TALLAHASSEE FL 32304**

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
- 2** Remove all trash, litter, and debris from the entire property. Also, the large pile of debris needs to be removed.

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8313 5724 70

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

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

Postage: \$8.1600

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

**CASE NO.: TCE250141**

**VIOLATION ADDRESS: 3247 BODMIN MOOR DR**

**VIOLATION TAX ID #: 112725 N0130**

On 05/06/2025, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **112725 N0130** and the physical address is **3247 BODMIN MOOR DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: FREEMAN JAMES K / FREEMAN BRENDA H (hereinafter "Property Owner(s)").
3. On 01/15/2025 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
  - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. **IPMC, Exterior Property Areas, 302.7 Accessory Structures**
  - C. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/13/2025 of the Initial Hearing by certified mail and posting of the property.



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

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 by certified mail, hand delivery and/or by posting of the property.

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

**B. IPMC, Exterior Property Areas, 302.7 Accessory Structures**

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

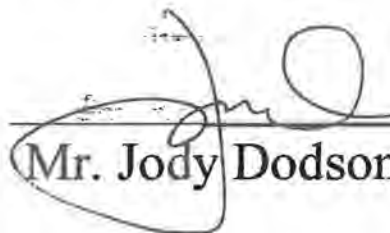
**C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles**

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

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

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

DONE and ORDERED this 6th day of May 2025.

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

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

**CASE NO.: TCE250630**

**VIOLATION ADDRESS: 2731 S BLAIRSTONE RD**

**VIOLATION TAX ID #: 3105420000150**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3105420000150** and the physical address is identified **2731 S BLAIRSTONE RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 03/24/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
  - B. **IPMC, Interior Structure, 305.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

~~\_\_\_\_\_~~ DID NOT attend this hearing



7. The following violations remain:

**A. IPMC, Exterior Structure, 304.9 Overhang Extensions**

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

**B. IPMC, Interior Structure, 305.1 General**

*Corrective Action Required: Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair kitchen drawer in disrepair and sagging cabinet doors when opened.*

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

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

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

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE250209**

**VIOLATION ADDRESS: 306 E COLLEGE AVE**

**VIOLATION TAX ID #: 2136250751277**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2136250751277** and the physical address is identified **306 E COLLEGE AVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: FLORIDA HOSPITAL ASSOCIATION (hereinafter "Property Owner(s)").
3. On 02/07/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
**A. IPMC, Exterior Property Areas, 302.2 Grading and Drainage**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/12/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

  X   DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.2 Grading and Drainage**

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 120 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on October 7, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE250255**

**VIOLATION ADDRESS: 1043 PRESTON ST**

**VIOLATION TAX ID #: 2126204670000**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number ~~2126204670000~~ and the physical address is identified ~~1043 PRESTON ST~~, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: YU JIANKUI / GAO DONGMEI (hereinafter "Property Owner(s)").
3. On 03/12/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - B. IPMC, Exterior Structure, 304.1 General
  - C. IPMC, Exterior Structure, 304.2 Protective Treatment
  - D. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.

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

☐ DID attend this hearing



☒ DID NOT attend this hearing

7. The following violations remain:

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

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

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

***Corrective Action Required: Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.***

**C. IPMC, Exterior Structure, 304.2 Protective Treatment**

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

**D. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**

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

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

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

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

DONE and ORDERED this 6th day of May 2025.

JODY DODSON

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

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**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE250557**

**VIOLATION ADDRESS: 2621 TUPELO TER**

**VIOLATION TAX ID #: 212370 R0090**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212370 R0090** and the physical address is identified **2621 TUPELO TER, Tallahassee, Florida.**
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **2726 TALLAHASSEE LODGING LLC** (hereinafter "Property Owner(s)").
3. On 04/10/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
  - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - C. **IPMC, General, 301.3 Vacant Structures and Land**
  - D. **IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.

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

☐ DID attend this hearing



☒ DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

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

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

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

**C. IPMC, General, 301.3 Vacant Structures and Land**

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

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

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

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

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

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

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

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**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE250474**

**VIOLATION ADDRESS: 515 LYNNDALE ST**

**VIOLATION TAX ID #: 310775 B0120**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310775 B0120** and the physical address is identified **515 LYNNDALE ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MOLTIMORE NICOLE A** (hereinafter "Property Owner(s)").
3. On 03/06/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**
  - B. **IPMC, Exterior Structure, 304.7 Roof and Drains IPMC, Mechanical and Electrical Requirements, 605.1 Installation**
  - C. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/07/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.

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

☐ DID attend this hearing

☒ DID NOT attend this hearing

7. The following violations remain:

**A. IPMC Exterior Structure, 304.2 Protective Treatment**

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

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

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

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

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

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

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

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

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

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**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE250159**

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

**VIOLATION TAX ID #: 3105420000710**

On 05/06/2025, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3105420000710** and the physical address is **2731 S BLAIR STONE RD APT J-71**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 02/03/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**
  - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
  - C. **IPMC, Exterior Structure, 304.7 Roof and Drains**
  - D. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
  - E. **IPMC, Interior Structure, 305.3 Interior Surfaces**
  - F. **IPMC, Light, Ventilation and Occupancy Limitations, 401.2 Responsibility**
  - G. **IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility**

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

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

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

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

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

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

☐ DID attend the initial hearing

☒ DID NOT attend the initial hearing.

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

8. On 04/15/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 by certified mail, hand delivery and/or by posting of the property.

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

☐ DID attend the Final Hearing.

~~X~~

DID NOT attend the Final Hearing.

10. The Property Owner(s) was/were previously given proper notice of the violations and the time within which the violations were ordered to be corrected.
11. The following violations remain:
  - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**  
*Corrective Action Required: Ensure all exterior surfaces are maintained in good condition. Maintain surfaces to ensure they are weatherproof and watertight and properly surface coated to prevent deterioration. Apt J 71.*
  - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**  
*Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Apt J 71.*
  - C. **IPMC, Exterior Structure, 304.7 Roof and Drains**  
*Corrective Action Required: Repair, remove, and/or replace the roof drains, gutters, and downspouts. Ensure all roof components are in good repair, free from obstructions, and do not discharge water in a manner that creates a public nuisance. Apt J 71.*
  - D. **IPMC, Exterior Structure, 304.9 Overhang Extensions**  
*Corrective Action Required: Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Apt J 71.*
  - E. **IPMC, Interior Structure, 305.3 Interior Surfaces**  
*Corrective Action Required: Ensure all interior surfaces are maintained in good, clean working condition. Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces. Apt J 71.*
  - F. **IPMC, Light, Ventilation and Occupancy Limitations, 401.2 Responsibility**  
*Corrective Action Required: Ensure all lights and ventilation are maintained in a good condition. Repair the ventilation duct in the hallway. Apt J 71.*

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

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

*Corrective Action Required: Ensure all mechanical equipment, appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Apt J 71.*

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

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

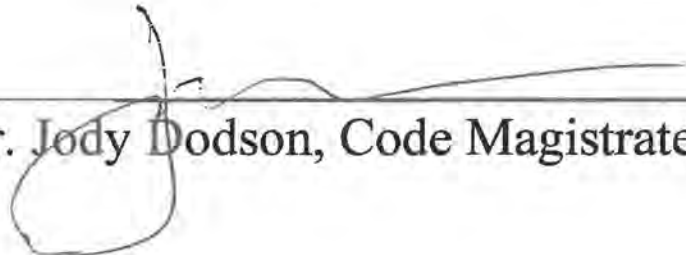
**J. IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms**

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

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

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

DONE and ORDERED this 6th day of May 2025.



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Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242893**

**VIOLATION ADDRESS: 2400 W THARPE ST APT 308**

**VIOLATION TAX ID #: 2121510191480**

On 05/06/2025, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2121510191480** and the physical address is **2400 W THARPE ST APT 308**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PLATO VILALS APTS LLC (hereinafter "Property Owner(s)").
3. On 01/15/2025 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**
  - B. **IPMC, Interior Structure, 305.3 Interior Surfaces**
  - C. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/28/2025 of the Initial Hearing by certified mail and posting of the property.



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

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

  X   DID attend the initial hearing

       DID NOT attend the initial hearing.

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

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 by certified mail, hand delivery and/or by posting of the property.

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

  X   DID attend the Final Hearing.

       DID NOT attend the Final Hearing.

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

11. The following violations remain:

**A. IPMC, Exterior Structure, 304.2 Protective Treatment**

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

**B. IPMC, Interior Structure, 305.3 Interior Surfaces**

*Corrective Action Required: Ensure all interior surfaces are maintained in good, clean working condition. Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces. Apt 308.*

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

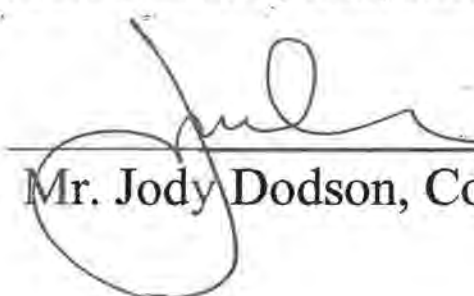
***Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Apt 308.***

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

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

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

DONE and ORDERED this 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE250036**

**VIOLATION ADDRESS: 1556 CHINA GROVE TRL**

**VIOLATION TAX ID #: 3104380000150**

On 05/06/2025, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

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

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

**B. IPMC, Exterior Property Areas, 302.7 Accessory Structures**

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

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

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 by certified mail, hand delivery and/or by posting of the property.

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

           DID attend the Final Hearing.

           DID NOT attend the Final Hearing.

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

11. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

*Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Remove all dead tree limbs and tree debris from the entire property.*

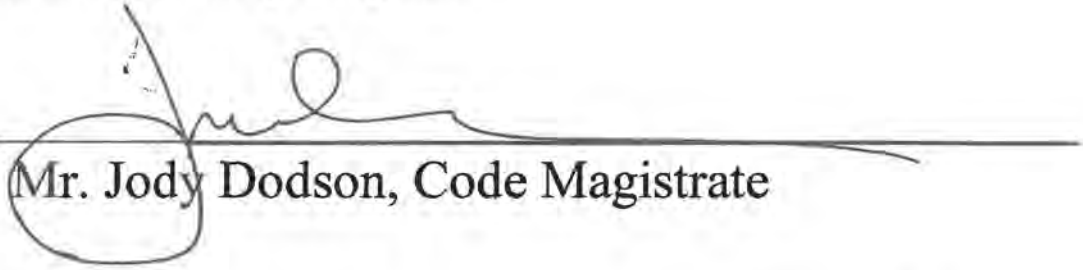
**B. IPMC, Exterior Property Areas, 302.7 Accessory Structures**

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

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

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

DONE and ORDERED this 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242884**

**VIOLATION ADDRESS: 805 S MACOMB ST**

**VIOLATION TAX ID #: 2136900348860**

On 05/06/2025, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2136900348860** and the physical address is **805 S MACOMB ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TAYLOR RUSSELL (hereinafter "Property Owner(s)").
3. On 12/16/2024 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/20/2025 of the Initial Hearing by certified mail and posting of the property.

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



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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

8. On 04/15/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 by certified mail, hand delivery and/or by posting of the property.

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

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

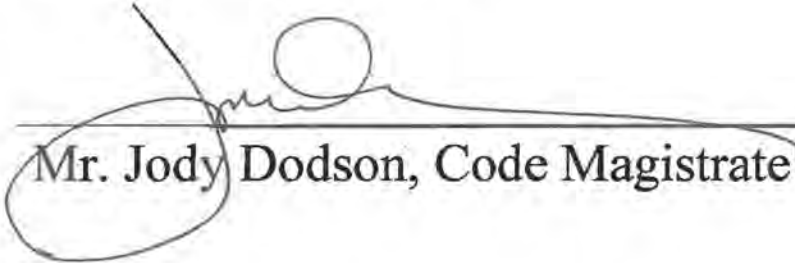
***Corrective Action Required: Remove and dispose of all dead trees and tree debris from property.***

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

13. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional cost against the Property Owner(s).
14. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

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

DONE and ORDERED this 6th day of May 2025.



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Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242754**

**VIOLATION ADDRESS: 2731 BLAIR STONE RD APT K-65**

**VIOLATION TAX ID #: 3105420000650**

On 05/06/2025, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3105420000650** and the physical address is **2731 BLAIR STONE RD APT K-65**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 12/16/2024 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.7 Roof and Drains**
  - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
  - C. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
  - D. **IPMC, Interior Structure, 305.3 Interior Surfaces**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 02/07/2025 of the Initial Hearing by certified mail and posting of the property.

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

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 by certified mail, hand delivery and/or by posting of the property.

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

**A. IPMC, Exterior Structure, 304.7 Roof and Drains**

***Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Apt K 65.***

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

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

**C. IPMC, Exterior Structure, 304.9 Overhang Extensions**

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

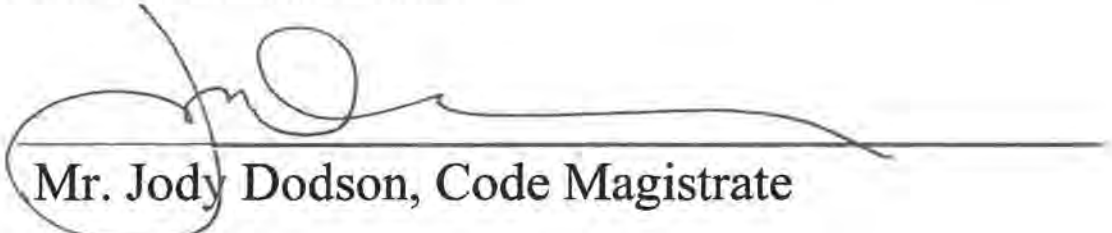
**D. IPMC, Interior Structure, 305.3 Interior Surfaces**

*Corrective Action Required: Ensure all interior surfaces are maintained in good, clean working condition. Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces. Apt K 65.*

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

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

DONE and ORDERED this 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242616**

**VIOLATION ADDRESS: 2313 CUMBERLAND DR**

**VIOLATION TAX ID #: 212105 C0120**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 212105 C0120 and the physical address is identified **2313 CUMBERLAND DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **Dorvelus Josieur/ Mosley Quenishia L** hereinafter "Property Owner(s)".
3. On 11/04/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/17/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

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

***Corrective Action Required: Remove and dispose of all dead trees from the property, in the front yard.***

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

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

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

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE242978**

**VIOLATION ADDRESS: 2328 OLIVER ST APT A**

**VIOLATION TAX ID #: 411165 G0050**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

\_\_\_\_\_ DID attend this hearing

~~X~~

DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Exterior Structure, 304.7 Roof and Drains**

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

**IPMC, Exterior Structure, 304.18.1 Building Security Doors**

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

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

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

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

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE250451**

**VIOLATION ADDRESS: 1001 OCALA RD**

**VIOLATION TAX ID #: 2127204520000**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

**A. IPMC, Mechanical and Electrical Requirements, 605.1 Installation**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 03/18/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

~~\_\_\_\_\_~~ DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Mechanical and Electrical Requirements, 605.1 Installation**

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

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

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

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

DONE and ORDERED this 6th day of May 2025.

JODY DODSON

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

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE242899**

**VIOLATION ADDRESS: 2915 SHARER RD APT 1336**

**VIOLATION TAX ID #: 2113206220000**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

X   DID attend this hearing (tenant)

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

7. The following violations remain:

**A. IPMC, Exterior Structure, 304.7 Roof and Drains**

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

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

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

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

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE250421**

**VIOLATION ADDRESS: 214 N DELLVIEW DR**

**VIOLATION TAX ID #: 212430 A0110**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212430 A0110** and the physical address is identified **214 N DELLVIEW DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LUNSFORD EDWARD C (hereinafter "Property Owner(s)").
3. On 02/26/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 3/11/25 the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing



~~X~~

DID NOT attend this hearing

7. The following violations remain:

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

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

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

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

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

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

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

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE250404**

**VIOLATION ADDRESS: 1554 LAKE AVE**

**VIOLATION TAX ID #: 410230 00084**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410230 00084** and the physical address is identified **1554 LAKE AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **GLEN HOLLOW HOLDINGS LLC** (hereinafter "Property Owner(s)").
3. On 02/25/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. **TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
  - C. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 3/3/25 the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

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

7. The following violations remain:

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

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

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

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

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

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

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

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

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

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

DONE and ORDERED this 6th day of May 2025.

*Jody Dodson*

**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE0250440**

**VIOLATION ADDRESS: 819 SUNDOWN LN**

**VIOLATION TAX ID #: 411480 D0090**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **411480 D0090** and the physical address is identified **819 SUNDOWN LN** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **CLARKE LONDON** (hereinafter "Property Owner(s)").
3. On 02/27/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
**A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.

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

\_\_\_\_\_ DID attend this hearing

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

7. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles**

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

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

DONE and ORDERED this 6th day of May 2025.



**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE250412**

**VIOLATION ADDRESS: 3208 HUNTINGTON WOODS BLVD**

**VIOLATION TAX ID #: 2116080000340**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2116080000340** and the physical address is identified **3208 HUNTINGTON WOODS BLVD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **VANDERBILT REAL ESTATE INVESTMENTS LLC** (hereinafter "Property Owner(s)").
3. On 02/25/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on May 6, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

☒ DID attend this hearing (neighbor)

☐ DID NOT attend this hearing

7. The following violations remain:

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

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

**B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles**

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

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

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

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

DONE and ORDERED this 6th day of May 2025.

*Jodie Dodson*

**Mr. Jody Dodson, Code Magistrate**



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

**CASE NO.: TCE242210**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1215**

**VIOLATION TAX ID #: 3104080011215**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code-Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

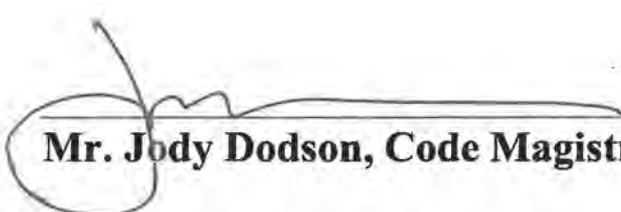
*Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.*

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE242215**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1212**

**VIOLATION TAX ID #: 3104080011212**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

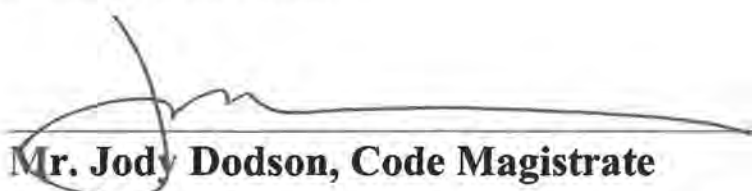
*Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.*

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE242213**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1213**

**VIOLATION TAX ID #: 3104080011213**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate



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

**CASE NO.: TCE242212**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1214**

**VIOLATION TAX ID #: 3104080011214**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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



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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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


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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE242219**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1209**

**VIOLATION TAX ID #: 3104080011209**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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


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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242217**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1105**

**VIOLATION TAX ID #: 3104080011105**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

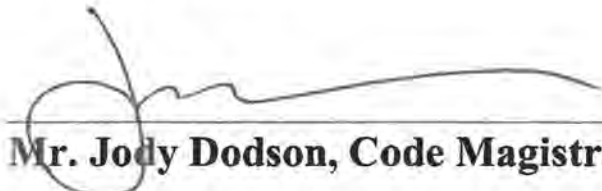
*Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.*

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242188**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1203**

**VIOLATION TAX ID #: 3104080021203**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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



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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

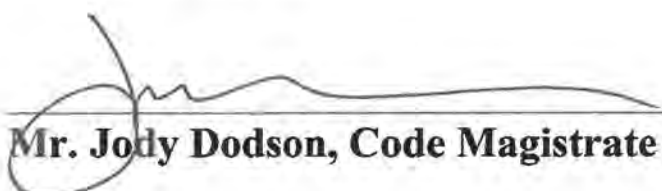
*Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.*

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate



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

**CASE NO.: TCE242193**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1216**

**VIOLATION TAX ID #: 3104080011216**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

           DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

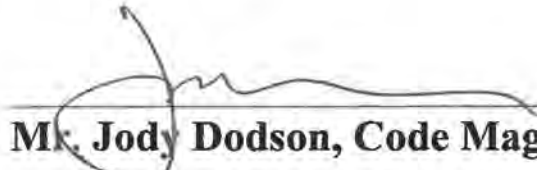
*Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.*

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242192**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1108**

**VIOLATION TAX ID #: 3104080011108**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

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

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

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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242191**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1201**

**VIOLATION TAX ID #: 3104080021201**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate



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

**CASE NO.: TCE 24 2189**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1101**

**VIOLATION TAX ID #: 3104080021101**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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



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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242187**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1204**

**VIOLATION TAX ID #: 3104080021204**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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


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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242211**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1107**

**VIOLATION TAX ID #: 3104080011107**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X

DID attend this hearing

           DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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


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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242190**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1202**

**VIOLATION TAX ID #: 3104080021202**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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



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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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


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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate



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

**CASE NO.: TCE242214**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1106**

**VIOLATION TAX ID #: 3104080011106**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

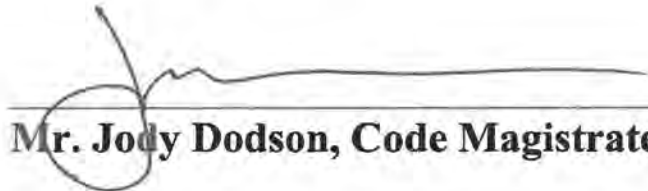
*Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.*

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242218**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1210**

**VIOLATION TAX ID #: 3104080011210**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order:

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE242216**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1211**

**VIOLATION TAX ID #: 3104080011211**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain: This order has been amended  
to include: Provide certified fire watch

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

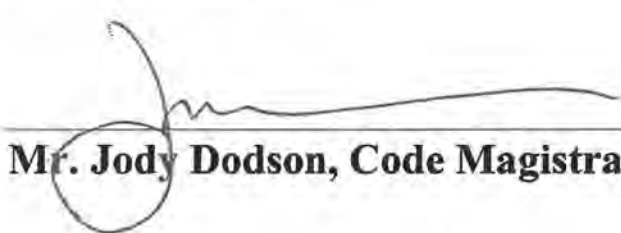
*Corrective Action Required: Fire alarm not operating properly. Repairs need to be made to the system for compliance. Fire alarm system needs to be inspected, last inspection was 2015.*

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate



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

**CASE NO.: TCE242186**

**VIOLATION ADDRESS: 1974 MIDYETTE RD APT #1102**

**VIOLATION TAX ID #: 3104080021102**

On 05/06/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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



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

X

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

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

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


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

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

9. The Property Owner(s) is/are given 45 days to bring the above-described property into compliance.

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

DONE and ORDERED this 6th day of May 2025.

  
**Mr. Jody Dodson, Code Magistrate**

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

**CASE NO.: TCE242541**

**VIOLATION ADDRESS: 717 FLORAL ST**

**VIOLATION TAX ID #: 410125 B0030**

On 05/06/2025, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

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

On April 8, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **10 DAYS TO CORRECT VIOLATIONS**.

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 by certified mail, hand delivery and/or by posting of the property.

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

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

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

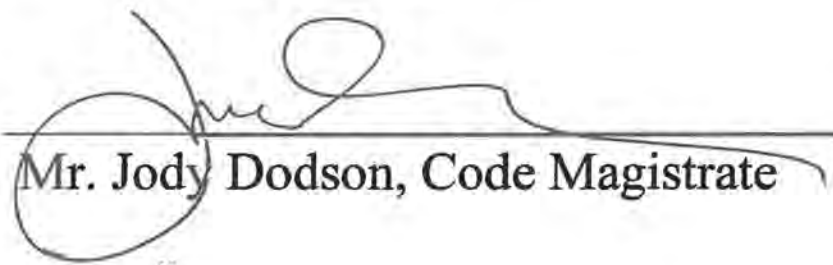
**C. IMPC, Exterior Property Areas, 302.8 Motor Vehicles**

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

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

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

DONE and ORDERED this 6th day of May 2025.



Mr. Jody Dodson, Code Magistrate

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

**CASE NO.: TCE250246**

**VIOLATION ADDRESS: 1807 KELLY ST**

**VIOLATION TAX ID #: 410450 Y0020**

On 05/06/2025, the above-mentioned case came for **Final Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Final Order.

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410450 Y0020** and the physical address is **1807 KELLY ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MATHERS JASPER HILL TRUST/ TRUSTEE & MATHERS JONATHAN HILL TRUSTEE** (hereinafter "Property Owner(s)").
3. On 01/31/2025 Property Owner(s) was/were given **5 DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
  - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - C. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
  - D. **IPMC, Exterior Structure, 304.6 Exterior Walls**
  - E. **IPMC, Exterior Structure, 304.7 Roof and Drains**
  - F. **IPMC, General, 301.3 Vacant Structures and Land**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 01/31/2025 of the Initial Hearing by certified mail and posting of the property.

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

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

8. On 04/14/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 05/06/2025 by certified mail, hand delivery and/or by posting of the property.

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

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

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

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

**C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles**

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



**D. IPMC, Exterior Structure, 304.6 Exterior Walls**

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

**E. IPMC, Exterior Structure, 304.7 Roof and Drains**

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

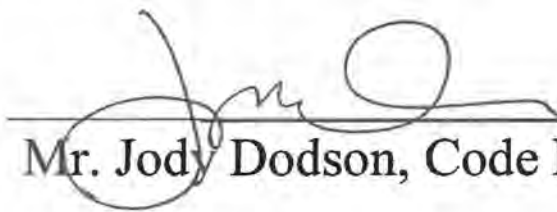
**F. IPMC, General, 301.3 Vacant Structures and Land**

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

12. Based upon the above, an initial fine of \$ 100.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 100.00 shall be imposed everyday hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
13. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional cost against the Property Owner(s).
14. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

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

DONE and ORDERED this 6th day of May 2025.

  
Mr. Jody Dodson, Code Magistrate





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

May 12, 2025

SIMGLO ENTERPRISE INC  
9142 TUSCAN VALLEY PLACE  
ORLANDO, FL 32825

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250654**

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

Repeat Offender:

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

Tax ID #: **212635 A0010**

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

**9142 TUSCAN VALLEY PLACE**

**ORLANDO, FL 32825**

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8313 7811 62

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

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

Postage: \$8.1600



**Housing and Community Resilience  
Code Enforcement Division**

May 12, 2025

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

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Martin Atorresagasti*

Code Enforcement Division  
Attachment



**Housing and Community Resilience**  
**Notice of Violation**

Code Officer: **Martin Atorresagasti**

Case #: **TCE250731**

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

Repeat Offender:

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

Tax ID #: **3107203400000**

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

**224 OFFICE PLZ**

**TALLAHASSEE FL 32301-2808**

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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

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USPS CERTIFIED MAIL



9214 8901 9403 8313 7958 31

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

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

Postage: \$8.1600





**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

May 15, 2025

HORTON PATRICK  
1425 N DUVAL ST  
TALLAHASSEE FL 32303

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

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Shawdranette House*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE251010**

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

Repeat Offender:

Location Address: **1425 N DUVAL ST**

Tax ID #: **212543 G0310**

Owner(s): **HORTON PATRICK**

**1425 N DUVAL ST**

**TALLAHASSEE FL 32303**

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

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

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

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USPS CERTIFIED MAIL



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TCE251010 LM/NOV  
HORTON PATRICK  
1425 N DUVAL ST  
TALLAHASSEE FL 32303-5514

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

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

June 02, 2025

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

Re: Address: **818 & 820 EDGEWOOD ST**  
Case No.: **TCE251000** Tax I.D. # **1130690130180**

Dear Sir or Madam:

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

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

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

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

Sincerely,

*Lesla Vause*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Lesa Vause**

Case #: **TCE251000**

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

Repeat Offender:

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

Tax ID #: **1130690130180**

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

**5285 TOWER RD UNIT C3**

**TALLAHASSEE FL 32303**

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 15 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

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

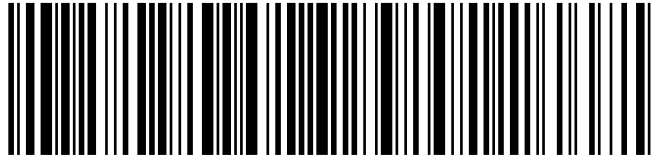
**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors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

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

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

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USPS CERTIFIED MAIL



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

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

Postage: \$8.1600

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

**CASE NO.: TCE250517**

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

**VIOLATION TAX ID #: 2129204070000**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2129204070000 and the physical address is identified **1236 BLOUNTSTOWN ST, (AKA 1230,1234,1238,1240,1242,1250,1252)** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MILLENNIUM PARC LLC (hereinafter "Property Owner(s)").
3. On 03/12/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - C. IPMC, Exterior Property Areas, 302.2 Grading and Drainage
  - D. IPMC, Exterior Structure, 304.7 Roof and Drains
  - E. IPMC, Exterior Structure, 304.6 Exterior Walls
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.



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

           DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

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

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

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

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

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

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

**D. IPMC, Exterior Structure, 304.7 Roof and Drains**

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

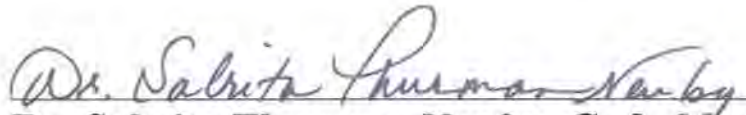
**E. IPMC, Exterior Structure, 304.6 Exterior Walls**

*Corrective Action Required: Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair or replace damaged retaining walls at north end of the property.*

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

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE242659**

**VIOLATION ADDRESS: 3018 S MERIDIAN ST**

**VIOLATION TAX ID #: 411260 A0090**

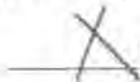
On 06/03/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

**FINDINGS**

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

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/01/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):



DID attend this hearing

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

7. The following violations remain:

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

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

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

9. The Property Owner(s) is/are given 60 days to bring the above-described property into compliance.

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250741**

**VIOLATION ADDRESS: V/L LEFT OF 604 W BREVARD**

**VIOLATION TAX ID #: 2125280000121**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2125280000121 and the physical address is identified **V/L LEFT OF 604 W BREVARD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: AREA 13 LLC (hereinafter "Property Owner(s)").
3. On 04/22/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
**A. IPMC, Exterior Property Areas, 302.4 Weeds**  
**B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 05/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing



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



7. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

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

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

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

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

9. The Property Owner(s) is/are given 2 days to bring the above-described property into compliance.

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250223**

**VIOLATION ADDRESS: 1375 PULLEN RD APT 233**

**VIOLATION TAX ID #: 2123202150000**

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

**FINDINGS**

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



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

X DID attend this hearing

       DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Plumbing Systems and Fixtures, 504.1 General**

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

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

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

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

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

**D. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**

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

**E. IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires**


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

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

**G. TLDC, Chapter 3, Article VIII, Section 3 434(b), Swimming Pool Maintenance**  
*Corrective Action Required: Ensure swimming pools are maintained in a clean and sanitary condition and in good repair.*

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250872**

**VIOLATION ADDRESS: 2626 PARK AVE E BLDG 11 APT 1106**

**VIOLATION TAX ID #: 1133200220000**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 1133200220000 and the physical address is identified **2626 PARK AVE E BLDG 11 APT 1106** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: 2626 PARK TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 04/28/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
**A. IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 05/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances**

*Corrective Action Required: Ensure all mechanical equipment, appliances, fireplaces, solid fuel burning appliances, cooking appliances, and water heating appliances are correctly installed, in safe working condition, and perform as originally designed.*

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

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

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

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250805**

**VIOLATION ADDRESS: 2320 APALACHEE PKWY**

**VIOLATION TAX ID #: 310480 B0240**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 310480 B0240 and the physical address is identified **2320 APALACHEE PKWY** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: PARKWAY PLACE PTNRS LTD (hereinafter "Property Owner(s)").
3. On 04/23/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/30/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

          X          

DID attend this hearing

DID NOT attend this hearing




7. The following violations remain:

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

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 5 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250348**

**VIOLATION ADDRESS: 2855 APALACHEE PKWY APT 127**

**VIOLATION TAX ID #: 3104204290000**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 3104204290000 and the physical address is identified **2855 APALACHEE PKWY APT 127** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: BPX PARKWAY LLC / BPX PARKWAY TIC 1 LLC / BPX PARKWAY TIC 2 LLC / BPX PARKWAY TIC 3 LLC (hereinafter "Property Owner(s)").
3. On 03/20/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
**A. IPMC, Pest Elimination, 309.1 - Infestation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/18/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

☐ DID attend this hearing

☒

DID NOT attend this hearing



7. The following violations remain:

**A. IPMC, Pest Elimination, 309.1 - Infestation**

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 2 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250372**

**VIOLATION ADDRESS: 3068 ADKINS FOREST LN**

**VIOLATION TAX ID #: 310328 A0120**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 310328 A0120 and the physical address is identified **3068 ADKINS FOREST LN** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TAYLOR CHARLES M / TAYLOR AMY ROSE / TAYLOR CHARLES M JR (hereinafter "Property Owner(s)").
3. On 03/13/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
  - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - C. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/21/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

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

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

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

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

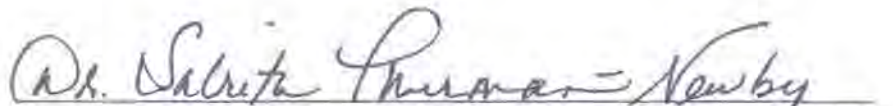
*Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.*

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

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

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250294**

**VIOLATION ADDRESS: 1624 KEITH ST**

**VIOLATION TAX ID #: 410125 Q0060**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410125 Q0060 and the physical address is identified **1624 KEITH ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MORGAN JO ANN (hereinafter "Property Owner(s)").
3. On 02/10/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. IPMC, Exterior Structure, 304.2 Protective Treatment**
  - C. IPMC, Exterior Structure, 304.6 Exterior Walls**
  - D. IPMC, Exterior Structure, 304.7 Roof and Drains**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.



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

\_\_\_\_\_ DID attend this hearing

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

7. The following violations remain:

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

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

**B. IPMC, Exterior Structure, 304.2 Protective Treatment**

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

**C. IPMC, Exterior Structure, 304.6 Exterior Walls**

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

**D. IPMC, Exterior Structure, 304.7 Roof and Drains**

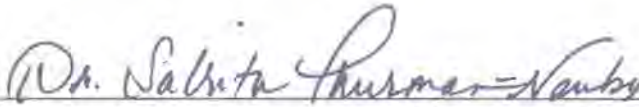
*Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Repair or replace damaged roof at back of building.*

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

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

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250369**

**VIOLATION ADDRESS: 1554 LAKE AVE #302**

**VIOLATION TAX ID #: 410230 00084**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410230 00084 and the physical address is identified **1554 LAKE AVE #302** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: GLEN HOLLOW HOLDINGS LLC (hereinafter "Property Owner(s)").
3. On 02/25/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Pest Elimination, 309.1 Infestation**
  - B. **IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires**
  - C. **IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms**
  - D. **IPMC, Exterior Structure, 304.14 Insect Screens**
  - E. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 05/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.



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

X DID attend this hearing (Tenant)

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

7. The following violations remain:

**A. IPMC, Pest Elimination, 309.1 Infestation**

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

**B. IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires**

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

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

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

**D. IPMC, Exterior Structure, 304.14 Insect Screens**

*Corrective Action Required: Ensure all windows and doors required for ventilation have approved insect screens. Ensure every screen door used for insect control has a self-closing device in good working condition. Replace broken glazing on front window.*

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

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

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

9. The Property Owner(s) is/are given 2 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250450**

**VIOLATION ADDRESS: 821 E MAGNOLIA DR #4218**

**VIOLATION TAX ID #: 3107202090000**

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

**FINDINGS**

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

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

\_\_\_\_\_ DID attend this hearing

~~\_\_\_\_\_~~ DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Interior Structure, 305.1 General**

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

*Replace cracked tile in bathroom floor.*

**B. IPMC, Plumbing Systems and Fixtures, 504.1 General**

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

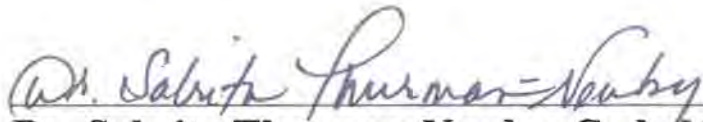
*Repair or replace Bathtub that is damaged and has a large hole in it.*

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

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

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250850**

**VIOLATION ADDRESS: 2609 PEACHTREE DR**

**VIOLATION TAX ID #: 2128700000880**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2128700000880 and the physical address is identified **2609 PEACHTREE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MATHERS JASPER HILL TRUST / MATHERS JASPER HILL TRUSTEE / MATHERS JONATHAN HILL TRUSTEE (hereinafter "Property Owner(s)").
3. On 04/24/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Exterior Property Areas, 302.4 Weeds
  - B. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
  - C. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - D. IPMC, General, 301.3 Vacant Structures and Land
  - E. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/28/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.



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

                     DID attend this hearing  
                     ~~X~~ DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

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

**B. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**

*Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Ensure all windows and doors are secured and work as intended.*

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

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

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

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

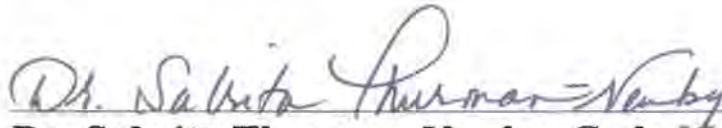
**E. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**

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

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

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250677**

**VIOLATION ADDRESS: 3511 SUNBRUST LOOP**

**VIOLATION TAX ID #: 411480 B0370**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 411480 B0370 and the physical address is identified **3511 SUNBRUST LOOP** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: REED G (hereinafter "Property Owner(s)").
3. On 04/03/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):  
  
**A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/22/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.

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

\_\_\_\_\_ DID attend this hearing

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

7. The following violations remain:

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

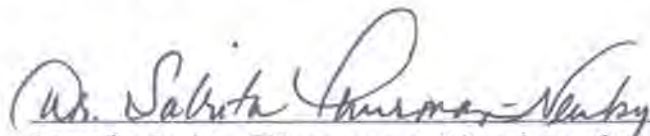
*Corrective Action Required: Remove all trash, litter, and debris from the entire property.*

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

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

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

DONE and ORDERED this 3rd day of June 2025.



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

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

**CASE NO.: TCE250503**

**VIOLATION ADDRESS: 3514 LAKEWOOD DR N**

**VIOLATION TAX ID #: 311880 B0100**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 311880 B0100 and the physical address is identified **3514 LAKEWOOD DR N**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HILL COSTELLA (hereinafter "Property Owner(s)").
3. On 03/11/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/15/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

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

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

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

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

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

DONE and ORDERED this 3rd day of June 2025.

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



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

**CASE NO.: TCE241720**

**VIOLATION ADDRESS: 314 PALMER AVE E**

**VIOLATION TAX ID #: 4101200930000**

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

**FINDINGS**

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

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

\_\_\_\_\_ DID attend this hearing

~~\_\_\_\_\_~~ DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Exterior Structure, 304.13 Window, Skylight, Door Frames**

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

**B. IPMC 302.4 Weeds.**

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

**C. IPMC, Vacant Structures and Land, 301.3**


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

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

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

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE242652**

**VIOLATION ADDRESS: 1314 PINELLAS ST**

**VIOLATION TAX ID #: 4101750060030**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **4101750060030** and the physical address is identified **1314 PINELLAS ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **YOUNG FRANCE / YOUNG ARLETTA** (hereinafter "Property Owner(s)").
3. On 11/14/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. IPMC, Exterior Structure, 304.1 General**
  - C. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
  - D. IPMC, Exterior Structure, 304.4 Structural Members**
  - E. IPMC, General, 301.3 Vacant Structures and Land**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/30/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.

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

\_\_\_\_\_ DID attend this hearing.

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

7. The following violations remain:

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

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

B. IPMC, Exterior Structure, 304.1 General

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

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

*Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Remove the boards from windows and doors and repair or replace all damaged and broken windows and doors. windows and doors must operate as intended and be lockable.*

D. IPMC, Exterior Structure, 304.4 Structural Members

*Corrective Action Required: Ensure exterior structural members are free from deterioration and are capable of safely supporting the imposed dead and live loads. Repair or replace roof and structural members that are compromised and letting the roof cave in.*

E. IPMC, General, 301.3 Vacant Structures and Land

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

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

9. The Property Owner(s) is/are given 10 **days** to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on August 5, 2025 at which time fines and / or cost may be assessed against the Property Owner(s) and / or the structure located at **1314 Pinellas Street** *may be* demolished by the City of Tallahassee and all cost with the demolition of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 3rd day of JUNE 2025.

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

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



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

**CASE NO.: TCE250691**

**VIOLATION ADDRESS: 2431 ROYAL OAKS DR**

**VIOLATION TAX ID #: 110465 C0030**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 110465 C0030 and the physical address is identified **2431 ROYAL OAKS DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: VORP MARIE JOSEE (hereinafter "Property Owner(s)").
3. On 04/03/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Exterior Property Areas, 302.4 Weeds
  - B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - C. IPMC, Exterior Structure, 304.7 Roof and Drains
  - D. IPMC, Exterior Structure, 304.10 Stairways, Decks, Porches, and Balconies
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/21/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.

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

X

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

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

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

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

**C. IPMC, Exterior Structure, 304.7 Roof and Drains**

*Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. The roof shows evidence of damaged tiles. Remove and repair the damaged area.*

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

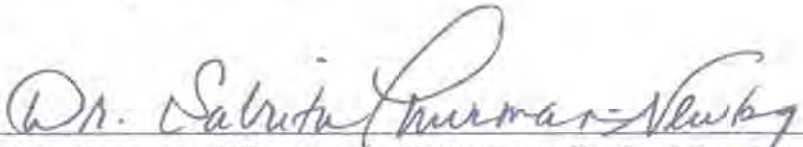
*Corrective Action Required: Repair and/or replace exterior stairways, decks, porches and balconies and all appurtenances attached thereto, so that they are structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads. The front door decking is rotted. Remove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

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

9. The Property Owner(s) is/are given 120 days to bring the above-described property into compliance.

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on October 7, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250264**

**VIOLATION ADDRESS: 2616 MISSION RD**

**VIOLATION TAX ID #: 2128200110000**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2128200110000 and the physical address is identified **2616 MISSION RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: NSD MISSION GROVE LLC / KABANA COVE 1031 LLC / KABANA WATERFRONT 1031 LLC / TALLY 1031 LLC / TARDEMA REALTY DE LLC (hereinafter "Property Owner(s)").
3. On 03/20/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
  - B. IPMC, Interior Structure, 305.3 Interior Surfaces
  - C. IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
  - D. IPMC, Pest Elimination, 309.1 Infestation
  - E. IPMC, Plumbing Facilities and Fixture Requirements, 501.2 Responsibility
  - F. IPMC, Plumbing Systems and Fixtures, 504.1 General
  - G. IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.

5. On 04/24/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.

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

\_\_\_\_\_ DID attend this hearing

~~\_\_\_\_\_~~ DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**

*Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Apt 5.*

**B. IPMC, Interior Structure, 305.3 Interior Surfaces**

*Corrective Action Required: Ensure all interior surfaces are maintained in good, clean working condition. Replace or remove all peeling, chipping, flaking, or abraded paint. Repair all defective surfaces. Apt 5.*

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

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

**D. IPMC, Pest Elimination, 309.1 Infestation**

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

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

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

**F. IPMC, Plumbing Systems and Fixtures, 504.1 General**

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




**G. IPMC, Mechanical and Electrical Requirements, 605.3 Luminaires**

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 30 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.

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



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

**CASE NO.: TCE250569**

**VIOLATION ADDRESS: 3242 ALBERT DR**

**VIOLATION TAX ID #: 111026 K0460**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 111026 K0460 and the physical address is identified **3242 ALBERT DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: GORDON DENISE Y (hereinafter "Property Owner(s)").
3. On 03/24/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles**

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/16/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

\_\_\_\_\_ DID attend this hearing

~~X~~

DID NOT attend this hearing

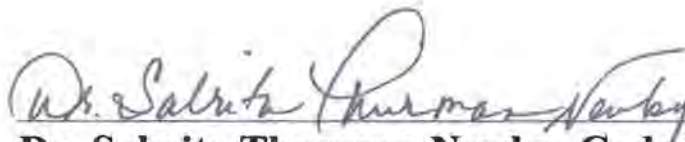
7. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles**

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 15 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on August 5, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 3rd day of June 2025.



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

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

**CASE NO.: TCE250676**

**VIOLATION ADDRESS: 2991 FENWICK CT E**

**VIOLATION TAX ID #: 142740 H0520**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number 142740 H0520 and the physical address is identified **2991 FENWICK CT E** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ENTRUST GROUP INC FBO (hereinafter "Property Owner(s)").
3. On 04/02/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
  - A. IPMC, Exterior Property Areas, 302.4 Weeds**
  - B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - C. TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 06/03/2025 before the Code Magistrate.
5. On 04/30/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on June 3, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

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

7. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

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

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

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

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

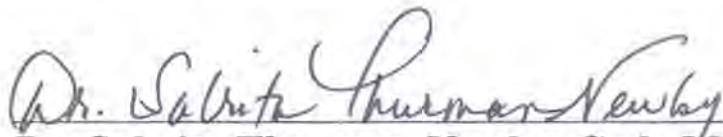
*Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe. Repair and remove the fallen or damaged privacy fence.*

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

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

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE250857**

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

**VIOLATION TAX ID #: 2115206100000**

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

**FINDINGS**

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

\_\_\_\_\_ DID attend this hearing



X DID NOT attend this hearing

7. The following violations remain:

**A. IPMC, Plumbing Systems and Fixtures, 504.1 General**

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

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

9. The Property Owner(s) is/are given 2 days to bring the above-described property into compliance.

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

DONE and ORDERED this 3rd day of June 2025.

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



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

**CASE NO.: TCE250474**

**VIOLATION ADDRESS: 515 LYNNDALE ST**

**VIOLATION TAX ID #: 310775 B0120**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310775 B0120** and the physical address is **515 LYNNDALE ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MOLTIMORE NICOLE A (hereinafter "Property Owner(s)").
3. On 03/06/2025 Property Owner(s) was/were given 30 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**
  - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
  - C. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/07/2025 of the Initial Hearing by certified mail and posting of the property.

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

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

☐ DID attend the initial hearing

☒ DID NOT attend the initial hearing.

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

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

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

☐ DID attend the Final Hearing.

☒ DID NOT attend the Final Hearing.

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

11. The following violations remain:

**A. IPMC, Exterior Structure, 304.2 Protective Treatment**

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

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

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

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

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

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

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

DONE and ORDERED this 3rd day of June 2025.



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

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

**CASE NO.: TCE250255**

**VIOLATION ADDRESS: 1043 PRESTON ST**

**VIOLATION TAX ID #: 2126204670000**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2126204670000** and the physical address is **1043 PRESTON ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: YU JIANKUI / GAO DONGMEI (hereinafter "Property Owner(s)").
3. On 03/12/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - B. IPMC, Exterior Structure, 304.1 General
  - C. IPMC, Exterior Structure, 304.2 Protective Treatment
  - D. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/15/2025 of the Initial Hearing by certified mail and posting of the property.

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

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

       DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

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

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

       DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

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

***Corrective Action Required: Ensure the exterior of a structure and equipment are in good repair, structurally sound and in a sanitary condition.***



**C. IPMC, Exterior Structure, 304.2 Protective Treatment**

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

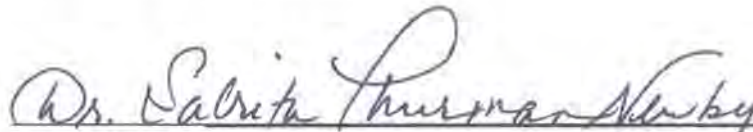
**D. IIPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**

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

12. Based upon the above, an initial fine of \$ 100.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 100.00 shall be imposed everyday hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
13. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional cost against the Property Owner(s).
14. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

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

DONE and ORDERED this 3rd day of June 2025.



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



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

**CASE NO.: TCE250412**

**VIOLATION ADDRESS: 3208 HUNTINGTON WOODS BLVD**

**VIOLATION TAX ID #: 2116080000340**

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

**FINDINGS**

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

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

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

  X   DID attend the initial hearing (Neighbor)

       DID NOT attend the initial hearing.

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

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

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

  X   DID attend the Final Hearing.

       DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

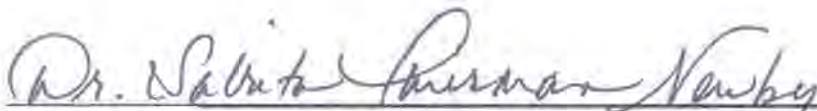
**B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles**

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

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

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

DONE and ORDERED this 3rd day of June 2025.



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

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

**CASE NO.: TCE242899**

**VIOLATION ADDRESS: 2915 SHARER RD APT 1336**

**VIOLATION TAX ID #: 2113206220000**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2113206220000** and the physical address is **2915 SHARER RD APT 1336** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LCP TALLAHASSEE LLC (hereinafter "Property Owner(s)").
3. On 01/13/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.7 Roof and Drains**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/11/2025 of the Initial Hearing by certified mail and posting of the property.

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

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

  X   DID attend the initial hearing (Tenant)

       DID NOT attend the initial hearing.

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

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

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

       DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

**A. IPMC, Exterior Structure, 304.7 Roof and Drains**

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

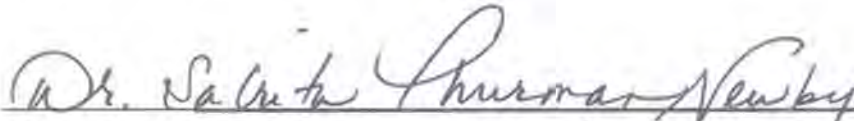
12. Based upon the above, an initial fine of \$ 50.00 is hereby imposed against the Property Owner(s) and an additional fine of \$ 50.00 shall be imposed everyday hereafter that the violation(s) remain(s) and the property is out of substantial compliance.
13. Property Owner(s) is/are also given notice that the failure to correct the violation(s) could result in the City of Tallahassee initiating measures to bring the property into compliance and imposing the additional cost against the Property Owner(s).



14. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s) until such time as all cost are reimbursed to the City. Should the lien remain unpaid, the City of Tallahassee may file a foreclosure action against the above-named property.

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

DONE and ORDERED this 3rd day of June 2025.

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

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



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

**CASE NO.: TCE242978**

**VIOLATION ADDRESS: 2328 OLIVER ST APT A**

**VIOLATION TAX ID #: 411165 G0050**

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

**FINDINGS**

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

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

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

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

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

**A. IPMC, Exterior Structure, 304.7 Roof and Drains**

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

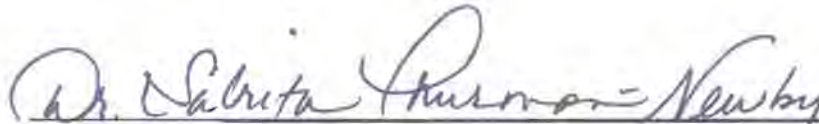
**B. IPMC, Exterior Structure, 304.18.1 Building Security Doors**

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

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

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

DONE and ORDERED this 3rd day of June 2025.



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

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

**CASE NO.: TCE250404**

**VIOLATION ADDRESS: 1554 LAKE AVE**

**VIOLATION TAX ID #: 410230 O0084**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **410230 O0084** and the physical address is **1554 LAKE AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: GLEN HOLLOW HOLDINGS LLC (hereinafter "Property Owner(s)").
3. On 02/25/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - B. **TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
  - C. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/06/2025 of the Initial Hearing by certified mail and posting of the property.

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

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

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

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

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

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

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

*Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Remove all boards and ensure all windows and doors are sound and in working order.*



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

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

DONE and ORDERED this 3rd day of June 2025.



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



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

**CASE NO.: TCE250630**

**VIOLATION ADDRESS: 2731 S BLAIR STONE RD**

**VIOLATION TAX ID #: 3105420000150**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **3105420000150** and the physical address is **2731 S BLAIR STONE RD** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: WP FLORIDA LLC (hereinafter "Property Owner(s)").
3. On 04/01/2025 Property Owner(s) was/were given 15 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
  - B. **IPMC, Interior Structure, 305.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 04/01/2025 of the Initial Hearing by certified mail and posting of the property.

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

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

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

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

**A. IPMC, Exterior Structure, 304.9 Overhang Extensions**

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

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

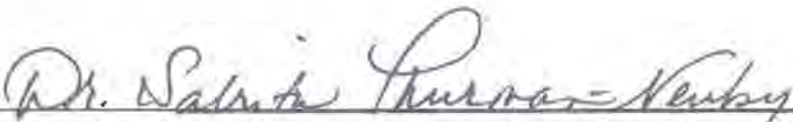
**B. IPMC, Interior Structure, 305.1 General**

*Corrective Action Required: Ensure the interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Repair kitchen drawer in disrepair and sagging cabinet doors when opened .*

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

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

DONE and ORDERED this 3rd day of June 2025.

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

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

**CASE NO.: TCE242771**

**VIOLATION ADDRESS: 1015 PRESTON ST (AKA 1017)**

**VIOLATION TAX ID #: 2126204600000**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2126204600000** and the physical address is **1015 PRESTON ST (AKA 1017)** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: DAVIS MAMIE RUTH / HILL CHRISTAL J / JACKSON JAMES K SR/ WHITE LEROY JR / JACKSON SANDRA THERESA / JACKSON HELEN DELTA ESTATE (hereinafter "Property Owner(s)").
3. On 11/22/2024 Property Owner(s) was/were given 5 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
  - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
  - C. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
  - D. **IPMC, General, 301.3 Vacant Structures and Land**
  - E. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 04/08/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/11/2025 of the Initial Hearing by certified mail and posting of the property.

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

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

8. On 05/01/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 06/03/2025 by certified mail, hand delivery and/or by posting of the property.

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

**A. IPMC, Exterior Property Areas, 302.4 Weeds**

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

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

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



**C. IPMC, Exterior Structure, 304.9 Overhang Extensions**

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

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

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

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

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

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

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



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

DONE and ORDERED this 3rd day of June 2025.

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

Dr. Sabrita Thurman-Newby, Code Magistrate

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

**CASE NO.: TCE250421**

**VIOLATION ADDRESS: 214 N DELLVIEW DR**

**VIOLATION TAX ID #: 212430 A0110**

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

**FINDINGS**

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212430 A0110** and the physical address is **214 N DELLVIEW DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: LUNSFORD EDWARD C (hereinafter "Property Owner(s)").
3. On 02/26/2025 Property Owner(s) was/were given 10 **DAYS** to voluntarily comply and correct the following violation(s):
  - A. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
  - B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 05/06/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 03/11/2025 of the Initial Hearing by certified mail and posting of the property.

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

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

   DID attend the initial hearing

  X   DID NOT attend the initial hearing.

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

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

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

           DID attend the Final Hearing.

  X   DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

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

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

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

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

DONE and ORDERED this 3rd day of June 2025.



Dr. Sabrita Thurman-Newby, Code Magistrate



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

June 25, 2025

YU JIANKUI  
GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317

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

Tax I.D. # **212635 Q0201**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

It is important that you resolve this code violation promptly as failure to do so will require the City to correct the violation and the contractor's cost plus our administrative fee will then be assessed against your property through a special assessment lien. The City also has the right to exercise the option of foreclosure on your property once liens are levied. It is not our desire to take this action and it would be less expensive for you to correct the violation compared to the costs for the City to correct the violation. We want to work with you to correct this code violation. **If you feel additional time will be necessary, please call our office. You will be required to submit your request in writing.**

If you disagree with our findings, you may request a hearing at the next regularly scheduled meeting of the Code Magistrate to contest the City's determination regarding the need for lot clearance. Your request for a hearing must be submitted in writing to City of Tallahassee, Housing and Community Resilience, Code Enforcement Division, 300 South Adams Street, B-15, Tallahassee, FL 32301 or faxed to our office directly at (850) 891-0976. The case number and property address must also be included on your request for a hearing.

If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

*Shawdranette House*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE250990**

Initial Inspection Date: **05/12/2025**

Repeat Offender:

Location Address: **1114 JOE LOUIS ST**

Tax ID #: **212635 Q0201**

Owner(s): YU JIANKUI  
GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 10 days of receipt of this notice.

Code(s) in Violation:

- 1** IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

- 1** Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.

**If you have any questions concerning these violations, please call our office at (850) 891-7007.**

**Boarding a structure will not bring the property into compliance.** If a structure is vacant and not secured, the Code Enforcement Official may issue an Emergency Board and Seal Order. If you intend to board any windows/doors, please contact Code Enforcement at (850) 891-7007. If windows and doors are boarded, the case will be scheduled for a hearing before the Code Magistrate where the property owner may request time to make necessary repairs.

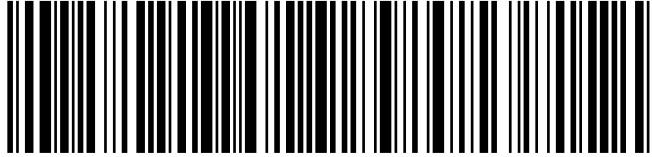
Permits may be required before repairs, alterations, or demolition is performed on the subject property. These may be obtained from the City's Building Inspection Division, located at 435 N. Macomb Street, 1st Floor, telephone number (850) 891-7001 option 2.



City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8320 7510 28

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TCE250990 LM  
YU JIANKUI & GAO DONGMEI  
5539 EASTON GLEN DR  
TALLAHASSEE FL 32317-1470

Return Reference Number:  
Username: Denise Garrett  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$8.1600



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience  
Code Enforcement Division**

July 11, 2025

GREEN PRODUCTS FL

4048 NW 92 AVE  
SUNRISE FL 33351

Re: Address: **922 SPLENDOR RD**  
Case No.: **TCE251391**

Tax I.D. # **3107200360000**

Dear Sir or Madam:

The Leon County Property Appraiser's records list you as the owner of the above referenced property. In performing code violation inspections in this area, we have found that your property is in violation of the City of Tallahassee Code pertaining to overgrowth and/or trash and debris. You are required to correct the violation within the time specified on the attached violation checklist. Included on the checklist is the action you will need to take to correct the violation. Once the violation has been corrected, please notify our office immediately so that a re-inspection of your property can be completed to verify compliance allowing this office to close this case.

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If you have any questions concerning this notice, please contact our office at (850) 891-7007 or visit our office in the Renaissance Center located at 435 N. Macomb Street, Third Floor, Tallahassee, Florida. **Once you correct the violation(s), contact our office immediately to request an inspection.**

Sincerely,

*Shameka Bush*

Code Enforcement Division  
Attachment



**CITY OF  
TALLAHASSEE**

**Housing and Community Resilience**

**Notice of Violation**

Code Officer: **Shameka Bush**

Case #: **TCE251391**

Initial Inspection Date: **06/25/2025**

Repeat Offender:

Location Address: **922 SPLENDOR RD**

Tax ID #: **3107200360000**

Owner(s): **GREEN PRODUCTS FL**

**4048 NW 92 AVE**

**SUNRISE FL 33351**

In accordance with the Tallahassee Land Development Code, Chapter 3, Article XI, Division 2, Sec. 3-571, the City of Tallahassee has adopted the International Property Maintenance Code.

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City of Tallahassee  
300 S Adams St.  
B-15  
Tallahassee FL 32301

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USPS CERTIFIED MAIL



9214 8901 9403 8323 1918 52

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TCE251391 LM/NOV  
GREEN PRODUCTS FL  
4048 NW 92ND AVE  
SUNRISE FL 33351-8842

Return Reference Number:  
Username: Denise Garrett  
Custom 1:  
Custom 2:  
Custom 3:  
Custom 4:  
Custom 5:

Postage: \$8.1600