



CITY OF
TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

October 09, 2025

ELLIS & GAINER CORPORATION

104 ROOSEVELT AVE
CLIFTON NJ 07011

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Stacey Holmes

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Stacey Holmes**

Case #: **TCE251781**

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

Repeat Offender:

Location Address: **2024 HILLSBOROUGH ST**

Tax ID #: **410270 C0060**

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

104 ROOSEVELT AVE

CLIFTON NJ 07011

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

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

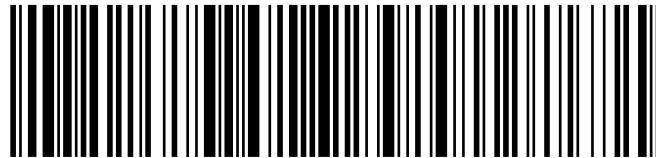
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 3033 71

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

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

Postage: \$8.8600



CITY OF
TALLAHASSEE

Housing and Community Resilience Code Enforcement Division

October 08, 2025

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

Re: Address: **817 BAHAMA DR**
Case No.: **TCE252012** Tax I.D. #: **311830 D0030**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Stacey Holmes

Code Enforcement Division



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Stacey Holmes**

Case #: **TCE252012**

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

Repeat Offender:

Location Address: **817 BAHAMA DR**

Tax ID #: **311830 D0030**

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

TALLAHASSEE FL 32305

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

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

Cut entire property front

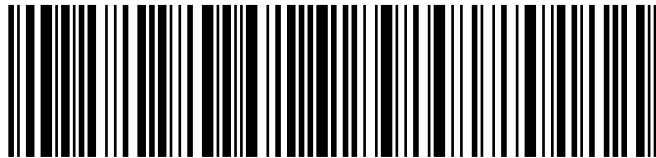
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 0788 28

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

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

Postage: \$8.8600

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

CASE NO.: TCE251452

VIOLATION ADDRESS: 317 DESOTO ST

VIOLATION TAX ID #: 113063 G0050

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 113063 G0050 and the physical address is identified **317 DESOTO ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: CONRADI CAPITAL LLC (hereinafter “Property Owner(s)”).
3. On 07/07/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Plumbing Facilities and Fixture Requirements, Sanitary Drainage System, 506.1 General**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/09/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.

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

 DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

A. **IPMC, Plumbing Facilities and Fixture Requirements, Sanitary Drainage System, 506.1 General**

Corrective Action Required: Ensure all plumbing fixtures are properly connected to either a public sewer system or to an approved private sewage disposal system. Remove the open plumbing line on front lawn and ensure it is piped into proper drainage system.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251497

VIOLATION ADDRESS: 707 STAFFORD ST

VIOLATION TAX ID #: 411137 C0160

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 411137 C0160 and the physical address is identified **707 STAFFORD ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: EVANS WINNIE E (hereinafter “Property Owner(s)”).
3. On 07/15/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Property Areas, 302.4 Weeds

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/13/2025, the Property Owner(s) were given notice of the Initial Hearing to beheld on October 7, 2025 by certified mail, hand delivery and/or posting of property.

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

X DID attend this hearing

_____ DID NOT attend this hearing

7. The following violations remain:

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on December 9, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

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

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251786

VIOLATION ADDRESS: 2007 SANDCASTLE DR

VIOLATION TAX ID #: 112170 D0012

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 112170 D0012 and the physical address is identified **2007 SANDCASTLE DR, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **HURLEY CAROLINE K** (hereinafter “Property Owner(s)”).
3. On 07/31/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance** *-complied-*
 - C. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 07/31/2025, the Property Owner(s) were given notice of the Initial Hearing to beheld on October 7, 2025 by certified mail, hand delivery and/or posting of property.

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

 DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

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

C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. F 150 no vehicle tag.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251659

VIOLATION ADDRESS: 818-820 EDGEWOOD ST

VIOLATION TAX ID #: 1130690130180

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 1130690130180 and the physical address is identified **818-820 EDGEWOOD ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MUNROE JAMES D JR (hereinafter “Property Owner(s)”).
3. On 07/21/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 07/24/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.

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

 DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

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

Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Remove all boards and repair or replace all damaged windows.

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

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

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

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

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251335

VIOLATION ADDRESS: 1103 GREEN TREE CT APT E

VIOLATION TAX ID #: 212734 E0140

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 212734 E0140 and the physical address is identified **1103 GREEN TREE CT APT E**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: MATRIX REVOCABLE LIVING TRUST / BARVENSKY CARL TRUSTEE (hereinafter “Property Owner(s)”).
3. On 06/24/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Exterior Structure, 304.18.1 Building Security Doors
 - B. IPMC, Interior Structure, 305.1 General
 - C. IPMC, Interior Structure, 305.3 Interior Surfaces
 - D. IPMC, Interior Structure, 305.4 Stairs and Walking Surfaces
 - E. IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms
 - F. IPMC, Plumbing Systems and Fixtures, 504.1 General
 - G. IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances
 - H. IPMC, Mechanical and Electrical Requirements, 604.1 Facilities Required
 - I. IPMC, Fire Safety Requirements, 704.6 Single and Multiple Station Smoke Alarms
 - J. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.

5. On 08/04/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.

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

 DID attend this hearing
 DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Structure, 304.18.1 Building Security Doors

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

B. IPMC, Interior Structure, 305.1 General

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

C. IPMC, Interior Structure, 305.3 Interior Surfaces

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

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

Corrective Action Required: Ensure all stair and walking surfaces are maintained in good condition. Repair or replace and ensure the carpet and tiling are maintained in good condition.

E. IPMC, Light, Ventilation and Occupancy Limitations, 403.2 Bathrooms and Toilet Rooms

Corrective Action Required: Ensure every bathroom has natural or properly discharged mechanical ventilation. Repair or replace mechanical ventilation in the second bathroom.

F. IPMC, Plumbing Systems and Fixtures, 504.1 General

Corrective Action Required: Ensure plumbing fixtures are installed and maintained in good and safe working condition. Obstructions, leaks and defects shall be removed or repaired to ensure the function of plumbing. Ensure that the toilet in the first bathroom is not leaking at the base and is sealed and watertight. Ensure that the leak that is causing the carpet and tile to become wet in front of the HVAC/ Water Heater closet are repaired.

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

Corrective Action Required: Ensure all mechanical equipment, appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Ensure that the HVAC system is properly installed and working in good condition and be maintained that way.

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

Corrective Action Required: Ensure every occupied building is served with an electrical system in compliance with applicable codes and requirements. Ensure that all lights and receptacles are in good working condition.

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

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

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

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251465

VIOLATION ADDRESS: 4725 FLANDERS BLVD

VIOLATION TAX ID #: 2120510090000

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2120510090000 and the physical address is identified **4725 FLANDERS BLVD, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: BRITTANY ESTATES MHP TALLAHASSEE FL LLC (hereinafter “Property Owner(s)”).
3. On 07/14/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/19/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

X

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

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

Corrective Action Required: Ensure all stair and walking surfaces are maintained in good condition. The west end of the trailer floor is collapsing from damage and deterioration. Ensure all rotted and deteriorated flooring and subflooring is removed and replaced with solid and good material.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.
9. The Property Owner(s) is/are given 10 days to bring the above-described property into compliance.
10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251471

VIOLATION ADDRESS: 1310 DURA CIRCLE

VIOLATION TAX ID #: 2128700000810

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2128700000810 and the physical address is identified **1310 DURA CIRCLE, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **BASSIN ROY BRADLEY** (hereinafter “Property Owner(s)”).
3. On 07/02/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - C. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - D. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/19/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.

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

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

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

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

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

D. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. Ensure all vehicles have current tags and inflated tires.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251914

VIOLATION ADDRESS: 2005 TRAVIS CIRCLE

VIOLATION TAX ID #: 212270 H0070

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 212270 H0070 and the physical address is identified **2005 TRAVIS CIRCLE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: NEWTON WILLIAM CLAYTON (hereinafter “Property Owner(s)”).
3. On 08/13/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Property Areas, 302.4 Weeds

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/29/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251545

VIOLATION ADDRESS: 1213 APPLEYARD DR

VIOLATION TAX ID #: 2128700000300

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2128700000300 and the physical address is identified **1213 APPLEYARD DR, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: POWERS BRANDON (hereinafter “Property Owner(s)”).
3. On 07/11/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Property Areas, 302.4 Weeds

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 09/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251993

VIOLATION ADDRESS: 1562 PROCTOR ST

VIOLATION TAX ID #: 212527 C0320

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 212527 C0320 and the physical address is identified **1562 PROCTOR ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **WILKINS MATTHEW R / WILKINS ELIZABETH J** (hereinafter “Property Owner(s)”).
3. On 08/21/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 302.8 Motor Vehicles**
 - B. **IPMC, Exterior Structure, 302.4 Weeds**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 09/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.

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

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Structure, 302.8 Motor Vehicles

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

B. IPMC, Exterior Structure, 302.4 Weeds

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251848

VIOLATION ADDRESS: 767 GOLD NUGGET TRL

VIOLATION TAX ID #: 2127190000070

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2127190000070 and the physical address is identified **767 GOLD NUGGET TRL**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: EWING MEREDITH J (hereinafter “Property Owner(s)”).
3. On 08/05/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Structure, 304.6 Exterior Walls

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/19/2025, the Property Owner(s) were given notice of the Initial Hearing to beheld on October 7, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. **IIPMC, Exterior Structure, 304.6 Exterior Walls**

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251451

VIOLATION ADDRESS: 2237 FOSTER DR

VIOLATION TAX ID #: 212104 A0060

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 212104 A0060 and the physical address is identified **2237 FOSTER DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HERMANAS INC (hereinafter “Property Owner(s)”).
3. On 07/02/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
 - C. **IPMC, General, 301.3 Vacant Structures and Land**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/13/2025, the Property Owner(s) were given notice of the Initial Hearing to beheld on October 7, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Ensure that windows and doors are placed on the home with secured locks to prevent unlawful entry and maintained in that way.

C. IPMC, General, 301.3 Vacant Structures and Land

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on November 4, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

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

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251049

VIOLATION ADDRESS: 901 CHESTWOOD AVE

VIOLATION TAX ID #: 212380 G0180

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212380 G0180** and the physical address is **901 CHESTWOOD AVE** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **HALL ROBERT** (hereinafter “Property Owner(s)”).
3. On 05/16/2025 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
 - B. **TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/02/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 07/01/2025 of the Initial Hearing by certified mail and posting of the property.

On September 2, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **15 DAYS TO CORRECT VIOLATIONS**.

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

DID attend the initial hearing

x DID NOT attend the initial hearing.

7. On October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 09/08/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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

DID attend the Final Hearing.

DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

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

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

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

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

DONE and ORDERED this 7th day of October 2025.

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251053

VIOLATION ADDRESS: 2710 PEACHTREE DR

VIOLATION TAX ID #: 2128700000480

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2128700000480** and the physical address is **2710 PEACHTREE DR** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **PEARSON ELLEN G / REEVES PARICIA KATHERINE** (hereinafter "Property Owner(s)").
3. On 05/21/2025 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
 - B. **TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 09/02/2025 before the Municipal Code Enforcement Board/Magistrate.
5. The Property Owner(s) were given notice on 06/25/2025 of the Initial Hearing by certified mail and posting of the property.

On September 2, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **15 DAYS TO CORRECT VIOLATIONS**.

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

DID attend the initial hearing

x DID NOT attend the initial hearing.

7. On October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**

8. On 09/08/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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

DID attend the Final Hearing.

X DID NOT attend the Final Hearing.

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

11. The following violations remain:

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

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

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

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

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

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

DONE and ORDERED this 7th day of October 2025.


Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250517

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

VIOLATION TAX ID #: 2129204070000

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **2129204070000** and the physical address is **1236 BLOUNTSTOWN ST (AKA 1230,1234,1238,1240,1242,1250,1252)** Tallahassee, Florida.

2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MILLENNIUM PARC LLC** (hereinafter “Property Owner(s)”).

3. On 03/12/2025 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):

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

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

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

D. IPMC, Exterior Structure, 304.7 Roof and Drains

E. IPMC, Exterior Structure, 304.6 Exterior Walls

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on **06/03/2025 (8/05/2025 1st Final Hearing)** before the Municipal Code Enforcement Board/Magistrate.

5. The Property Owner(s) were given notice on 04/15/2025 of the Initial Hearing by certified mail and posting of the property. On 06/19/2025 the owner(s) were given notice of the 1st final notice of hearing.

On August 5, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 30 DAYS TO CORRECT VIOLATIONS or the case would come back for a continued final hearing for fines to commence.

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

DID attend the initial hearing

DID NOT attend the initial hearing.

7. On October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Continued Final Hearing for fines to commence**.

8. On 08/27/2025 the Property Owner(s) were given notice of the CONTINUED FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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

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:

TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance
Corrective Action Required: Remove all trash, litter, and debris from the entire property.

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

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

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

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

D. IPMC, Exterior Structure, 304.7 Roof and Drains

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

E. IPMC, Exterior Structure, 304.6 Exterior Walls

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

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

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

DONE and ORDERED this 7th day of October 2025.

Mrs. Sabrita Thurman-Newby

Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250720

VIOLATION ADDRESS: 114 TROPICAIRE ST

VIOLATION TAX ID #: 411316 H0010

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **411316 H0010** and the physical address is **114 TROPICAIRE ST** Tallahassee, Florida.

2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **ROBINSON GILBERT / ROBINSON LINDA** (hereinafter “Property Owner(s)”).

3. On 04/08/2025 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**
 - B. **IPMC, Exterior Property Areas, 302.8 Motor Vehicle(s)**

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

The Property Owner(s) were given notice on 05/12/2025 of the Initial Hearing by certified mail and posting of the property.

On August 5, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) **30 DAYS TO CORRECT VIOLATIONS**.

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

DID attend the initial hearing

x DID NOT attend the initial hearing.

6. On October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

7. On 08/27/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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

DID attend the Final Hearing.

X DID NOT attend the Final Hearing.

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

10. The following violations remain:

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

Corrective Action Required: Remove all trash, litter and debris from the entire property. No outdoor storage allowed.

B. IPMC, Exterior Property Areas, 302.8 Motor Vehicle(s)

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

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

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

DONE and ORDERED this 7th day of October 2025.

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250923

VIOLATION ADDRESS: 3305 SUNNYSIDE DR

VIOLATION TAX ID #: 411475 H0310

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **411475 H0310** and the physical address is **3305 SUNNYSIDE DR** Tallahassee, Florida.

2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: BUGGS LEROY / BUGGS MELINDA / BUGGS DAVID JR / BUGGS KENNETH (hereinafter “Property Owner(s)”).

3. On 05/01/2025 Property Owner(s) was/were given **15 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
 ~~**IPMC, Exterior Property Areas, 302.4 Weeds**~~
 ~~**TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance**~~

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

The Property Owner(s) were given notice on 06/04/2025 of the Initial Hearing by certified mail and posting of the property.

On August 5, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 DAYS TO CORRECT VIOLATIONS.

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

 DID attend the initial hearing

 x DID NOT attend the initial hearing.

6. On October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

7. On 08/27/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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

 X DID attend the Final Hearing.

 DID NOT attend the Final Hearing.

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

10. The following violations remain:

A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

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

X IPMC, Exterior Property Areas, 302.4 Weeds

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

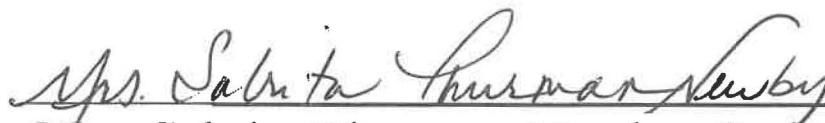
C. TLDC, Chapter 3, Article IX, Section 3-488(b) Maintenance

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

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

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

DONE and ORDERED this 7th day of October 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251041

VIOLATION ADDRESS: 1236 BLOUNTSTOWN ST

VIOLATION TAX ID #: 2129204070000

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2129204070000 and the physical address is identified as 1236 BLOUNTSTOWN ST Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are MILLENNIUM PARC LLC (hereinafter “Property Owner(s)”).
3. On 05/19/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
 - B. IPMC, General, 301.3 Vacant Structures and Land
 - C. IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on August 5, 2025 before the Municipal Code Enforcement Board/Magistrate.
5. On 06/04/2025 the Property Owner(s) were given notice of the Initial Hearing to be held on 08/05/2025 by certified mail / hand delivery and or posting of the property.

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

DID attend the initial hearing.

DID NOT attend the initial hearing.

The following violations remain:

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

Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Open Door on north side and damaged window by the generator.

B. IPMC, General, 301.3 Vacant Structures and Land

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

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

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

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

~~MILLENNIUM PARC LLC must board the property to city's specification. that is identified as 1236 BLOUNTSTOWN ST within the next _____ calendar days to prevent unlawful entry.~~

This case has been amended to state
the property was boarded to city's specs
prior to the 10/07/2025 hearing.

This case has been amended to state
if the boards remain and violations are not
corrected by 4/7/26, this case may come
back before the magistrate for fines to commence

9. If the above-described property is boarded to *city's specification* within the allotted timeframe, the case will be granted until April 7, 2026 (boarding order). During this 6 mos. timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.

~~If the above-described property is NOT boarded to *city's specification* by the date above and the violations remain, the City of Tallahassee shall bring this case back before the magistrate due to non-compliance for a possible final hearing for fines to commence.~~

DONE and ORDERED this 7th day of October 2025.


Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE250940

VIOLATION ADDRESS: 1003 DEWEY ST

VIOLATION TAX ID #: 212528 A0330

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number **212528 A0330** and the physical address is **1003 DEWEY ST** Tallahassee, Florida.

2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **FILSAIME ORACIN** (hereinafter “Property Owner(s)”).

3. On 05/07/2025 Property Owner(s) was/were given **30 DAYS** to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
 - C. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
 - D. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - E. **IPMC, Exterior Structure, 304.6 Exterior Walls**

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

The Property Owner(s) were given notice on 06/10/2025 of the Initial Hearing by certified mail and posting of the property.

On August 5, 2025 the Code Magistrate found probable cause that the above violation(s) did exist and gave the Property Owner(s) 15 DAYS TO CORRECT VIOLATIONS.

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

 DID attend the initial hearing

 x DID NOT attend the initial hearing.

6. On October 07, 2025 this case came before the Municipal Code Enforcement Board/Magistrate for a **Final Hearing**.

7. On 08/27/2025 the Property Owner(s) were given notice of the FINAL HEARING to be held on 10/07/2025 by certified mail, hand delivery and/or by posting of the property.

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

 DID attend the Final Hearing.

 X DID NOT attend the Final Hearing.

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

10. The following violations remain:

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

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

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

Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Remove all boards from windows and doors. All windows and doors must be sound and work as intended.

C. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

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

D. IPMC, Exterior Structure, 304.2 Protective Treatment

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

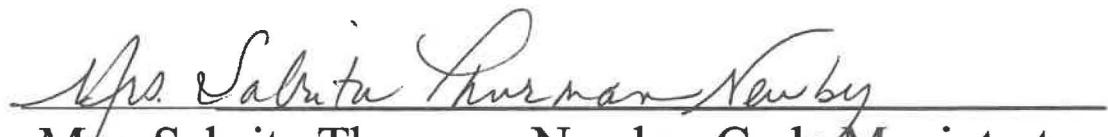
E. IPMC, Exterior Structure, 304.6 Exterior Walls

Corrective Action Required: Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair the exterior walls on the smaller structure that are in disrepair.

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

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

DONE and ORDERED this 7th day of October 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE241269

VIOLATION ADDRESS: 619 OKALOOSA ST

VIOLATION TAX ID #: 410156 B0050

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 410156 B0050 and the physical address is identified as 619 OKALOOSA ST Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are EVANS WINNIE E (hereinafter "Property Owner(s)").
3. On 06/19/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

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

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on October 7, 2025 before the Municipal Code Enforcement Board/Magistrate.
5. On 09/09/2025 the Property Owner(s) were given notice of the Initial Hearing to be held on 10/07/2025 by certified mail / hand delivery and or posting of the property.

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

X DID attend the initial hearing.

_____ DID NOT attend the initial hearing.

The following violations remain:

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

Corrective Action Required: Ensure every window, skylight, door, and frame is kept in sound condition, in good repair, and is weathertight. Repair or replace broken glass in front windows and remove boards. All windows must be sound and tight not to admit rain.

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

8. This case has been amended to state that the property has been boarded to city's specs prior to the 10/07/25 hearing. *city's specification that is identified as 619 calendar days to prevent unlawful*

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

If the above-described property is NOT boarded to *city's specification* by the date above and the violations remain, the City of Tallahassee shall bring this case back before the magistrate due to non-compliance for a possible final hearing for fines to commence.

This case has been amended to state that if the boards are not removed by ordered timeframe, this case may come back before the magistrate for fines to commence

DONE and ORDERED this 7th day of October 2025.



Mrs. Sabrita Thurman-Newby, Code Magistrate

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

CASE NO.: TCE251360

VIOLATION ADDRESS: 918 CARRAWAY ST

VIOLATION TAX ID #: 112940 F0100

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

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 112940 F0100 and the physical address is identified **918 CARRAWAY ST** Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **NEWTON WILLIAM C** (hereinafter “Property Owner(s)”).
3. On 06/23/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 10/07/2025 before the Code Magistrate.
5. On 08/26/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on October 7, 2025 by certified mail, hand delivery and/or posting of property.

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

 DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

B. IPMC, Exterior Structure, 304.7 Roof and Drains

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

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on December 9, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

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

Mrs. Sabrita Thurman-Newby
Mrs. Sabrita Thurman-Newby, Code Magistrate



**CITY OF
TALLAHASSEE**

Housing and Community Resilience Code Enforcement Division

October 15, 2025

DRIVEN BRANDS INC

440 S CHURCH ST STE 700
CHARLOTTE NC 28202

Re: Address: **2020 Apalachee pkwy 3105200020000**
Case No.: **TCE252330** Tax I.D. # **3105200020000**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252330**

Initial Inspection Date: **09/29/2025**

Repeat Offender:

Location Address: **2020 Apalachee pkwy 3105200020000**

Tax ID #: **3105200020000**

Owner(s): **DRIVEN BRANDS INC**

440 S CHURCH ST STE 700

CHARLOTTE NC 28202

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

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

Code(s) in Violation:

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

Corrective Actions Required:

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

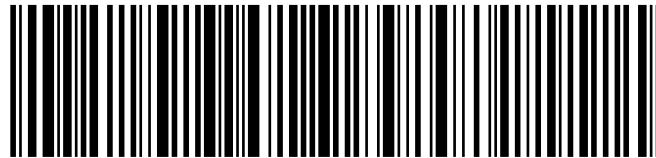
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 1514 14

TCE252330 LM/NOV
DRIVEN BRANDS INC
440 S CHURCH ST
STE 700
CHARLOTTE NC 28202-2059

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 20, 2025

WHITAKER FANNIE & HENRY EMELINE
C/O: ELLIS MCKINNEY
2501 S WALTER REED DR
UNIT B
ARLINGTON VA 22206

Re: Address: **2126530120110**
Case No.: **TCE252510**

Tax I.D. # **2126530120110**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Shawdranette House

Code Enforcement Division
Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Shawdranette House**

Case #: **TCE252510**

Initial Inspection Date: **10/19/2025**

Repeat Offender:

Location Address: **2126530120110**

Tax ID #: **2126530120110**

Owner(s): **WHITAKER FANNIE & HENRY EMELINE
C/O: ELLIS MCKINNEY
2501 S WALTER REED DR
UNIT B
ARLINGTON VA 22206**

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

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

Corrective Actions Required:

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

Ensure that the entire property is cut.
- 2** Remove all trash, litter, and debris from the entire property.

Ensure that all yard trash, tree debris and trash is removed from the property.

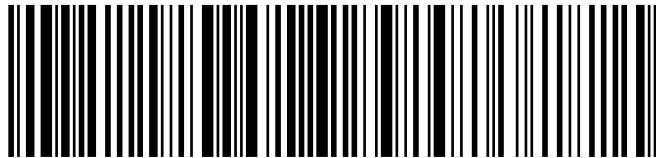
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 7033 09

TCE252510 LM/NOV
WHITAKER FANNIE & HENRY EMELINE
C/O: ELLIS MCKINNEY
2501 S WALTER REED DR
UNIT B
ARLINGTON VA 22206-1205

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

Housing and Community Resilience Code Enforcement Division

October 21, 2025

SWEE GLENN L

919 KENDALL DR
TALLAHASSEE FL 32301

Re: Address: **919 KENDALL DR**
Case No.: **TCE252099** Tax I.D. # **310725 H0080**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252099**

Initial Inspection Date: **09/04/2025**

Repeat Offender:

Location Address: **919 KENDALL DR**

Tax ID #: **310725 H0080**

Owner(s): **SWEE GLENN L**

919 KENDALL DR

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure that all grass, weeds, and overgrowth are maintained and kept cut.

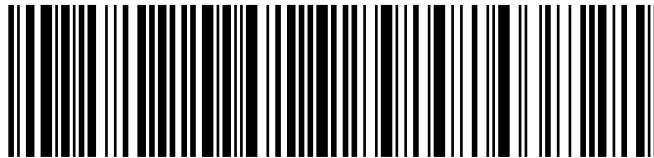
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 9667 35

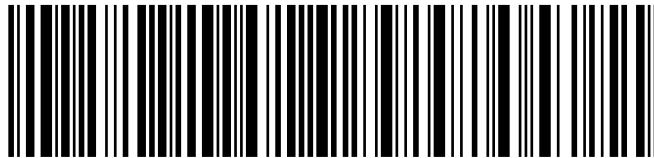
TCE252099 LM/NOV
SWEE GLENN L
919 KENDALL DR
TALLAHASSEE FL 32301-7033

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

Postage: \$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 9680 74

TCE252099 LM/NOV
SWEE GLENN L
3206 CHESHIRE CT
TALLAHASSEE FL 32312-1922

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 27, 2025

GRACEFUL SOLUTIONS INC

310 -C POL DR
TALLAHASSEE FL 32301

Re: Address: **2121 SAXON ST**
Case No.: **TCE252405**

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

Dear Sir or Madam:

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Notice of Violation**

Code Officer: **Angela Land**

Case #: **TCE252405**

Initial Inspection Date: **10/06/2025**

Repeat Offender:

Location Address: **2121 SAXON ST**

Tax ID #: **410127 P0060**

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

310 -C POL DR

TALLAHASSEE FL 32301

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

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

Code(s) in Violation:

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

Corrective Actions Required:

- 1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.**
Ensure all high grass, weeds, and overgrowth is cut from entire property and is properly maintained.

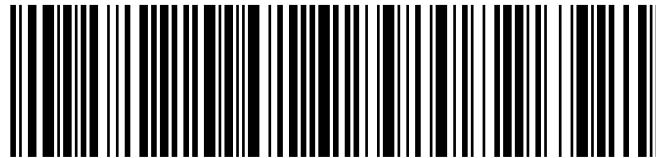
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 5371 94

TCE252405 LM/NOV
GRACEFUL SOLUTIONS INC
310 -C POL DR
TALLAHASSEE FL 32301

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

Postage: \$8.8600



**CITY OF
TALLAHASSEE**

**Housing and Community Resilience
Code Enforcement Division**

October 28, 2025

CALLOWAY HOLDINGS OF MIAMI LLC

211 N KROME AVE
HOMESTEAD FL 33030

Re: Address: **1418 JANET DR**

Case No.: **TCE252322**

Tax I.D. #: **3103500000870**

Dear Sir or Madam:

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

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

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

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

Sincerely,

Angela Land

Code Enforcement Division

Attachment



**CITY OF
TALLAHASSEE**

Housing and Community Resilience

Notice of Violation

Code Officer: **Angela Land**

Case #: **TCE252322**

Initial Inspection Date: **09/25/2025**

Repeat Offender:

Location Address: **1418 JANET DR**

Tax ID #: **3103500000870**

Owner(s): **CALLOWAY HOLDINGS OF MIAMI LLC**

211 N KROME AVE

HOMESTEAD FL 33030

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

You are required to correct the following Tallahassee Land Code (TLDC), General Code of Ordinances (GC), and International Property Maintenance Code (IPMC) violations within 1 days of receipt of this notice.

Code(s) in Violation:

1 IPMC, Exterior Property Areas, 302.4 Weeds

Corrective Actions Required:

1 Cut lawn to ensure all high grass, weeds and overgrowth are maintained to a overall height of less than 12 inches.
Ensure all high grass, weeds, and overgrowth is cut/removed from entire property.

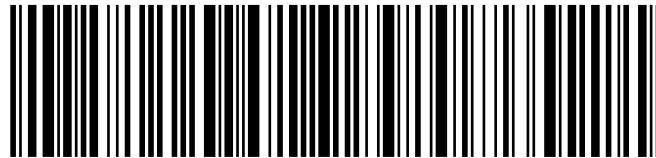
If you have any questions concerning these violations, please call our office at (850) 891-7007.

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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8339 7193 16

TCE252322 LM/NOV
CALLOWAY HOLDINGS OF MIAMI LLC
211 N KROME AVE
HOMESTEAD FL 33030-6018

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

Postage: \$8.8600

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

CASE NO.: TCE251525

VIOLATION ADDRESS: 1218 APPLEYARD DR

VIOLATION TAX ID #: 2128700000080

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2128700000080 and the physical address is **1218 APPLEYARD DR, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **HINSON CHAS O III / C/O JASPER MATHERS** (hereinafter "Property Owner(s)").
3. On 07/10/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/12/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

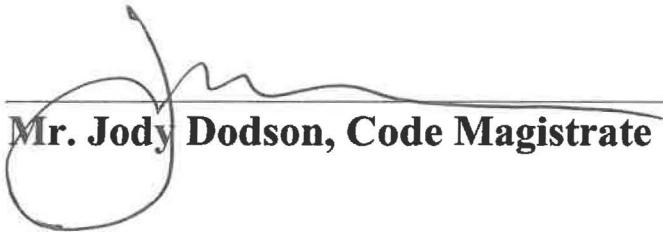
Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Cut the entire property.

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

Corrective Action Required: Remove all trash, litter, and debris from the entire property. Ensure that yard debris, tree debris and trash is removed from the entire 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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251358

VIOLATION ADDRESS: 1115 CLAY ST

VIOLATION TAX ID #: 212635 U0120

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 212635 U0120 and the physical address is **1115 CLAY ST**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **GARBARINO ALESSANDRO** (hereinafter “Property Owner(s)”).
3. On 06/19/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/26/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

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

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

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

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

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

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

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE252089

VIOLATION ADDRESS: 1514 MAJESTIC AVE

VIOLATION TAX ID #: 2128750020150

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2128750020150 and the physical address is **1514 MAJESTIC AVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **TEEL ROBERT C / TEEL DIXEY M** (hereinafter “Property Owner(s)”).
SOUTHERN BANK OF TALLAHASSEE
3. On 09/04/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/23/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

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

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

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

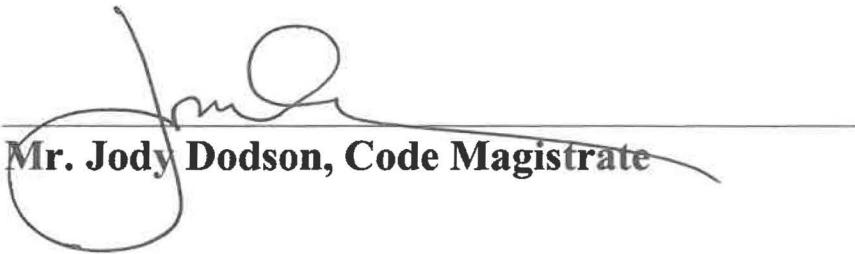
Corrective Action Required: Remove household items, building material, building rubbish, or similar items from the exterior of the property.

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

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

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

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251539

VIOLATION ADDRESS: 1303 APPLEYARD DR

VIOLATION TAX ID #: 2128700000270

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2128700000270 and the physical address is **1303 APPLEYARD DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: COOKSEY MARY ANNA / C/O JASPER MATHERS (hereinafter “Property Owner(s)”).
3. On 07/11/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/12/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

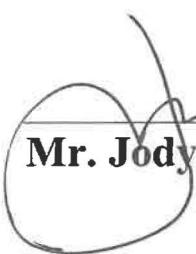
Corrective Action Required: Remove all trash, litter, and debris from the entire property. Ensure that yard debris, tree debris and trash is removed from the entire yard.

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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251544

VIOLATION ADDRESS: 1217 APPLEYARD DR

VIOLATION TAX ID #: 2128700000290

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2128700000290 and the physical address is **1217 APPLEYARD DR, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **MCDONALD GEORGE F / MCDONALD SHARON / C/O JASPER MATHERS** (hereinafter “Property Owner(s)”).
3. On 07/11/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/12/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

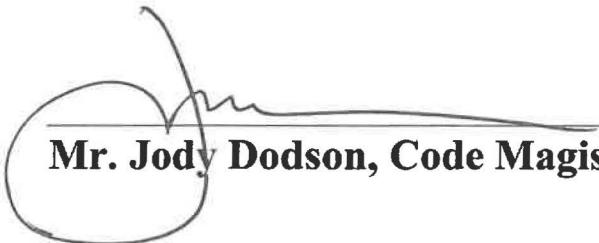
Corrective Action Required: Cut lawn to ensure all high grass, weeds and overgrowth are maintained to an overall height of less than 12 inches. Cut the entire property.

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

Corrective Action Required: Remove all trash, litter, and debris from the entire property. Ensure that yard debris, tree debris and trash is removed from the entire 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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251662

VIOLATION ADDRESS: 408 W COLLEGE AVE

VIOLATION TAX ID #: 2136800027015

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2136800027015 and the physical address is **408 W COLLEGE AVE**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: COLLEGEPLACE FSU HORIZON LLC (hereinafter “Property Owner(s)”).
3. On 07/24/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance — complied —**
 - B. **TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/23/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance — complied-**
Corrective Action Required: Remove all trash, litter, and debris from the entire property.

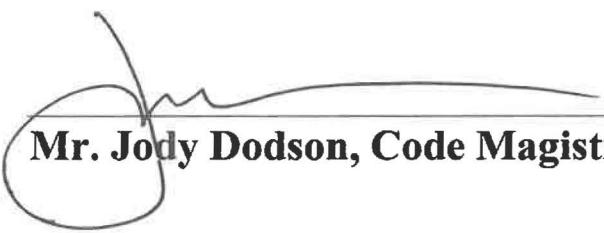
B. **TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General 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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251626

VIOLATION ADDRESS: 2730 LEARY LN

VIOLATION TAX ID #: 212105 C0270

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 212105 C0270 and the physical address is **2730 LEARY LN**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: HARPER MICHELLE L / WESTBERRY DUSTIN J ESTATE (hereinafter “Property Owner(s)”).
3. On 07/23/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article VII, Section 3 401 Fences and Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/25/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

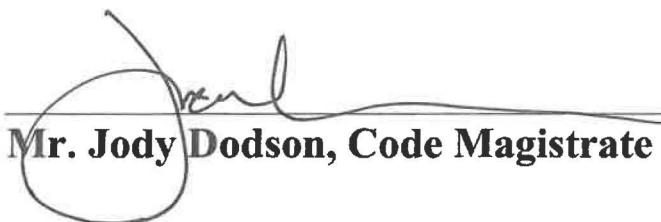
Corrective Action Required: Repair or remove the fence/wall that is in disrepair and considered unsafe.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General 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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE252236

VIOLATION ADDRESS: 1515 VISCOUNT AVE

VIOLATION TAX ID #: 2128750020010

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

- 1.** The above-described property is identified as Leon County Tax Parcel Identification Number 2128750020010 and the physical address is **1515 VISCOUNT AVE**, Tallahassee, Florida.
- 2.** As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **BENOIT WISNERSON / TRUESDELL AYANA** (hereinafter “Property Owner(s)”).
- 3.** On 09/18/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
- 4.** Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
- 5.** On 09/30/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
- 6.** Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

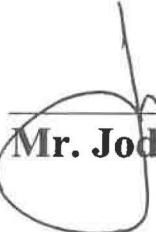
Corrective Action Required: Remove all trash, litter, and debris from the entire property. Ensure that yard debris, tree debris and trash is removed from the entire yard.

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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE252009

VIOLATION ADDRESS: 422 WAVERLY RD

VIOLATION TAX ID #: 111880 A0120

On 11/04/2025, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 111880 A0120 and the physical address is identified as 422 WAVERLY RD Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are HAILS MARGARET DANAE BARTO / BEARDON CANDANCE (**Additional Owners see Attachment A**) (hereinafter “Property Owner(s)”).
3. On 08/26/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.6 Exterior Walls**
 - B. **IPMC, General, 301.3 Vacant Structures and Land**
 - C. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on November 4, 2025 before the Municipal Code Enforcement Board/Magistrate.
5. On 09/23/2025 the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 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, Exterior Structure, 304.6 Exterior Walls

Corrective Action Required: Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair or replace all wood rotten siding on building.

B. IPMC, General, 301.3 Vacant Structures and Land

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

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

Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Repair or replace Damaged garage door permit may be required. You may board to city specifications to temporarily to secure building. A boarding order from the Code Magistrate will be required for boarding for a length of time.

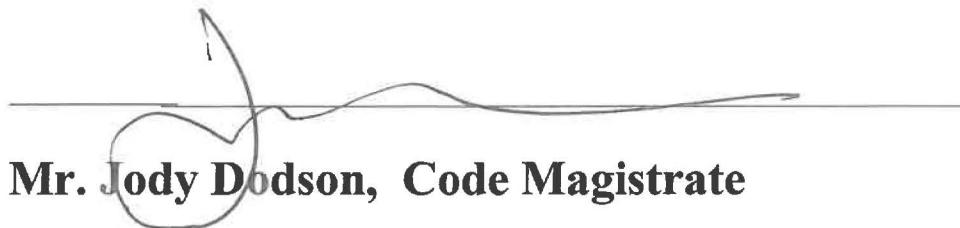
7. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General Ordinances and/or City of Tallahassee Land Development Code and/or the International Property Maintenance Code.

8. HAILS MARGARET DANAE BARTO / BEARDON CANDANCE (Additional Owners see Attachment A) has boarded the property to *city's specification* that is identified as 422 WAVERLY RD to prevent unlawful entry.

9. If the above-described property is boarded to *city's specification*, the case will be granted an 6 Months boarding order. During this timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.

If the above-described property remains in violations after the timeframe granted, the City of Tallahassee shall bring this case back before the magistrate due to non-compliance for a possible final hearing for fines to commence.

DONE and ORDERED this 4th day of November 2025.



Mr. Jody Dodson, Code Magistrate

ATTACHMENT A

422 WAVERY RD

TCE252009

ADDITIONAL OWNERS:

HAILS MARGARET DANAE BARTO	WILLIAMS DAVID
BEARDON CANDACE	CHAMBERS JOANN
NEWBERRY SUSAN	MCKEE STEVEN
COURTNEY SHERRY	GREEN SHELBY
COURTNEY BRENDA	MCKEE GARY
BROXSON JOHN DOUGLAS	GREEN ASHLEY NICOLE
WILLIAMS DANIEL	MCDUFFIE JEFFREY
WILLIAMS DAVID	MCDUFFIE CANDICE
TAFURI DIANNE	MCDUFFIE ERICA
WILLINGHAM DONNA	BURGESS KEISHA
CLAYTON DEBORAH	MCDUFFIE GREGORY
HART MYRA	MOORE PALLIE
HART BRYAN MARCUS	
KIRKLAND NANCY	
PAOLO LINDA	
PAOLO CYNTHIA	
TIDWELL STEPHEN	
TIDWELL CHRISTOPHER	
WILLIAMS DONALD	
WILLIAMS JAMES ALISON	
COURTNEY ANNA	
COLLEY BRYAN	
JORDAN JOAN	
GASTON CHRISTOPHER CRAIG	
GASTON CHARLES GARRETT	
GASTON WINSTON GRANT	
WALLEY AMANDA	
RIVERS VICTORIA	
ZYDIAK LIALINE	
SARNDAL ANNE	
HARRIS PATTI LYNN	
GRAY ISABELLE	
GRAY THIERRY	
GLOVER JOAN	
COOK LORI	
STRUCK JANE	
GRAY PJ	
GRAY ANTHONY CONRAD SR	
GRAY ALAN ROY SR	

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

CASE NO.: TCE251857

VIOLATION ADDRESS: 2223 ELICOTT DR

VIOLATION TAX ID #: 111730 DD0060

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 111730 DD0060 and the physical address is **2223 ELICOTT DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **BARRETT LYNNE McDOWELL** (hereinafter “Property Owner(s)”).
3. On 08/12/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/10/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

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

DONE and ORDERED this 4th day of November, 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251560

VIOLATION ADDRESS: 3142 TIFFANY ST

VIOLATION TAX ID #: 3103500000480

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 3103500000480 and the physical address is **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 07/11/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/17/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

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

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

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

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

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251520

VIOLATION ADDRESS: 1422 VOGUE DR

VIOLATION TAX ID #: 3103500000580

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 3103500000580 and the physical address is **1422 VOGUE DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: BUSTER HUMPHRIES LLC (hereinafter “Property Owner(s)”).
3. On 07/09/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/26/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

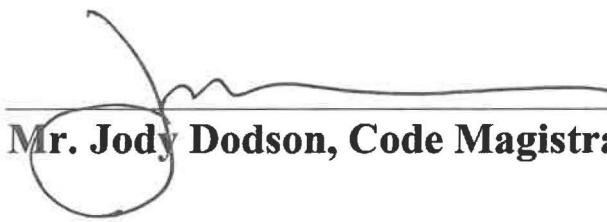
Corrective Action Required: Remove all trash, litter, and debris from the entire property..

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General 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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251442

VIOLATION ADDRESS: 310 INGLEWOOD DR

VIOLATION TAX ID #: 113260 D0060

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 113260 D0060 and the physical address is **310 INGLEWOOD DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: ADAMS KENRICK A / ADAMS LYNDA R (hereinafter “Property Owner(s)”).
3. On 06/30/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles — *complied* —**
 - C. **IPMC, Exterior Property Areas, 302.7 Accessory Structures**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 10/03/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing

DID NOT attend this hearing

7. The following violations remain:

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

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

B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles — Complied —

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

C. IPMC, Exterior Property Areas, 302.7 Accessory Structures

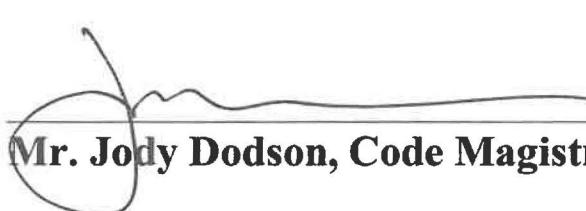
Corrective Action Required: Ensure accessory structures, including detached garages, fences and walls, are maintained structurally sound and in good repair.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General 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 February 3, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251518

VIOLATION ADDRESS: 1417 VOGUE DR

VIOLATION TAX ID #: 3103500000640

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 3103500000640 and the physical address is **1417 VOGUE DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: TURTLE SHELL LLC (hereinafter “Property Owner(s)”).
3. On 07/09/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - C. **IPMC, Exterior Property Areas, 302.7 Accessory Structures**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/22/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

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

C. IPMC, Exterior Property Areas, 302.7 Accessory Structures

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

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General 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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251423

VIOLATION ADDRESS: 3076 HONOR LN

VIOLATION TAX ID #: 310435 A0300

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 310435 A0300 and the physical address is **3076 HONOR LN**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **SINGLETON CALVIN** (hereinafter “Property Owner(s)”).
3. On 06/30/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - C. **TLDC, Chapter 10 Section 10-411- Accessory Structures (a) General Requirements**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/08/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

DID attend this hearing

X DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

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

C. TLDC, Chapter 10 Section 10-411- Accessory Structures (a) General Requirements

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

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

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

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251100

VIOLATION ADDRESS: 1828 NEKOMA CT

VIOLATION TAX ID #: 2129780000150

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2129780000150 and the physical address is **1828 NEKOMA CT**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **TAMEKA RENA / SAMUEL GROOMES** (hereinafter “Property Owner(s)”).
3. On **10/20/2025**, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Pest Elimination, 309.1 Infestation**
 - B. **IPMC, Interior Structure, 305.3 Interior Surfaces**
 - C. **IPMC, Mechanical and Electrical Requirements, 603.1 Mechanical Equipment and Appliances**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/26/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
 DID attend this hearing

_____ DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Pest Elimination, 309.1 Infestation

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

B. IPMC, Interior Structure, 305.3 Interior Surfaces

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

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

Corrective Action Required: Ensure all mechanical equipment, appliances, fireplaces, solid fuel burning appliances, cooking appliances and water heating appliances are properly installed, in a safe working condition, and perform as originally designed. Replace the refrigerator and ensure that it is properly installed, in a safe working condition and perform as originally designed.

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

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

10. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on February 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE250606

VIOLATION ADDRESS: 1117 SEMINOLE DR

VIOLATION TAX ID #: 310670 BB0060

On 11/04/2025, the above-mentioned case came for a **Initial Hearing** before the Municipal Code Enforcement Board/Magistrate, and based upon the evidence presented, the Municipal Code Enforcement Board/Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 310670 BB0060 and the physical address is identified as 1117 SEMINOLE DR, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are PLATT ROBERT (hereinafter “Property Owner(s)”).
3. On 04/16/2025 Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **IPMC, Interior Structure, 305.2 Structural Members**
 - C. **IPMC, General, 301.3 Vacant Structures and Land**
 - D. **IPMC, Exterior Structure, 304.4 Structural Members**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on November 4, 2025 before the Municipal Code Enforcement Board/Magistrate.
5. On 09/17/2025 the Property Owner(s) were given notice of the Initial Hearing to be held on 11/04/2025 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. TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance

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

B. IPMC, Interior Structure, 305.2 Structural Members

Corrective Action Required: Ensure all interior structural members are maintained and structurally sound. Ensure all fire damaged material is removed from the property.

C. IPMC, General, 301.3 Vacant Structures and Land

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

D. IPMC, Exterior Structure, 304.4 Structural Members

Corrective Action Required: Structural members have extensive fire damage and will need to be removed and repaired. Ensure all fire damage material is removed from the 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.

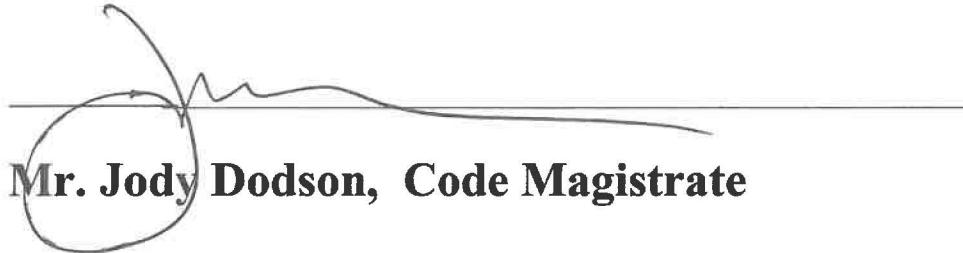
8. PLATT ROBERT must board the property that is identified as 1117 SEMINOLE DR within the next 30 calendar days to prevent unlawful entry.

9. If the above-described property is boarded within the allotted timeframe, the case will be granted an 6 month boarding order. During this 6 mos. timeframe, all violations are to be corrected and the property is to be maintained according to all city codes.

If the above-described property is NOT boarded to by 12-4-25 and the violations remain, the City of Tallahassee shall board and seal the structure located at 1117 SEMINOLE DR and all cost 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.

THIS ORDER HAS BEEN AMENDED
TO INCLUDE: The City of Tallahassee shall bring this case back before the magistrate due to non-compliance for a possible final hearing, if the violations remain as cited.

DONE and ORDERED this 4th day of November 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251529

VIOLATION ADDRESS: 1406 APPLEYARD DR

VIOLATION TAX ID #: 2128700000150

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2128700000150 and the physical address is **1406 APPLEYARD DR**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: KNIGHT TED W SR / C/O JASPER MATHERS (hereinafter “Property Owner(s)”).
3. On 07/10/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **IPMC, Exterior Property Areas, 302.8 Motor Vehicles**
 - C. **TLDC, Chapter 3, Article IX, Section 3 488 (b) Maintenance**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/11/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

B. IPMC, Exterior Property Areas, 302.8 Motor Vehicles

Corrective Action Required: Ensure all vehicles are operable and display a valid license plate. All vehicles must have current tags and tires on the vehicles must be inflated at all times.

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

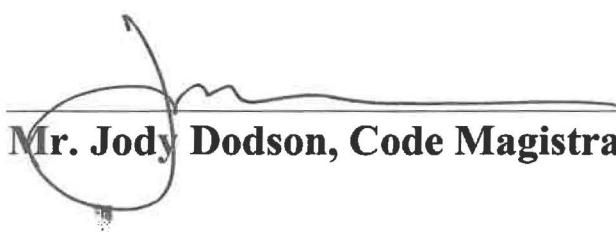
Corrective Action Required: Remove all trash, litter and debris from the entire property. Ensure that all yard debris, tree debris, trash is removed from the entire property.

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

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

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

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251017

VIOLATION ADDRESS: 3206 NOTRE DAME ST

VIOLATION TAX ID #: 411175 B0320

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 411175 B0320 and the physical address is identified **3206 NOTRE DAME ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: JONES REGINA (hereinafter “Property Owner(s)”).
3. On 05/15/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):

A. IPMC, Exterior Structure, 304.7 Roof and Drains

4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/23/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

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

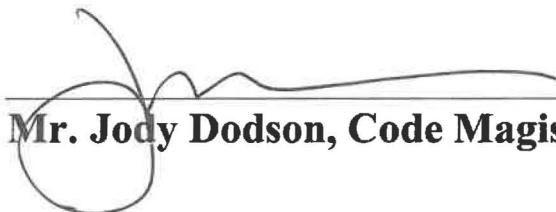
Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Remove tarp on carport roof and repair damage.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General 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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE252273

VIOLATION ADDRESS: 4439 STRATFORDSHIRE CT

VIOLATION TAX ID #: 143410 H0020

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 143410 H0020 and the physical address is identified **4439 STRATFORDSHIRE CT**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: SMITH DENISE V (hereinafter “Property Owner(s)”).
3. On 09/25/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Plumbing Systems and Fixtures, 504.1 Plumbing System Hazards.**
 - B. **IPMC, Mechanical and Electrical Requirements, 605.1 Installation**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/25/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):

_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

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

Corrective Action Required: Ensure the plumbing system in a structure does not constitute a hazard to the occupants or the structure by reason of inadequate service, inadequate venting, cross connection, back siphonage, improper installation, deterioration or damage or similar reasons. Property must have active city utilities, occupancy without utilities is prohibited. Plumbing must be functional to maintain a sanitary structure.

B. IPMC, Mechanical and Electrical Requirements, 605.1 Installation

Corrective Action Required: Ensure all electrical equipment, wiring and appliances are properly installed and maintained in a safe, approved manner. Property must have active city utilities, occupancy without utilities is prohibited.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General 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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE252227

VIOLATION ADDRESS: 1043 PRESTON ST

VIOLATION TAX ID #: 2126204670000

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 2126204670000 and the physical address is identified **1043 PRESTON ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **YU JIANKUI / GAO DONGMEI** (hereinafter “Property Owner(s)”).
3. On 09/17/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
4.
 - A. **IPMC, Exterior Property Areas, 302.4 Weeds**
 - B. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - C. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - D. **IPMC, Exterior Structure, 304.6 Exterior Walls**
 - E. **IPMC, Exterior Structure, 304.13 Window, Skylight and Door Frames**
5. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
6. On 09/19/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.

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

DID attend this hearing

DID NOT attend this hearing

8. The following violations remain:

A. IPMC, Exterior Property Areas, 302.4 Weeds

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

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

Corrective Action Required: Remove household items, Appliances, rubbish, or similar items from the exterior of the property. Remove refrigerator from backyard.

C. IPMC, Exterior Structure, 304.2 Protective Treatment

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

D. IPMC, Exterior Structure, 304.6 Exterior Walls

Corrective Action Required: Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair or replace exterior wall at back of the ensure there are no holes, cracks and missing side.

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

Corrective Action Required: Ensure every window, skylight, door and frame is kept in sound condition, good repair and is weathertight. Remove board from window and ensure window is sound, tight and works as intended.

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

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

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

DONE and ORDERED this 4th day of November, 2025.



Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE252141

VIOLATION ADDRESS: 717 STAFFORD ST

VIOLATION TAX ID #: 411137 C0110

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 411137 C0110 and the physical address is identified **717 STAFFORD ST, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: JOHNSON FLORINE M (hereinafter “Property Owner(s)”).
3. On 09/15/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
4.
 - A. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
 - C. **IPMC, Exterior Structure, 304.9 Overhang Extensions**
5. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
6. On 09/15/2025, the Property Owner(s) were given notice of the Initial Hearing to beheld on November 4, 2025 by certified mail, hand delivery and/or posting of property.
7. Property Owner(s) and/or Property Owner(s) Representative(s):

 DID attend this hearing

_____ DID NOT attend this hearing

8. The following violations remain:

A. IPMC, Exterior Structure, 304.7 Roof and Drains

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

B. IPMC, Exterior Structure, 304.7 Roof and Drains

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

C. IPMC, Exterior Structure, 304.9 Overhang Extensions

Corrective Action Required: Ensure all overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts are maintained in good repair and properly anchored. Maintain surfaces to ensure they are weatherproof and properly surface coated to prevent deterioration. Repair and/or replace all wood rot on soffits and eves.

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

10. The Property Owner(s) is/are given 90 days to bring the above-described property into compliance.

11. If the above-described property is not brought into substantial compliance within the number of days allotted above, this case will be brought back to the Code Magistrate on March 3, 2026 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251890

VIOLATION ADDRESS: 1529 PINE FOREST DR

VIOLATION TAX ID #: 310450 B0130

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 310450 B0130 and the physical address is identified **1529 PINE FOREST DR, Tallahassee, Florida**.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: **JONES SANDRA S** (hereinafter “Property Owner(s)”).
3. On 08/18/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **TLDC, Chapter 3, Article IX, Section 3 488(b) Maintenance**
 - B. **IPMC, Exterior Structure, 304.7 Roof and Drains**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/18/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

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

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

B. IPMC, Exterior Structure, 304.7 Roof and Drains

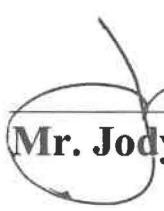
Corrective Action Required: Repair and/or replace the roof to prevent water entry and damage to roof structure. Remove tarp from roof and ensure the roof is sound and tight not to admit rain.

8. As of the date of this Order, the property fails to be in compliance with the City of Tallahassee Code of General 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 December 9, 2025 at which time fines and/or cost may be assessed against the Property Owner(s).

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate

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

CASE NO.: TCE251883

VIOLATION ADDRESS: 3721 SUTOR CT

VIOLATION TAX ID #: 3103150000230

On 11/04/2025, the above-mentioned case came for an **Initial Hearing** before the Code Magistrate, and based upon the evidence presented, the Code Magistrate issues this Initial Order.

FINDINGS

1. The above-described property is identified as Leon County Tax Parcel Identification Number 3103150000230 and the physical address is **3721 SUTOR CT**, Tallahassee, Florida.
2. As listed by the Leon County Property Appraiser, the owner(s) of the above-described property are: FORREST JACK THRASH III (hereinafter “Property Owner(s)”).
3. On 08/19/2025, Property Owner(s) was/were given a reasonable amount of time to voluntarily comply and correct the following violation(s):
 - A. **IPMC, Exterior Structure, 304.2 Protective Treatment**
 - B. **IPMC, Exterior Structure, 304.6 Exterior Walls**
4. Due to the Property Owner(s) failing to voluntarily comply, this cause was set for an initial hearing on 11/04/2025 before the Code Magistrate.
5. On 09/18/2025, the Property Owner(s) were given notice of the Initial Hearing to be held on November 4, 2025 by certified mail, hand delivery and/or posting of property.
6. Property Owner(s) and/or Property Owner(s) Representative(s):
_____ DID attend this hearing

X

DID NOT attend this hearing

7. The following violations remain:

A. IPMC, Exterior Structure, 304.2 Protective Treatment

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

B. IPMC, Exterior Structure, 304.6 Exterior Walls

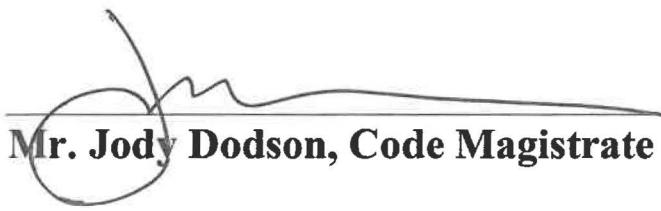
Corrective Action Required: Ensure exterior walls are free from holes, breaks, and loose or rotting materials. Maintain walls to ensure they are weatherproof and properly surface coated to prevent deterioration. Replace all wood rotten siding.

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

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

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

DONE and ORDERED this 4th day of November, 2025.


Mr. Jody Dodson, Code Magistrate