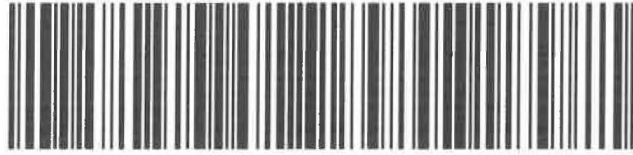


City of Tallahassee
300 S Adams St.
B-15
Tallahassee FL 32301

USPS CERTIFIED MAIL



9214 8901 9403 8360 2210 86

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

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

May 03, 2024

SPRINGFIELD HOMETOWN INVESTORS LLC
2330 CENTERVILLE RD
TALLAHASSEE FL 32308

Re: Address: **1106 BIRMINGHAM ST**

Case No.: **TCE240806**

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Lesa Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: **Lesa Vause**

Permit No.: **NA**

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

Case No.: **TCE240806**

Tax Identification Number: **212635 D0090**

Repeat Offender: **No**

Violation Address: **1106 BIRMINGHAM ST**

Owner(s):

SPRINGFIELD HOMETOWN INVESTORS LLC
2330 CENTERVILLE RD
TALLAHASSEE FL 32308

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

Code(s) in Violation:

Other

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

Corrective Actions Required:

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

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

DANGEROUS BUILDING NOTICE

Address: 1106 BIRMINGHAM ST

CE Case No.: TCE240806

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

Jeannine Fier

Enforcing Official, Code Enforcement

5/3/2024

Date

Signature: *Jeannine Fier*

Email: jeannine.fier@talgov.com

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

CASE NO.: TCE232536

VIOLATION ADDRESS: 2660 OLD BAINBRIDGE RD

VIOLATION TAX ID #: 2115206100000

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

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

FINDINGS

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

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

 x DID attend the initial hearing

 DID NOT attend the initial hearing.

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

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

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

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

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

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

C. IPMC Chapter 3, Section 304 ~ Exterior Structure

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

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

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

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

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

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

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

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

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

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



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240226

VIOLATION ADDRESS: 1404 N RANDOLPH CIRCLE

VIOLATION TAX ID #: 111730 V0360

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

FINDINGS

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

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

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

_____ DID attend this hearing.

X_____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240448

VIOLATION ADDRESS: 906 TERRACE ST

VIOLATION TAX ID #: 113027 F0080

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

FINDINGS

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

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE221884

VIOLATION ADDRESS: 419 ESSEX DRIVE

VIOLATION TAX ID #: 213426 E0070

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

FINDINGS

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

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

C. IPMC, 302.1 – Sanitation

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

D. IPMC, 301. – Responsibility

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

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

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

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240305

VIOLATION ADDRESS: 1569 CALDWELL DRIVE

VIOLATION TAX ID #: 410480 J0100

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

FINDINGS

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

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

 DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

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

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

B. IPMC, Chapter 3, Section 301.2 Responsibility

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

C. IPMC, 302.1. – Sanitation

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

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

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

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE232621

VIOLATION ADDRESS: 406 WALLIS STREET

VIOLATION TAX ID #: 411250 A0041

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

FINDINGS

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

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

_____ DID attend the initial hearing.

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

The following violations remain:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. If the above-described property is NOT boarded by the date above and the violations remain, the City of Tallahassee shall board and seal the structure located at 406 WALLIS STREET and all costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

DONE and ORDERED this 4th day of June 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE232874

VIOLATION ADDRESS: 2855 APALACHEE PKWY APT 126-B

VIOLATION TAX ID #: 3104204290000

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

FINDINGS

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

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240504

VIOLATION ADDRESS: 2295 TINA DRIVE

VIOLATION TAX ID #: 1133170020340

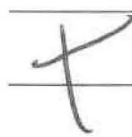
On 06/04/2024, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

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

5. On 04/10/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on 06/04/2024 by certified mail, hand delivery and/or posting of property.

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

 DID attend this hearing.
DID NOT attend this hearing.

7. The following violations remain:

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

Corrective Action Required: Replace the weather stripping around the front door and ensure that the door and frame are in sound condition, good repair and weathertight.

B. IPMC, 309.1 – Infestation

Corrective Action Required: Structures shall be kept free from insect and rodent infestation. Secure an exterminator to promptly eliminate the infestation of roaches at the home and take proper precautions to prevent reinfestation.

C. IPMC, 605.1 – Installation

Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner. Provide a globe to the lighting fixture on the exterior of the home.

D. IPMC, 305.2 – Structural Members

Corrective Action Required: Ensure structural members are maintained structurally sound, and are capable of supporting the imposed loads.

E. IPMC, 305.4 – Stairs and Walking Surfaces

Corrective Action Required: Ensure every stair, ramp, landing, balcony, porch, deck or other walking surface are maintained in sound condition and good repair.

F. IPMC, 301.2 – Responsibility

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

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

DONE and ORDERED this 4th day of JUNE 2024.



Mr. Kevin Sossong, Code Magistrate

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

CASE NO.: TCE240613

VIOLATION ADDRESS: 2322 TALLEY LN

VIOLATION TAX ID #: 2121511203401

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

FINDINGS

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

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

_____ DID attend the initial hearing.

 x DID NOT attend the initial hearing.

The following violations remain:

A. IPMC, 302.1 - Sanitation

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

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

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

C. IPMC, 604.3.2.1 – Electrical Equipment

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

D. IPMC, 301.3 – Vacant Structures and Land

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


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

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

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

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

DONE and ORDERED this 4th day of June 2024.



Mr. Kevin Sossong, Code Magistrate

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

USPS CERTIFIED MAIL



9214 8901 9403 8366 8163 78

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

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 21, 2024

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

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

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

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

Owner(s):

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

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

Code(s) in Violation:

Code of General Ordinances

- 1 IPMC 302.4 Weeds.

Corrective Actions Required:

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

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

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

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

May 14, 2024

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

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

Tax I.D. # **4101750100060**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

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

Owner(s):

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

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 6138 97

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

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

Postage: \$7.3600

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 6182 81

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

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

Postage: \$7.3600

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 6166 69

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

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

Postage: \$7.3600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

May 23, 2024

STIEGLER STEPHEN G
2005 E INDIANHEAD DR
TALLAHASSEE FL 32301

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

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Shameka Bush

Code Enforcement Division
Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Shameka Bush** Permit No.: **NA**
Initial Inspection Date: **05/13/2024** Case No.: **TCE240889**
Tax Identification Number: **310550 X0220** Repeat Offender: **No**
Violation Address: **2005 E INDIAN HEAD DR**

Owner(s):

STIEGLER STEPHEN G
2005 E INDIANHEAD DR
TALLAHASSEE FL 32301

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

Code(s) in Violation:

International Property Maintenance Code (IPMC)

- 1** IPMC 302.4 Weeds.

Corrective Actions Required:

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8363 1150 54

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

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

Postage: \$7.3600

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

DANGEROUS BUILDING NOTICE

Address: 2139 MAIN ST

CE Case No.: TCE241184

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

Jeannine Fier

Enforcing Official, Code Enforcement

06/19/2024

Date



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 19, 2024

POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302

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

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Martin Atorresagasti

Code Enforcement Division

Attachment



Housing and Community Resilience Code Enforcement

Notice of Violation

Code Officer: **Martin Atorresagasti**

Permit No.: NA

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

Case No.: **TCE241184**

Tax Identification Number: **410156 H0037**

Repeat Offender: **No**

Violation Address: **2139 MAIN ST**

Owner(s):

POWERUP FUND PARTNERS LLC
PO BOX 464
TALLAHASSEE FL 32302

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

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

Code(s) in Violation:

International Property Maintenance Code

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

Corrective Actions Required:

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

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

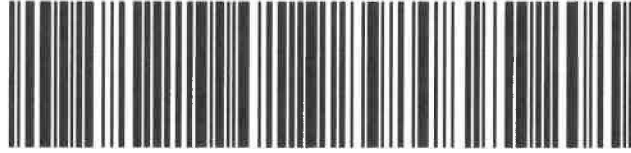
Boarding a structure will not bring the property into compliance. If windows and doors are boarded the case will be scheduled for a hearing before the Municipal Code Enforcement Board whereby the City will request an order be issued to set a time limit on the boarding of the structure.

Case No.: **TCE241184**

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8366 3960 30

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

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

Postage: \$7.3600

TCE241184 DB Placard

Final Audit Report

2024-06-19

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

"TCE241184 DB Placard" History

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



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

June 26, 2024

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

Re: Address: **2991 FENWICK CT E**
Case No.: **TCE241146**

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Lesa Vause	Permit No.:	NA
Initial Inspection Date: 06/12/2024	Case No.:	TCE241146
Tax Identification Number: 142740 H0520	Repeat Offender:	No
Violation Address: 2991 FENWICK CT E		

Owner(s):

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

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

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

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8367 3323 41

TCE241146 LM/NOV
ENTRUST GROUP INC FBO
MICHAEL PAUL PRESTON IRA7230012192
STE 900
555 12TH ST
OAKLAND CA 94607-3637

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

Postage: \$7.3600

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

CASE NO.: TCE232900

VIOLATION ADDRESS: 3089 CONNIE DR

VIOLATION TAX ID #: 3103500000130

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

FINDINGS

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

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

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

 x DID attend the initial hearing

 DID NOT attend the initial hearing.

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

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

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

11. The following violations remain:

A. IPMC Chapter 3, Section 304 ~ Exterior Structure

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

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

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

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

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


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

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE232455

VIOLATION ADDRESS: 1204 CROSS CREEK WAY UNIT #1

VIOLATION TAX ID #: 310404 300A0

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

FINDINGS

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

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

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

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

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

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

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

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

C. IPMC Chapter 3, Section 305 ~ Interior Structure

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

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

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

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

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240313

VIOLATION ADDRESS: 3000 S ADAMS STREET APT 524

VIOLATION TAX ID #: 4112450005240

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

FINDINGS

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

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

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

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

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

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

 X DID attend the Final Hearing. (tenant)

 DID NOT attend the Final Hearing.

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

11. The following violations remain:

A. IPMC Chapter 3, Section 305 - Interior Structure

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

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

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

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

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

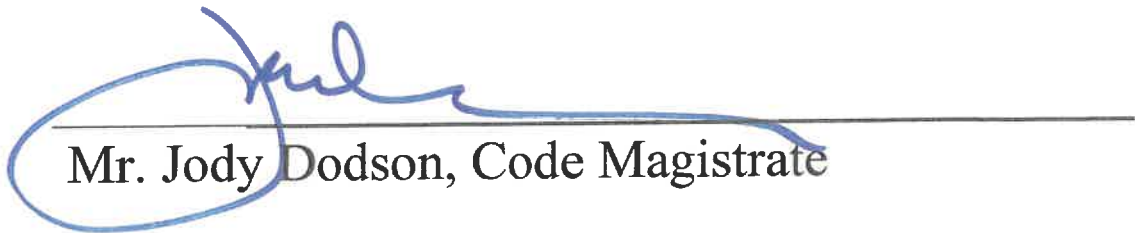
Corrective Action Required: Electrical equipment, wiring, and appliances shall be properly installed and maintained in a safe and approved manner.

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE232987

VIOLATION ADDRESS: 1946 PASCO STREET

VIOLATION TAX ID #: 410127 A0030

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

FINDINGS

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

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

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

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

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

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

11. The following violations remain:

A. IPMC Chapter 3, Section 304 - Exterior Structure

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

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

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

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

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

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

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE220351

VIOLATION ADDRESS: 1507 MELVIN STREET

VIOLATION TAX ID #: 4101540000151

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

FINDINGS

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

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

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

 DID attend the initial hearing

 X DID NOT attend the initial hearing.

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

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

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

 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 1, Section 1-2 DANGEROUS BUILDING (10)

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

EMERGENCY BOARDING IN 5 DAYS

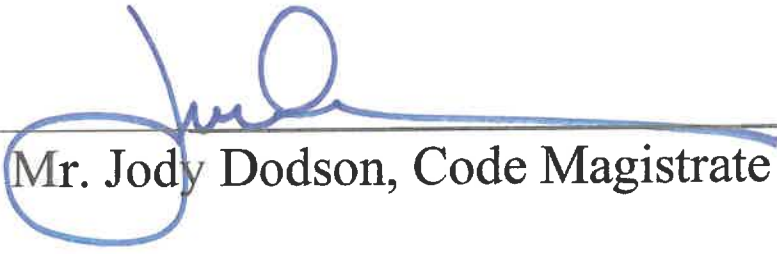
B. TLDC, Chapter 1, Section 1-2 DANGEROUS BUILDING (4)

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE230120)

VIOLATION ADDRESS: 401 LEWIS STREET

VIOLATION TAX ID #: 410152 C0050

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

FINDINGS

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

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

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

DID attend the initial hearing

DID NOT attend the initial hearing.

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

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

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

DID attend the Final Hearing.

DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

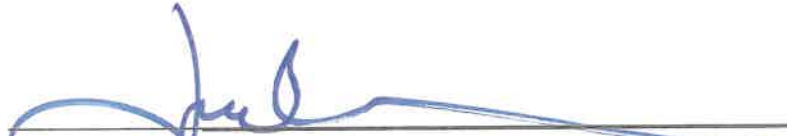
B. TLDC, Chapter 1, Section 1-2 DANGEROUS BUILDING (10)

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE232536

VIOLATION ADDRESS: 2660 OLD BAINBRIDGE RD

VIOLATION TAX ID #: 2115206100000

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

FINDINGS

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

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

 X DID attend the initial hearing

 DID NOT attend the initial hearing.

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

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

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

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240305

VIOLATION ADDRESS: 1569 CALDWELL DR

VIOLATION TAX ID #: 410480 J0100

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

FINDINGS

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

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

DID attend the initial hearing

DID NOT attend the initial hearing.

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

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

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

DID attend the Final Hearing. (Friend of owner)

DID NOT attend the Final Hearing.

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

12. The following violations remain:

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

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

B. IPMC, Chapter 3, Section 301.2 – Responsibility

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

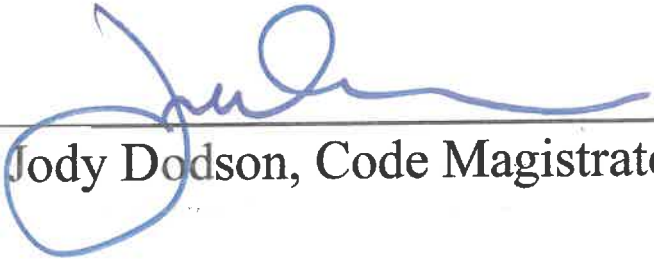
C. IPMC, Chapter 3, Section 302.1 – Sanitation

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

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

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

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



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240278

VIOLATION ADDRESS: 1425 N DUVAL ST

VIOLATION TAX ID #: 212543 G0310

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

FINDINGS

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

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

X DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, 301.3 – Vacant Structures and Land

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

B. IPMC, 304.1 – Exterior Structure

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

C. IPMC, 305.1 – Interior Structure

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

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

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

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

11. Additionally, the property located at 1425 N Duval Street was open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is/was the opinion of the enforcement official that this structure be immediately boarded and sealed. The corrective action of the Emergency Board and Seal was completed on 07/01/2024. Boards shall remain on the structure up to August 9, 2024.
12. Property Owner(s) is/are given notice that failure to pay all costs could result in the City of Tallahassee filing a lien against all property owned by the above-named property owner(s).

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240763

VIOLATION ADDRESS: 717 SPRINGSAX RD

VIOLATION TAX ID #: 411137 D0030

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

FINDINGS

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

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

X DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240785

VIOLATION ADDRESS: 603 PUTNAM DRIVE

VIOLATION TAX ID #: 3107202660000

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

FINDINGS

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

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

DID attend this hearing.
 DID NOT attend this hearing.

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

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240719

VIOLATION ADDRESS: 2290 MAGNOLIA CIRCLE APT #2


VIOLATION TAX ID #: 4112200010000

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

FINDINGS

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

_____ DID attend this hearing.

 _____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240489

VIOLATION ADDRESS: 1109 WOODLAND DR

VIOLATION TAX ID #: 411470 D0060

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

FINDINGS

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

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

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

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240617

VIOLATION ADDRESS: 818 MILLARD STREET

VIOLATION TAX ID #: 310725 J0250

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

FINDINGS

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

 DID attend this hearing.

 DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240655

VIOLATION ADDRESS: 2290-1 MAGNOLIA CIRCLE

VIOLATION TAX ID #: 4112200010000

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

FINDINGS

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

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240929

VIOLATION ADDRESS: 710 CAMPBELL STREET

VIOLATION TAX ID #: 410127 DD0070

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

FINDINGS

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

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

 DID attend the initial hearing.

 X DID NOT attend the initial hearing.

The following violations remain:

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

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

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

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

C. TLDC, Chapter 3, Section 3.488 - Maintenance

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

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

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

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

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

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

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

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

DONE and ORDERED this 9th day of July 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE230849

VIOLATION ADDRESS: 828 GOLDEN STREET

VIOLATION TAX ID #: 212655 D0060

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

FINDINGS

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

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

_____ DID attend this hearing.

X _____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

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

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

DONE and ORDERED this 9th day of July 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240295

VIOLATION ADDRESS: 730 GOLD NUGGET TRL

VIOLATION TAX ID #: 2127190000140

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2121511203401** and the physical address is identified **730 GOLD NUGGET TRL**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are FISHER GEORGE B (hereinafter "Property Owner(s)").
3. On 02/19/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC Chapter 3, Section 3.488 Maintenance (Residential)**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 5/31/24, the Property Owner(s) were given notice of the Initial Hearing to be held on 7/9/24 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

X_____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

DONE and ORDERED this 9th day of July 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241242

VIOLATION ADDRESS: 2698 N MONROE STREET

VIOLATION TAX ID #: 2123200080000

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

FINDINGS

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

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

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

_____ DID NOT attend the initial hearing.

The following violations remain:

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

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

B. IPMC, Section 301.3 – Vacant Structures and Land

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

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

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

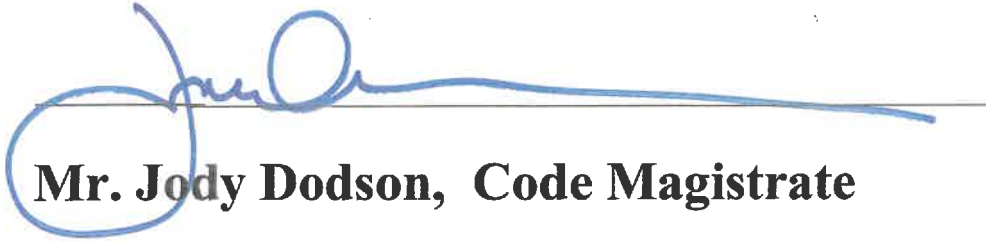
7. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

8. The building on the subject property was open and available thus making it an attractive nuisance by malefactors or persons who are unlawful occupants of said building and in the interest of the public health, safety and welfare, it is the opinion of the enforcement official that this structure shall be immediately boarded and sealed. This corrective action was completed by The City of Tallahassee on 6/19/2024.

9. This case will be granted an ONE-YEAR boarding order until July 9, 2025. At which time he/she/they shall remove all boards on all structures on the property and correct any violations that had been concealed by the boards. During this time the property must be maintained according to city codes and all costs associated with the boarding and sealing of said structure shall be recorded against the property as a lien in favor of the City of Tallahassee.

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

DONE and ORDERED this 9th day of July 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240893

VIOLATION ADDRESS: 1464 PINE ST APT #1

VIOLATION TAX ID #: 113030 C0050

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

FINDINGS

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

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

 DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 305.3 – Interior Surfaces

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

B. IPMC, Section 304.7 – Roofs and Drainage

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240609

VIOLATION ADDRESS: 2400 W THARPE ST APT #304

VIOLATION TAX ID #: 2121510191480

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

FINDINGS

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

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

X DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 304.6 – Exterior Walls

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

B. IPMC, Section 305.6 - Interior Doors

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

C. IPMC, Section 302.2 – Grading and Drainage

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

D. IPMC, Section 304.7 – Roofs and Drainage

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240994

VIOLATION ADDRESS: 3729 AKSARBEN DR

VIOLATION TAX ID #: 310361 C0050

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **310361 C0050** and the physical address is identified **3729 AKSARBEN DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **CODAY TYLER JAMES / CODAY GREGORY GENE SR** (hereinafter "Property Owner(s)").
3. On 06/03/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Section 302.4 - Weeds
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 06/18/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302.4 - Weeds

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241096

VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT #2

VIOLATION TAX ID #: 310404 200B0

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

FINDINGS

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

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

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

_____ DID attend this hearing.

 X _____ DID NOT attend this hearing.

7. The following violations remain:

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241097

VIOLATION ADDRESS: 1202 CROSS CREEK WAY UNIT #2

VIOLATION TAX ID #: 310404 200B0

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

FINDINGS

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

_____ DID attend this hearing.

X_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 304.15 - Doors

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240700

VIOLATION ADDRESS: 3130 TIFFANY ST

VIOLATION TAX ID #: 3103500000490

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

FINDINGS

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

A. IPMC, Section 304.7 – Roofs and Drainage

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

_____ DID attend this hearing.

 X _____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 304.7 – Roofs and Drainage

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240699

VIOLATION ADDRESS: 3142 TIFFANY ST

VIOLATION TAX ID #: 3103500000480

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

FINDINGS

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

_____ DID attend this hearing.

 X _____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 304.7 – Roofs and Drainage

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

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240857

VIOLATION ADDRESS: 2005 E INDIAN HEAD DR

VIOLATION TAX ID #: 310550 X0220

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

FINDINGS

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

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

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

_____ DID attend this hearing.

 X DID NOT attend this hearing.

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

7. The following violations remain:

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240870

VIOLATION ADDRESS: 2022 CHULI NENE

VIOLATION TAX ID #: 310550 X0120

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

FINDINGS

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

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

X DID attend this hearing.

_____ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302.8 – Motor Vehicles

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

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

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

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

C. IPMC, Section 302.4 – Weeds

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240864

VIOLATION ADDRESS: 1909 OLD FORT DR

VIOLATION TAX ID #: 310670 K0001

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

FINDINGS

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

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302.8 – Motor Vehicles

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

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

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241021

VIOLATION ADDRESS: 3122 CONNIE DRIVE

VIOLATION TAX ID #: 3103500000060

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

FINDINGS

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

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302.4 – Weeds

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

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE241022

VIOLATION ADDRESS: 3137 CONNIE DR

VIOLATION TAX ID #: 3103500000160

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

FINDINGS

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

_____ DID attend this hearing.

X DID NOT attend this hearing.

7. The following violations remain:

A. IPMC, Section 302.4 - Weeds

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

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240522

VIOLATION ADDRESS: 3216 NEKOMA LN

VIOLATION TAX ID #: 2129780000020

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

FINDINGS

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

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

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

_____ DID attend this hearing.

X _____ DID NOT attend this hearing.

7. The following violations remain:

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

Section 302.1 – Sanitation

Section 302.4 – Weeds

Corrective Action Required:

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

Section 304.1- General

Section 304.2 – Protective Treatment

Section 304.6 – Exterior Wall

Section 304.13 – Window, Skylight and door frames

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240674

VIOLATION ADDRESS: 1491 KNOXVILLE LN

VIOLATION TAX ID #: 213061 B0310

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **213061 B0310** and the physical address is identified **1491 KNOXVILLE LN**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are **BARRON FRANCISCO** (hereinafter "Property Owner(s)").
3. On 04/17/2024 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

**A. IPMC, Chapter 3, Section 302 – Exterior Property Areas
Chapter 3, Section 302.1 - Sanitation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 07/09/2024 before the Code Magistrate.
5. On 05/22/2024, the Property Owner(s) were given notice of the Initial Hearing to be held on July 9, 2024 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing.

 X _____ DID NOT attend this hearing.

7. The following violations remain:

**A. IPMC, Chapter 3, Section 302 – Exterior Property Areas
Chapter 3, Section 302.1 - Sanitation**

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

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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE240747

VIOLATION ADDRESS: Vacant Lot West of 1233 Hernando Drive

VIOLATION TAX ID #: 410255 C0170

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

FINDINGS

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

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

_____ DID attend this hearing.

~~_____~~ DID NOT attend this hearing.

7. The following violations remain:

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

Chapter 3, Section 302.4 – Weeds

Chapter 3, Section 302.1 - Sanitation


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

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

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

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

DONE and ORDERED this 9th day of JULY 2024.



Mr. Jody Dodson, Code Magistrate



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

July 15, 2024

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

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

Case No.: **TCE241366**

Tax I.D. # **2114150000150**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Lesla Vause

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement**

Notice of Violation

Code Officer: Lesa Vause	Permit No.: NA
Initial Inspection Date: 06/26/2024	Case No.: TCE241366
Tax Identification Number: 2114150000150	Repeat Offender: No
Violation Address: 1520 PULLEN RD UNIT 15	
Owner(s): 1520 PULLEN ROAD UNIT 15 LAND TRUST	
C/O: EDNY SAINT FELIX TRUSTEE	
3539 APALACHEE PKWY #3/85	
TALLAHASSEE FL 32311-5331	

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

Code(s) in Violation:

Code of General Ordinances

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

Corrective Actions Required:

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

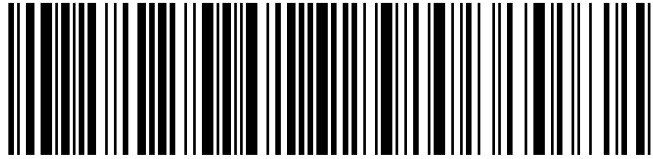
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 6385 40

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

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

Postage: \$8.1600