



**WILKINSON WOODS HOMEOWNERS ASSOCIATION INC.  
A CORPORATION NOT FOR PROFIT  
P.O. BOX 884, WOODVILLE, FLORIDA 32362**

**BOARD MEETING MINUTES MAY 21, 2025**

Guest Speaker 6:30 pm from Leon County regarding County Code Enforcement.

Discussion: complaint-driven agency. Once reported, given a tracking number, it takes approximately. 48-72 hours to validate complaint/investigate. Infractions must be visible from the right of way (backyard and not easily seen from the road do not warrant investigation). Once validated, the homeowner has 15 days to correct the violation, and an investigator will go back to ensure the issue has been resolved and clear the complaint. The criteria for each neighborhood are the same across the county. Complaints are not anonymous. There was discussion about concerns of retaliation due to the complainant being listed; however, reports can be made to the HOA, and the HOA will speak with the person first and then report the issue to the agency if it is not resolved.

Handouts available during the meeting are attached to these minutes and will be posted to the HoA website.

Call to order: President George Hall called the meeting to order at 7:15 pm and reminded those present to use proper decorum during the meeting.

Present: See attached Board Member sign-in.

Reading of Feb. 2024 Board Meeting Minutes: Minutes were read aloud by Secretary Deana Jackson. President George hall moved to accept, Tammy Klotz seconded. Board Member Dana Fields contested Kirby Brown's not being present to accept the nomination at the meeting. Secretary Deana Jackson stated Kirby Brown was not at the meeting (in February); however, she was at the Annual Meeting on April 16th, 2025, where she declined the nomination. The board voted to approve minutes as read.

Report of Managers:

Webmaster not present, no report.

Treasurer: Balance of approx. \$10,000.00. A balance of approx. \$3960.00 was carried forward from the previous year.

Vice Pres: Pricing materials for road maintenance. Road base approx. \$1200-\$1275.00 left over road base materials, approx. \$675.00 per load delivered. One inch of rock needs to be put in the sandy areas (in some regions, soft sand is causing issues with vehicles).

Discussion: President George Hall stated the cul-de-sacs needed to be a priority due to the larger delivery trucks and waste vehicles getting stuck. Brenda Ciccarelli stated that Waste Pro is using her driveway to turn around. Janet Walker noted that the cul-de-sacs are too small for the larger trucks to turn around. VP Todd Chalus stated that making the cul-de-sacs work a priority as soon as possible is necessary. President George Hall brought up a 3-mile stretch of the road that needs spot fixing and attention to the worst parts as quickly as possible.



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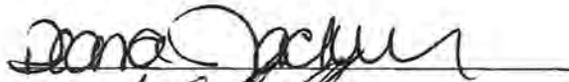
**BOARD MEETING MINUTES MAY 21, 2025**

Unfinished Business:

HOA Financial affairs: getting out notices of nonpayment.

Speeding is a significant issue; please observe the speed limits for the courtesy and safety of all.

Meeting Adjourned: 7:33 pm, Motioned by President George Hall, seconded by VP Todd Chalus, the board carried the motion.


Deana Jackson  
Secretary

George Hall  
President

# **WILKINSON WOODS HOMEOWNERS ASSOCIATION, INC**

A Corporation Not-for-Profit  
P.O. Box 884, Woodville FL 32362

**21 May 2025**

## **AGENDA FOR REGULAR MEETING OF THE BOARD OF DIRECTORS**

The order of business for the regular meeting of the Board of Directors shall be as follows:

1. A reminder of proper decorum and courtesy by the president
2. Call to Order/ Welcome / Reading of the Minutes
3. The Neighborhood Public Awareness Program is invited to the meeting to discuss the Leon County Codes and issues about junk, buildings, zoning, environmental, and mowing.
4. Comment and discussion by parcel owners on all matters to be considered by the board
  - a. Depending on member turnout, the recommended time for each speaker is limited to 3 minutes.
5. Board documentation updates
6. Report of Managers
  - a. Webmaster
7. Report of Officers;
  - a. Treasurer
  - b. Vice President
  - c. Secretary
8. Unfinished business
  - a. Matters about the road
  - b. Matters about the association's financial affairs
  - c. Any other matters
9. New business
  - a. Matters about the road

\*Members\*



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~~Board~~  
GENERAL MEETING SIGN IN

DATE: May 21, 2025

PRINTED NAME	ADDRESS	EMAIL/CONTACT INFORMATION	SIGNATURE
Janet Walker	8144 Felicia Ln		
Tom Reea	2842 menada le		

VERIFIED BY:

SECRETARY SIGNATURE:

PRESIDENT SIGNATURE:



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 P.O. BOX 884, WOODVILLE, FLORIDA 32362

BOARD MEMBER SIGN IN

DATE: May 21, 2025

\* Bowen  
 Member 5\*

PRINTED NAME	POSITION ON BOARD	EMAIL/CONTACT INFORMATION	SIGNATURE
George Hall	President	georgehall@earthlink.net	
<del>Janet Walker</del>			
Todd Chalus	VP	itod16@yahoo.com	T. Chalus
TINA MAZAREK	AT LARGE	tMAZAREK@aol.com	Tina Mazarek
Lori Andrews	Treasurer		Lori Andrews
Brenda Ciccarelli	B Member	ciccarel@ gmail.com	B. Ciccarelli
Dana Fields	Member		Dana Fields
Tammy Klotz	member	tammyklotz1970.com	Tammy Klotz
Dana Jackson	secretary		Dana Jackson

VERIFIED BY:

SECRETARY SIGNATURE:

PRESIDENT SIGNATURE:



# HOW TO FILE A CODE COMPLAINT WITH LEON COUNTY



## CODE VIOLATIONS CONSIST OF A WIDE RANGE OF INFRACTIONS, INCLUDING BUT NOT LIMITED TO:

- ✓ *Building without a permit*
- ✓ *Dilapidated structures*
- ✓ *Overgrown grasses, weeds  
and shrubbery*
- ✓ *Accumulation of miscellaneous  
junk and debris*
- ✓ *Inoperable vehicles*
- ✓ *Illegal signs on County  
right of way*

## Leon County Code Compliance Services

promote, protect, and improve the health, safety, and welfare of all citizens by enforcing adopted ordinances and policies for the unincorporated area of the county, ranging from land development and land use regulations to codes governing such things as junk, debris, unpermitted structures, and more. Our goal is to educate residents about the codes and ordinances of Leon County while striving to achieve voluntary compliance on all issues.



### TO FILE A COMPLAINT:

Visit [LeonCountyFL.gov/CitizensConnect](https://LeonCountyFL.gov/CitizensConnect), or use your phone to scan the QR code to submit a Code Complaint Form. Pursuant to Florida Statutes 162.06 (1)(b), complainants generally cannot remain anonymous.

## WHAT HAPPENS AFTER A CODE COMPLAINT IS FILED:

- ✓ Once a complaint is received, an initial inspection is conducted within 48-72 hours.
- ✓ If the complaint is valid, efforts are made to contact the property owner as the responsible party to remedy the alleged violation.
- ✓ The property owner is given a timeframe to come into compliance. Since the severity of the violations may vary, the time to bring the property into compliance may differ.
- ✓ Failure to timely comply means the case can be referred to the County's Code Enforcement Board for Resolution.

## CREATING COVENANTS:

Some neighborhoods have covenants to establish and uphold community standards, promote community, and preserve appeal.

Creating neighborhood covenants involves several steps that require careful planning and legal considerations. If your neighborhood is interested in implementing and managing covenants, we advise seeking guidance from a private attorney. Please note that the County does not enforce private restrictions or covenants.



*For more information, contact the Leon County Department of Development Support and Environmental Management (DSEM) / Code Compliance Program at [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov) or call 850-606-1300.*



# HOW LEON COUNTY ENFORCES ITS CODES

## LEON COUNTY CODE COMPLIANCE PROGRAM

The Department of Development Support and Environmental Management initiated a program for Code Compliance. The objective of the program is to promote, protect, and improve the health, safety, and welfare of all citizens by resolving citizen complaints and enforcing the County's codes. It is achieved through the collective efforts of citizens and inspection personnel assigned to the Department of Development Support and Environmental Management, and in special cases the Leon County Code Enforcement Board.

### OUR ENFORCEMENT PRIORITIES:

Threats to public health and safety of dangerous, and/or unsecured buildings, hazardous pools, ponds, and/or excavations neglected, and/or environmental, zoning, and junk and litter.

### The CODES enforced are:

- Public Nuisances: Junk and Litter and Lot Mowing
- Building and Nuisance Abatement
- Zoning Code and Land Development Regulations
- Environmental
- Minimum Housing
- Abandoned Property Registration
- Refueling Assistance for Persons with Disabilities
- Signs on Right-of-Way

### HOW TO FILE A COMPLAINT:

Complaints may be filed in person, US mail, Fax or by phone during normal business hours (8a.m. - 5p.m.). Also, you can submit the complaint via the County's on-line Citizens Connect System or by email to [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov)

Simply follow these three (3) easy steps to register a complaint:

- Tell us what you see. Clearly identify the specific type of complaint or nuisance. (Ex. Trash/debris, junk vehicles, etc.)
- **Give your name, address, and phone number.** This will be part of the Public Record. *Pursuant to Section 6-30(a)(2) of the Leon County Code of Laws and Section 162.06(1)(b), Florida Statutes, Complainants generally cannot remain ANONYMOUS. Frivolous or unfounded complaints will not be processed or investigated.*
- Know the **ADDRESS** and/or the owner of the property you are reporting. If the address is unknown, *specific* details of the location of the property is required. This will help identify the property and speed up the investigation.

### WHAT HAPPENS AFTER YOU FILE A COMPLAINT?

It is policy that the Code Compliance Program attempt to resolve citizen complaints to the satisfaction of those concerned, while providing a quick and effective process to abate violations of the code. Every effort will be made to achieve a voluntary compliance concept.

Whenever enforcement action is deemed necessary, appropriate measures will be taken as allowed by law. All complaints are processed as quickly as possible (generally within 48 – 72 hours). However, "life threatening" or "public hazard" type complaints receive priority. Processing time limits may vary depending upon applicable ordinances and other restrictions of the law. All complaints, regardless of nature, are validated by a County code enforcement inspector.

## HOW IT WORKS

- Complaint is received and becomes Public Record. *In Accordance with Florida Statutes, anonymous complaints can not be accepted.*
- Staff verifies the property owner and the address of the property.
- The complaint is routed to the appropriate division for an initial inspection (generally within 48 – 72 hours). When the complaint is for Junk, *Per County Code, a 15-day follow-up inspection is conducted to verify the status of property.*
- An Enforcement Inspector verifies if a code violation exists and reports it back to the Code Compliance staff. All Inspections are conducted from the County's Right-of-Way (ROW). Staff cannot Trespass onto private property.
- If the complaint is VALID, an official "NOTICE OF VIOLATION" letter is sent to the owner of the property via certified mail, with a return receipt. This letter gives a minimum time frame from the date of receipt for the owner to come into compliance. If the complaint is not valid, it is logged as *Invalid*. An owner can request an extension of time to comply. If deemed necessary, an extension may be granted to the property owner. The goal is to obtain voluntary compliance.
- If the owner makes no contact with staff, no attempt to fix the violation and the "NOTICE OF VIOLATION" letter is ignored, the property will be posted, OR the property owner will be served by the Sheriff's Department. If compliance is not achieved by this time, the case will be referred to the **Code Enforcement Board** for resolution.

## WHAT IS THE CODE ENFORCEMENT BOARD?

(The authority for the code enforcement process is in Chapter 162 of the Florida Statutes.)

The Code Enforcement Board (CEB) is a quasi-judicial body -- meaning "like court" -- which hears and adjudicates cases involving code violations as identified and prosecuted by various county agencies. There are seven (7) members on the CEB. They are all residents of Leon County who volunteer without compensation. Each member is appointed by a County Commissioner and serves a three-year term.

If an owner is found in violation, the CEB establishes a time frame in which the violations must be corrected, and a penalty for failure to correct the violation. Florida Statute authorizes the CEB to impose a penalty of up to \$250 per day, per violation, and up to \$500 per day, per violation for *repeat* violations. In addition, the CEB may authorize placing a lien on a property and initiate foreclosure proceedings on non-homestead properties.

## WE NEED YOUR HELP

Often the best way to solve a problem is to become part of the solution. You can help make Leon County a cleaner, safer community by sponsoring a neighborhood community event. Become active in your neighborhood or homeowners' association. If you do not have one, think about organizing one.

Sometimes people violate County codes because they do not realize what they are doing is not acceptable, or that it is a code violation. Most people want to comply with the laws of the community where they live, but some do not. Reporting violations is important to the overall quality of life in our community.

## THERE IS ALWAYS ROOM FOR IMPROVEMENT

Please take a close look at what the department is doing in the community. We want your suggestions on how we can improve our service to you. If we are doing something right, we want to know. Please feel free to contact our Code Compliance Program at the address listed below to provide any feedback.

Leon County Department of Development Support and Environmental Management  
Code Compliance Program  
435 North Macomb Street, 2<sup>nd</sup> Floor  
Tallahassee, Florida 32301  
(850) 606-1300 Fax: (850) 606-1301  
Email: [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov)  
Website: <https://cms.leoncountyfl.gov/dsem/>



## **LEON COUNTY CODE COMPLIANCE PROGRAM**

### *Frequently Asked Questions*

#### ***What is Junk?***

By Ordinance definition, Junk shall mean any junked or abandoned motor vehicle or parts thereof; any real property, fixtures, personal property or other article having only nominal or salvage value which has been left unprotected from the elements; combustible and noncombustible waste materials of any kind or character; trash, debris, waste, litter, or refuse; and any other discarded or abandoned personalty, including, but not limited to, iceboxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, stove, and household furniture and furnishing. The term does not include reasonable natural debris accumulations in wooded areas or on lawns, such as shrubbery and lawn clippings, leaves and compost piles for normal, personal, noncommercial use.

#### ***If there is a junk or litter problem on a lot in my neighborhood, who do I report it to?***

Leon County Department of Development Support and Environmental Management, Code Compliance Program at (850) 606-1300 or via email at [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov). Pursuant to Section 6-30(a)(2) of the Leon County Code of Laws and Section 162.06(1)(b), Florida Statutes, Complainants generally cannot remain ANONYMOUS. Frivolous and unfounded complaints will not be processed or investigated.

#### ***If I complain about junk on a person's property, why doesn't the County come and get it?***

The proper disposal of junk and litter on an individual's property is the responsibility of the property owner, not the County. Garbage collection service in Leon County is currently provided by **Waste Pro**. You may contact them directly for specific rules and fees regarding junk and litter at (850) 606-1899. \*\*Public Works/Operations at (850) 606-1400 maintains the public roads and rights-of-way (including ditches) in Leon County. It is against the law, and considered "dumping," to place any junk or natural debris in these rights-of-way. You may also report "illegal dumping" and abandoned vehicles to the Leon County Sheriff's Office at (850) 606-3300.

#### ***When I complain about junk on a person's property, why does it take so long to remove the junk?***

There are several reasons for the perceived delay in removal of the junk:

- Leon County relies on the owner to remove any junk on his/her property. The County will not pick up and dispose of the junk.
- The enforcement process begins once an inspection is conducted from the Right-of-Way (ROW) by a Leon County Compliance Specialist which verifies that the complaint is valid. *An inspection is usually performed within 48-72 hours after the initial complaint is received.* Staff cannot Trespass onto private property. *Per County Code, a 15-day follow-up inspection is conducted to verify the status of property.*
- Leon County Code Enforcement operates under Florida Statutes (F.S.) Chapter 162, which requires legal notice and due process of the parties allegedly in violation. Meeting the requirements of this statute may extend compliance efforts a few weeks to several months.

#### ***If somebody filed a complaint against me because of a neighborhood dispute, do I still have to clean up my property?***

Leon County Code Enforcement deals ONLY in land use issues. Every complaint that is made by a citizen MUST be investigated by a Compliance Specialist, regardless of the reason for registering the complaint. If the Compliance Specialist finds the complaint to be valid, the enforcement process will begin in accordance with F.S. Chapter 162. If the complaint is not a violation of the County Codes, the matter is considered "Invalid".

#### ***If I receive a County letter about junk and litter on my property, when does the fine start running?***

There are no fines initially assessed when you receive a letter that you have junk on your property. Leon County's primary objective is **VOLUNTARY COMPLIANCE**. Fines for violations of the Junk Code are assessed by the Code Enforcement Board (CEB). Once the CEB finds that there is, in fact, a violation, and the violator does not comply within the time limit that the CEB ordered, there will be a fine placed on the property.

#### ***Is the Junk Code (Chapter 14 Section 14-31) enforced the same in Woodville, as in Killearn Lakes?***

Yes, the Junk Code (Chapter 14 Section 14-31) is enforced uniformly throughout the unincorporated portion of Leon County, no matter where the site is located.

***If I want to know who complained about me, can I find out?***

Under the Public Records Law of Florida, all information given to staff is a matter of Public Record, and it must be disclosed if the information is requested. If a citizen wants to know who made a complaint, they can contact our office via email at [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov) OR in person (435 N. Macomb Street, 2<sup>nd</sup> Floor.) and make a "public records request." *Frivolous and unfounded complaints will not be processed or investigated.*

***When is a vehicle likely to be classified as junk?***

If the following conditions exist: 1) If it does not have a valid tag; 2) If any part, equipment, or piece necessary for its operation is and remains removed for a period of fifteen (15) days; 3) If for any other reason the vehicle appears, after reasonable inquiry and investigation to be junked or abandoned. However, a determination is only made after an investigation by the County. For more information, please contact the Code Compliance Program at (850) 606-1300 or via email [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov) or call FLHSMV at (850) 617-2000.

***How many junk vehicles can be on a person's property?***

All vehicles must be operable and have a valid tag or be properly stored in a completely enclosed structure or it must be removed.

***How many vehicles can be on a person's property?***

As long as the vehicles are operable and have a valid tag, there is no limit to how many vehicles can remain on the property. (Excluding over-size vehicles, such as semi-trucks, etc.)

***How do I prevent other people from dumping on my property?***

There is no code requirement which addresses this issue. However, in order to prevent easy access to vacant property for illegal dumping, some people have blocked off road access or placed a barricade around the property with No Trespassing/No Dumping signs.

***When the Landfill will not take certain trash or junk, where can I take it?***

Contact Public Works/Landfill/Solid Waste at (850) 606-1800 to determine which landfill can take your trash. If none are available, then some private industries may collect the scrap metal materials.

***If I cannot afford to remove my junk vehicles, who can I call to get this done?***

Some private junk/salvage yards or tow companies may remove your vehicle if proper ownership is provided.

***Is there a mowing ordinance in Leon County?***

Currently, there is a lot mowing ordinance for the unincorporated portion of Leon County. Leon County Code of Laws, Lot Mowing Ordinance 04-11 and Amended Ordinance 04-41, requires that grass not exceed 18 inches in height. Also, the City of Tallahassee has a mowing ordinance, for more information please contact City of Tallahassee Code Enforcement at (850) 891-7007 or via email [Code.Enforcement@talgov.com](mailto:Code.Enforcement@talgov.com)

***Is there an ordinance to make a citizen cut down a tree that is diseased, dead, or can fall onto a property?***

No. County ordinances do not require citizens to cut down trees. Any tree concerns that are not covered in the ordinances are considered civil matters.

***How long can somebody live in a RV travel trailer?***

Living in a RV Travel Trailer is not allowed. Contact Leon County Development Services Division at (850) 606-1300 for further assistance.

***Why aren't the County codes the same as the City codes? Why are they enforced differently?***

City Ordinances were designed for a more urban, densely populated setting. County Ordinances were designed for more rural, less dense areas. City of Tallahassee Code Enforcement can be reached at (850) 891-7007 or via email [Code.Enforcement@talgov.com](mailto:Code.Enforcement@talgov.com).

***Mud is washing off a construction site, in the unincorporated area of Leon County, causing a safety or environmental hazard. Who should I call?***

Leon County Development Support and Environmental Management, Environmental Services, (850) 606-1300.

## Leon County Junk Code

### Chapter 14 – Property Safety and Maintenance - Public Nuisances

#### Sec. 14-2. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Code inspector* means those authorized agents or employees of the county whose duty it is to ensure code compliance with the technical codes included within this chapter.

*Junk* means any junked or abandoned motor vehicle or parts thereof; any real property, fixture, personal property or other article having only nominal or salvage value which has been left unprotected from the elements; combustible and noncombustible waste materials of any kind or character; trash, debris, waste, litter, or refuse; and any other discarded or abandoned personalty, including, but not limited to, iceboxes, refrigerators, deep-freeze lockers, clothes washers, clothes dryers, stoves and household furniture and furnishings. The term "junk" does not include reasonable natural debris accumulations in wooded areas or on lawns, such as shrubbery and lawn clippings, leaves and compost piles for normal, personal, noncommercial use.

*Junked or abandoned motor vehicle* means a motor vehicle that is a self-propelled vehicle that is not a bicycle, motorized scooter, electric personal assistive mobility device, swamp buggy, racecar, moped, or vehicle operated upon rails or guideway, and meets any of the following conditions:

- (1) It does not have a license tag for the current year;
- (2) Any part, equipment or piece thereof necessary for its operation is and remains removed therefrom for a period of at least 15 days;
- (3) It is on the property of another without written permission of the owner of such property or premises;
- (4) It is on property contrary to or in violation of any zoning law, regulation or ordinance;
- (5) It is found at any location in the county and the owner or any person having custody or possession thereof cannot, after reasonable search and inquiry, be found or located;
- (6) It is located in close proximity to a parcel of land with other junked or abandoned vehicle, and is not under the control or supervision of some person whose whereabouts can be ascertained upon reasonable search and inquiry; or
- (7) For any other reason the motor vehicle appears, after reasonable inquiry and investigation, to be junked or abandoned.

*Law enforcement officer* means any officer of the state department of law enforcement, state highway patrol, county sheriff's department, municipal law enforcement departments, law enforcement department of any other political subdivision, law enforcement department of any college or university, department of natural resources, game and fresh water fish commission and any other officer sworn to uphold the law and having jurisdiction in the county.

*Litter* means all waste materials, including, but not limited to, garbage, bottles, glass, crockery, cans, scrap metal, paper, plastic, rubber, waste building materials and disposable packages or containers, and animal and vegetable waste resulting from the handling, preparation, cooking and consumption of food.

*Litter receptacle* means a container with a capacity of not less than ten gallons, constructed and placed for use as a depository for litter.

*Lot* means a designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed, or built upon as a unit, but excluding areas designated for open spaces, whether or not these areas are designated as lots on the plat.

*Occupant* means any person holding a written or oral lease of, or occupying the whole or part of, the premises.

*Overgrowth* means any herbaceous or woody plant life, including weeds, grasses, shrubs, bushes, and underbrush which is not being cultivated for ornamental purposes or intentionally designed as native landscape, which vegetation is more than 18 inches tall and is located in any residentially-zoned district in the county.

*Owner* means the person or entity holding fee simple title to a parcel, building, or structure.

*Parcel* means real property in the county, which has a single property certification number assigned to it by the property appraiser of the county.

*Premises* means a lot, plot, tract, parcel of land, or other real estate, including the buildings and structures thereon which, because of its unity of use, may be regarded as the smallest conveyable unit of real estate.

*Private property* means property owned by any person, including, but not limited to, yards, grounds, driveways, entrances or passageways, parking areas, storage areas, bodies of water, vacant land and recreation facilities, that is not public property.

*Public property* means lands and improvements owned by the federal government, the state, the county, a municipality, or special district and includes sovereignty submerged lands located adjacent thereto, buildings, grounds, parks, playgrounds, streets, sidewalks, parkways, rights-of-way, and other similar property.

(Code 1992, § 14-2; Ord. No. 17-04 , § 2, 3-7-2017; Ord. No. 17-17 , § 1, 10-10-2017)

### **Sec. 14-31. Prohibited conditions.**

- (a) No owner or occupant shall cause or permit junk, litter, or junked or abandoned motor vehicles to remain in or upon any yard, garden, lawn, open outbuilding or open area of any private property in the county for a period in excess of 15 days, other than in an enclosed litter receptacle or in connection with a business enterprise or activity, lawfully situated and zoned, and possessing a license or permit to store such junk upon its premises.
- (b) No person shall drop, deposit, discard or otherwise dispose of any abandoned property in or upon any public property in the county, except in litter receptacles or in an area lawfully established and maintained as a garbage or waste disposal site, sanitary landfill or junkyard. Any article of abandoned property bearing a person's name or address or registered in a person's name, found on public property in a place other than as authorized, shall be presumed to be the property of such person and it shall be presumed that such person placed or caused to be placed such article of abandoned property where found. When a violation of this section is observed by any person, and the abandoned property is dumped or disposed of on public property has been ejected from a vehicle, the owner or operator of such vehicle shall be presumed to be the person who ejected such abandoned property. These presumptions shall be rebuttable by presentation of competent evidence to the contrary.

(Code 1992, § 14-31; Ord. No. 89-23, § 2(11-3), 8-15-1989; Ord. No. 17-04 , § 5, 3-7-2017)

**LEON COUNTY  
AGENCIES/DEPARTMENTS**  
[www.LeonCountyFL.gov](http://www.LeonCountyFL.gov)

Leon County Animal Control:  
(850) 606-5400

Leon County Clerk of Courts:  
(850) 606-4000  
Landlord/Tenant and County Civil  
Cases (850) 606-4110

Leon County Development Support &  
Environmental Management:  
(850) 606-1300  
Code Compliance Program:  
Email: [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov)  
Licensing Section:  
Email: [DSEM\\_Licensing@LeonCountyFL.gov](mailto:DSEM_Licensing@LeonCountyFL.gov)

Leon County Housing Services:  
(850) 606-1900

Leon County Property Appraiser:  
(850) 606-6200

Leon County Tax Collector  
(850) 606-4700

Leon County Public Works:  
(850) 606-1400  
Mosquito Control

Leon County Sheriff's Office:  
Non-Emergency (850) 606-3300  
Community Relations & Crime  
Prevention: (850) 606-3332

Leon County Solid Waste Management:  
Hazardous Materials/Landfill  
(850) 606-1800  
Rural Waste Center (850) 606-1824

Waste Pro: (850) 606-1899  
Web: [www.wasteprousa.com](http://www.wasteprousa.com)

Leon County Waste Pro Contract:  
Report Problems (850) 606-1800

**FREQUENTLY ASKED QUESTIONS**  
Leon County's primary objective is  
**VOLUNTARY COMPLIANCE**

**Q.** If there is a junk or litter problem on a lot in my neighborhood, who do I report it to?

**A.** Please contact the Code Compliance Program at (850) 606-1300 or via email at [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov).  
*Anonymous complaints will not be accepted.  
Frivolous and unfounded complaints will not be processed or investigated.*

**Q.** If the violator does not correct the problem, what is the next step?

**A.** The case may be referred to the Code Enforcement Board for resolution. They are the authority to find one in violation. Also, they can assess a fine of up to \$250 per day for each day the violation exists.

**Q.** Is there a mowing ordinance in Leon County?

**A.** There is a lot mowing ordinance for the unincorporated portion of Leon County that requires grass not exceed 18 inches in height.

**Q.** Who enforces deed restrictions of a subdivision?

**A.** The County Code Compliance Program only enforces County Ordinances. For deed restrictions, it is suggested that you contact your neighborhood or homeowner's association.

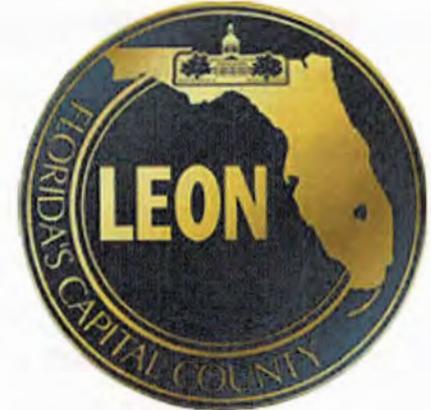
**Q.** If you receive a Notice of Violation, how much time do you have to correct the violation?

**A.** The perceived time would depend on the code that is violated. For example, for junk and litter cases you would have 14 days from the date you received your Notice of Violation. But, generally the time frame would range from 14 -90 days. The Notice of Violation will provide you with this information.

**Q.** I received a Notice of Violation, but I need more time to correct the violation?

**A.** Call (850) 606-1300 before the deadline has expired and discuss the circumstances with the Code Compliance Specialist. Based upon the circumstances, the deadline may be extended.

## Community Resource Listing



Leon County Development Support and  
Environmental Management  
Code Compliance Program  
435 N. Macomb Street, 2nd Floor  
Tallahassee, Florida 32301  
Office: (850) 606-1300 | Fax: (850) 606-1301  
Email: [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov)  
Web: <https://cms.leoncountyfl.gov/dsem/>

**PEOPLE FOCUSED.**  
**PERFORMANCE DRIVEN.**

## COMMUNITY ASSISTANCE ORGANIZATIONS

2-1-1 Big Bend: Dial 2-1-1

Social Services Referral Agency

Big Bend Homeless Coalition:

(850) 576-5566

2729 W. Pensacola Street

(Open 24 Hours)

Capital Area Community Action Agency:

(850) 222-2043

309 Office Plaza Drive

Weatherization Assistance Program

Catholic Charities: (850) 222-2180

1380 Blountstown Hwy

ECHO Social Services: (850) 224-3246

548 E. Bradford Road

The Kearney Center: (850) 792-9000

2560 Municipal Way

(24 Hour Emergency Services)

American Red Cross: (850) 878-6080

Web: [www.redcross.org](http://www.redcross.org)

Tallahassee Urban League:

(850) 222-6111

923 Old Bainbridge Road

Housing Rehabilitation and Counseling;

Outreach; Job Referral Services

United Way of the Big Bend:

(850) 414-0844

Web: [www.uwbb.org](http://www.uwbb.org)

## VEHICLES

Ability Towing: (850) 942-6477

2613 Springhill Road

American Lung Association of Florida/Big

Bend Region: (800) 586-4277

Web: [www.Lung.org](http://www.Lung.org)

Economy Auto Salvage: (850) 421-2277

572 Woodville Highway

Goodwill Industries: (866) 656-8944

Web: [www.goodwillbigbend.org](http://www.goodwillbigbend.org)

Hobkirk Enterprises Towing & Recovery,

Inc.: (850) 224-6456

Pick-n-Pull: (866) 520-9750

## MOBILE HOME INSTALLERS

Florida Highway Safety & Motor Vehicles

Licensed Mobile Home Installers

(850) 617-3004

Web: [www.flhsmv.gov](http://www.flhsmv.gov)

The information provided in this pamphlet is for general informational purposes only.

For specific information regarding services provided, please contact the organizations or agencies directly.

## STATE OF FLORIDA & CITY OF TALLAHASSEE AGENCIES

City of Tallahassee: (850) 891-7001

Web: [www.Talgov.com](http://www.Talgov.com)

City of Tallahassee Housing and Community Resilience

Code Enforcement Division:

(850) 891-7007

Division of Forestry: (850) 681-5970

Burning Authorization/Complaints

Tallahassee Fire Department:

(850) 891-6600

Tallahassee Police Department:

(850) 891-4200

Community Relations Unit:

(850) 891-4251

## ADDITIONAL SERVICES

### JUNK REMOVAL

Butler Appliance: (850) 561-3591

Junk King: (850) 391-6214

Junk Repo: (850) 933-9044

### LEGAL SERVICES

Legal Aid Foundation:

(850) 222-3292 ext. 2

301 S. Monroe Street, Suite 108

Web: [www.legallaidtallahassee.org](http://www.legallaidtallahassee.org)

Legal Services of North Florida:

(850) 385-9007

2119 Delta Blvd

Web: [www.lsnf.org](http://www.lsnf.org)

Revised: 6/2024

## **Detailed Who To Call List**

**IF YOU HAVE ANY QUESTIONS PLEASE CALL:**

**Leon County Code Compliance Program: (850) 606-1300, option 4**  
Email: [CodeCompliance@LeonCountyFL.gov](mailto:CodeCompliance@LeonCountyFL.gov)

- Someone building without a permit
- Junk vehicles, junk & litter
- Removing a tree without a permit
- Bringing in loads of dirt
- Disturbance in canopy roads or wetlands
- Unsafe or Abandoned buildings

**Public Works/Operations: (850) 606-1400**

- Tree down on county roadway
- Flooding on county roadway
- Potholes on county roadway
- Traffic hazards on county roads
- Missing traffic signs
- Roadside drainage problems
- A dead animal pick up

**Solid Waste Division: (850) 606-1800**

**Recycling: (850) 606-1802**

**Hazardous Waste: (850) 606-1803**

**Mosquito Control: (850) 606-2200**

**Complaints within the City limits: City of Tallahassee Code Enforcement**  
**(850) 891-7001 – Administration**  
**(850) 891-7007 – Code Enforcement**

Leon County Department of Development Support and Environmental Management  
435 N. Macomb Street, 2nd Floor  
Tallahassee, Florida 32301  
(850) 606-1300 Fax: (850)606-1301  
Website: [Code Compliance Services](#)