

# KLOVERLEAF

**Board of Directors  
Election Information  
Inside**

**Your 2025  
Large Neighborhood  
of the Year**

*Autumn's Embrace*

## KHA Scheduled Holidays & Upcoming Events

10/7: October Board of Directors Meeting

10/18: Killearn Estates Fall Festival

11/8: Fall Community Yard Sale

11/8 - 11/9: Good Shepherd Church • Annual Arts + Crafts Sale • 4665 Thomasville Road



12/12 - 12/14: KMC The Living Christmas Story  
Killearn Methodist Church • 2800 Shamrock South,  
Tallahassee, FL 32309

Join us for the 38th annual **Living Christmas Story** as we journey through the days leading up to the birth of Jesus. From the angels' visit to Mary, to the journey through Bethlehem, and the humble stable where our Savior was born, you'll see the story of Christmas come alive through dramatic scenes, live actors and animals, and beautiful sets.

Drive through in your own vehicle or ride one of our hayrides through the scenes. Bring your family, invite your friends, and discover the hope, peace, and joy that changed the world forever. The event is **free** and open to the community.

Friday, December 12, 2025 • Saturday, December 13, 2025 • Sunday, December 14, 2025  
Nightly 6:30 p.m. to 8:30 p.m.

12/13: Four Oaks Christmas in the Park

Four Oaks Church Killearn invites you!



**CHRISTMAS  
IN THE PARK**

**Saturday, December 13th**  
11am - 2pm  
Shannon Lakes Park

*Free Lunch • Fun • Games • All Ages*

Parking at Four Oaks Center

scan for info



Apply for tree removals, exterior alterations and report property issues

☘ **894-3085** ☘

[compliancecoordinator@killearn.org](mailto:compliancecoordinator@killearn.org)

KILLEARN ESTATES

# COMMUNITY YARD SALE

SATURDAY, NOVEMBER 8TH  
8 AM - 12 PM

**A ONE-DAY ONLY,  
COMMUNITY-WIDE  
YARD SALE  
HAPPENING  
THROUGHOUT  
KILLEARN ESTATES**



### BOARD OF DIRECTORS

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Matt Flynn  
*Compliance Coordinator*

Leslie Phillips-Fisher  
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Killearn Cloverleaf<sup>SM</sup> is published quarterly  
by Killearn Homes Association  
2705 Killamey Way,  
Tallahassee, FL 32309  
850/893-3468 FAX 850/668-0530

**POSTMASTER:** Send address changes to:  
Killearn Homes Association  
2705 Killamey Way  
Tallahassee, FL 32309

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# Killearn Estates Honored as 2025 Leon County Large Neighborhood of the Year

We are proud to share that Killearn Estates has been recognized as the 2025 Leon County Large Neighborhood of the Year, as selected by the Board of County Commissioners on September 15, 2025.

This award reflects the incredible dedication of our residents, volunteers, and leadership in continuing to build a thriving and connected community. Killearn was selected for its significant progress over the past year, including:

- 🍀 The development of an ADA-accessible park at Shamrock Street South
- 🍀 The rehabilitation of the Killearn Chain of Lakes, ensuring long-term environmental health
- 🍀 Continued investment in community-building events such as the Fall Festival (coming up on October 18, 2025) and the Spring Egg Hunt
- 🍀 Revitalization of community processes, highlighted by the implementation of online voting and the successful effort to pass a dues increase for the first time in 12 years

This recognition belongs to all of Killearn Estates. Thank you for your continued support, engagement, and commitment to making our neighborhood one of the very best in Leon County. 🍀



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# Contents

## Briefs

- 2025 Large Neighborhood of the Year 3
- Community Manager's Message 4
- Election Information 5
- Meet the Candidates 8
- Fall Fest Family Fun 10

## Business

- Home Sales 12
- ACC Actions 14
- Violations Report 15



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- I'm a neurodivergent person and real estate is my passion. I'll be hyper-focused on your buying/selling goals! I would love to help others in the neurodivergent community who have unique communication needs.



Brooke Yurgel - 850.591.4916

brookeyurgelrealtor@gmail.com



# Community Manager's Message

Dear Residents,

This fall, I'm proud to share that Killeam Estates has been recognized as the 2025 Leon County Large Neighborhood of the Year—our first time receiving this honor in over a decade. This achievement is a direct reflection of the hard work and dedication of our Board members, staff, and community volunteers. I am extremely proud to be a part of Killeam and to represent our interests as we continue building on this legacy. Together, we have made great strides in improving our amenities, strengthening community connections, and ensuring Killeam remains a place we can all be proud to call home.

One of our continued focuses has been traffic safety. The HOA has raised concerns with the Tallahassee Police Department regarding speeding, modified vehicles, and non-certified roadway vehicles within our community. We are hopeful TPD will respond with increased attention. If you observe violations or concerns in this area, we encourage you to echo our request by reaching out directly to TPD. The more voices they hear, the more effective the response will be.

As we move into the fall season, please keep an eye out for several important HOA updates:

- ☘ **Dues Statements:** As always, statements will be mailed in mid-December, reflecting the approved new dues amount.
- ☘ **Community Mailings:** This season will include multiple important items—election materials, the *Kloveleaf* newsletter, and dues notices. Please make sure your mailing address is current with the HOA office so nothing is missed.
- ☘ **Seasonal Reminders:** Fall is a great time to check landscaping, gutters, and outdoor lighting as the days grow shorter and leaves begin to fall.

Thank you for your continued partnership and commitment to Killeam Estates. Together, we've celebrated a milestone achievement this year, and with your engagement, I know we'll continue moving forward in the same spirit of excellence.

Wishing you and your family a safe, joyful, and colorful fall season. ☘

Warm Regards,

*Caleb Martinez*

Caleb Martinez  
Community Manager, Killeam Homes Association



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## 2025 Board of Directors Election Information

Dear Residents,

It's election season here in Killiam Estates! We are pleased to announce that following the close of the candidate application period on September 1, 2025, a total of eight candidates have been submitted for consideration in this year's Board of Directors election. The final slate of candidates was formally approved at the Board of Directors meeting held on October 7, 2025.

Election materials will be mailed out soon to all residents at the irregistered mailing addresses. If your mailing address has recently changed, now is the perfect time to update your information with the HOA office to ensure you receive your ballot in time. Please remember that each owner will receive one ballot for each property they own in Killiam Estates.

The election mailout will include specific materials that must be used exactly as provided for your vote to be counted. This includes proper use of the secrecy return envelope, which is a key requirement under our bylaws. Please note that online voting will not be utilized for this election, as secure platforms do not meet the confidentiality standards required by our governing documents.

Once the ballots have been received, they will be opened and counted at a publicly noticed HOA meeting on November 10<sup>th</sup>.

Thank you in advance for participating in this important process. Your involvement ensures a strong, representative, and engaged community here in Killiam Estates. 🍀

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## Cheers to 25 Years of Allegro Tallahassee

For 25 years, Allegro Tallahassee has been more than a senior living community—it has been a place where friendships flourish, families find peace of mind, and residents embrace each day with joy, purpose, and connection. Since opening its doors in 2000, Allegro has been proud to serve Tallahassee families with a tradition of excellence in hospitality, care, and lifestyle. This milestone anniversary not only honors the countless stories and special moments shared by residents and families, but also the dedicated team members and professional partners whose trust and collaboration have been instrumental in Allegro's success. Together, they have built a legacy of care and community that continues to thrive. Follow along as we highlight some of the most impactful residents, associates and professional partners we've been blessed to know and work alongside these past 25 years.

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JOIN US AT OUR  
**"Cheers to 25 Years"**  
Anniversary Party on  
October 28<sup>th</sup> from 4-7pm

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To learn more about Allegro Tallahassee and the vibrant lifestyle they provide residents, visit [AllegroTallahassee.com](http://AllegroTallahassee.com) or call 850-721-1051.



**Jimmie Arnold** has made Allegro home since January of 2000 and was their first resident.

*"I've been here for 25 years," he says. "I think this is a really nice place. My favorite activities are bingo and karaoke."*



**Peggy Ham** and **Phyllis Marks** smile for the camera. Peggy is Allegro's oldest resident after turning 101 on September 11th.

*"I have been to three places," she says, "the third place being Allegro, which I like the most. Allegro offers more here than any of the other places I have been to. I like the people, not just the residents but the staff too. I like to walk outside on Allegro's beautiful grounds every day."*



For over 11 years, the sounds of **Gail Kruse's** piano and organ playing have brought warmth, comfort, and connection to the residents of Allegro Tallahassee. In addition to her regular performances, Gail is currently helping to form an Allegro Choir, inspired by the many residents who gather around the piano after dinner just to sing along.

*"It has been my privilege to be a part of this wonderful Allegro family for the past 11 years," she says. "I hope to be able to continue playing, as I feel it brings back so many memories for our residents that may otherwise be forgotten."*



From left to right: Allegro's **Harrison Smith, Kiarra Battle, Ashley Evard, Laurie Jordan, Korey Hall, Jasmin Hartin, Ashley Murrell, Rebecca Gardner,** and **Dewayne Ford** attended the Deck the Halls premier fundraising event that the Tallahassee Senior Center Foundation hosts.

*"For 25 years, the Tallahassee Senior Center has partnered with Allegro to bring enriching programs for seniors at their site – from fitness classes that keep bodies moving, to inspiring art workshops that spark imagination and joy," says the center's Karin Caster. "This collaboration has empowered older adults to stay active, creative, and connected. Together, we've built more than just programs – we've built community. Here's to 25 years of shared purpose, and to many more ahead!"*



Allegro's **Harrison Smith, Ashley Murrell,** and **Laurie Jordan** stand with Home Instead's **Scott Harrell** and **Kisha Boccio** at the Capital Medical Society Foundation's Holiday Auction. Capital Medical Society represents a network of physicians and medical professionals. Allegro's partnership with them ensures better access to specialized and primary healthcare for residents, leading to improved quality of life and more personalized patient-doctor experiences.



**Rita** and **Tammie**, long-time housekeepers at Allegro. Rita has worked at Allegro for 24 years and Tammie for 18 years. Both ladies cherish the relationships they've built with residents, staff, and family members.

*"As long as we can be here, we are going to be here helping our residents."*



### Chris Chavez

My name is Chris Chavez. I am thirty-one years of age and live at 3245 Storington Drive. My wife Gabrielle Rancourt grew up in Tallahassee and is where we ended up meeting. She is a wedding planner and provides her services all over the country to couples. We moved back to Tallahassee this past December from Jacksonville and are thrilled at opportunity to raise a family here. We have a two-year-old daughter enrolled at Celebration Baptist Children's Preschool in the neighborhood. We are expecting another daughter in January.

I currently work at Childers Construction as a project manager and specialize in medical facilities. I currently have three ongoing projects at TMH. I previously worked for my uncle at his design/build firm out of Fort Walton Beach Florida. At the time I specialized in Department of Defense construction at NAS JAX where I upgraded and remodeled numerous facilities.

I am proud of my career not just working on unique and elevated facilities of importance, but at the opportunity to work alongside tremendous people. My clients and end users for my DOD work as well as TMH are all people that value not just my construction services, but my customer service in day-to-day interactions. My interest in serving on the KHA Board of Directors is not opportunity of power or final decision making. My interest is serving and contributing my customer service and organizational skillset in the capacity to contribute to an association to benefit my community.



### Steve Givens

Over the past six years, I've had the privilege of serving the Killeam Homes Association in multiple leadership roles—including Election Committee Chair, Vice President, and President for the past four years. In these capacities, I've actively represented our neighborhood before the City Commission, the Blueprint Intergovernmental Agency, and in direct meetings with Tallahassee's elected officials. These efforts have helped elevate Killeam Estates to be named Leon County's 2025 Large Neighborhood of the Year.

My focus has always been on preserving and enhancing the quality of life in our community. I've promoted residential-style traffic solutions, advocated for clean and functional lakes, and pushed for the renovation and development of amenities that reflect the needs of our residents. Recognizing the financial challenges tied to long-term maintenance, I supported our first dues increase in over a decade—ensuring we have the resources to invest in Killeam's future.

I'm asking for your vote to continue this work. With your support, I'll keep fighting for smart infrastructure, vibrant green spaces, and a neighborhood we're proud to call home.



### Herb Harmon

My wife and I have lived in Killeam Estates for over 25 years. I am retired following a career in business, government, and political consulting.

In business, I have owned and operated several corporations, including a national direct mail company, a consulting company, and several travel agencies. In government, I have served in the US State Department, the US Treasury, the Florida Senate, and lobbyist for several clients. My political consulting firm managed numerous candidates at all levels.

My involvement in Killeam includes serving as President of two sub-associations prior to appointment and election to the Board of Directors, where I have chaired several committees.



### April Killian

I have proudly called Killeam home for more than five years and have served on the KHA Board of Directors for the past three, most recently I have served as Chair of the Long Range Planning and Events Committee. In this role, I've had the privilege of leading community initiatives including the Shamrock South Playground design and build, the Spring Egg Hunt, the Fall Festival and Pumpkin Patch, and neighborhood garage sales. Looking ahead, I am excited to continue supporting projects that enhance our neighborhood such as food truck nights, updated entrance lighting, and improved traffic safety.

I am passionate about making Killeam a safe, welcoming, and vibrant community for all residents. My goal is to foster a stronger sense of connection and involvement, ensuring that Killeam remains a place where families can thrive and traditions can continue.

I am a graduate of Florida State University and a proud former Marching Chief. In addition to my service on the Board, I volunteer with Leon County Schools, where I enjoy giving back and supporting our next generation of leaders. These experiences have strengthened my belief in the power of community, collaboration, and service.

Killeam is more than a neighborhood—it's a place to put down roots, create memories, and feel proud to call home. I am committed to fostering that spirit and am honored to continue serving our residents.

# KHA Board of Directors



## Joseph "Jody" McCormick

Jody McCormick is the Grants Coordinator for the Florida Department of Commerce, Office of Long-Term Resiliency (OLTR). The OLTR supports communities following disasters by addressing long-term recovery needs for housing, infrastructure, and economic development. Florida Commerce is the governor-designated state authority responsible for administering all of the United States Department of Housing and Urban Development (HUD) long-term recovery funds awarded to the state. McCormick is a graduate of the University of Alabama (2007), where he received a Bachelor of Arts in History, with a Minor in Political Science. After graduating from Alabama, McCormick worked for 12 years in Montgomery, AL in the government relations and consulting sector for Cauthen and Associates (C&A). During his time with C&A, McCormick worked primarily in the energy and infrastructure policy areas. McCormick also served as Executive Director of the Alabama Athletic Commission from 2015-2019, where he was responsible for the oversight and regulation of professional boxing, amateur and professional mixed martial arts, amateur and professional kickboxing, and professional wrestling.

McCormick has served the State of Florida for more than four years as a member of the Florida Commerce team. Since joining OLTR in 2020, McCormick served as both Infrastructure Supervisor and Interim Infrastructure Program Manager prior to assuming his current position. As Grants Coordinator, McCormick works with OLTR's four subrecipient grant programs (i.e., Mitigation, Infrastructure, Subrecipient Housing, and Economic Recovery) to oversee the award and implementation of more than \$2.7 billion of Community Development Block Grant – Disaster Recovery (CDBG-DR) funds. The OLTR has ongoing recovery efforts centered around Hurricanes Hermine, Matthew, Irma, Michael, and Sally. Building off the experience of his early career, McCormick specializes in policy matters in which the development of programs, guidelines, and policies and procedures is required. He and his bureau leadership are currently developing the recovery programs for Hurricane Ian and anticipate launching these programs in 2024.

In addition to his bachelor's degree, McCormick holds certifications as a Florida Certified Contract Manager and Project Management Professional (PMP). When not at work, McCormick enjoys spending time with his wife (Alyssa), two-year-old twin girls (Ruby and Ollie), and six-month old daughter (Bety). He is an avid supporter of University of Alabama football and has earned the rank of one-stripe blue belt in Brazilian Jiu Jitsu.



## Adam Miller

My family and I purchased our first home in Killeam Estates, and we truly love the beauty and vibrancy of this area. As a former middle school teacher, current construction-industry professional, and a father in my 40s, I am active in both outdoor and family activities.

I have been working in property risk mitigation management for several years, with a focus on protecting residential and commercial properties from the effects of natural disasters. I have traveled all over North America, scaling mountains and protecting everything from homes to railways, both through government and private contract work. Now, I manage the budgetary and project development of these types of jobs.

If elected to the Board, I promise to always be an advocate for all families and residents while working diligently to maintain the fiscal sustainability of the neighborhood's goals.



## Shelley Poppell

I have lived in Killeam Estates for over 12 years and raised our family here, giving me a deep appreciation for our community. As a local realtor, I bring insight into preserving property values, maintaining neighborhood standards, and fostering a welcoming environment. I am passionate about building relationships and working with homeowners to keep Killeam a top choice for families. My goal is to support improvements that protect our community's beauty, strengthen its sense of connection, and ensure Killeam Estates remains a place we are all proud to call home.



## Brooke Yurgel

I was born in Tallahassee, graduating from Lincoln High School, TCC, and FSU. In college I mostly waited tables, then held a few random jobs until joining the state, where I conducted employment discrimination investigations for 13 years. In 2021 I was diagnosed with a cancer known for its high mortality rate. After managing to survive, I made some major life changes and got my real estate license in 2023. I had always lived Killeam-adjacent as a child, and now I've lived in Killeam since 2016 with my husband and four children. Gardening is my favorite hobby, and I've slowly worked to improve the landscaping in our yard. One day when I have a little more time on my hands, I'd love to become a Certified Master Gardener.

# Briefs

## Fall Fest Family Fun

### Killearn Estates Fall Festival 2025

Join us for one of the most anticipated community events of the year, the Killearn Estates Fall Festival!

After last year's incredible turnout, we're excited to once again bring neighbors and friends together for an afternoon filled with autumn cheer. This year's festival will feature:

-  **Live Music** to set the festive mood
-  **Arts & Crafts** booths showcasing creativity
-  **Pumpkins for Sale** to bring the season home
-  **Local Vendors** offering unique goods, food, and snacks
-  **Games & Activities** for kids (and kids at heart!)
-  **Fun for the Whole Family** in a warm community atmosphere

Mark your calendars and celebrate fall with us—it's the perfect chance to enjoy good food, great music, and neighborhood fun while supporting local talent and businesses.

Let's make this year's festival just as memorable as the last!

**Location:** 4475 Shannon Lakes Drive, Tallahassee, FL 32309

**Date:** 10/18/2025 • **Time:** 2 PM – 7 PM

**Parking:** Four Oaks Church Parking Lot

*We can't wait to see you there!*

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# Killearn Estates Fall Festival



A CELEBRATION OF COMMUNITY & THE AUTUMN SEASON

**FOOD - GAMES - MUSIC**

**18 OCT  
2025**

**SHANNON LAKES  
PARK- KILLEARN  
ESTATES**

**2PM-7PM**

LOCAL VENDORS AND ARTISTS, BOUNCE HOUSES, GAMES, LIVE MUSIC, PUMPKIN PATCH, AND MORE!

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	<b>GAS, OIL, OR PETROLEUM</b>		<b>SEWERS AND DRAINAGE</b>
	<b>COMMUNICATIONS &amp; TELECOMM</b>		<b>PROPOSED EXCAVATION SITE</b>
	<b>IRRIGATION OR RECLAIMED WATER</b>		<b>TEMPORARY SURVEY MARKS</b>

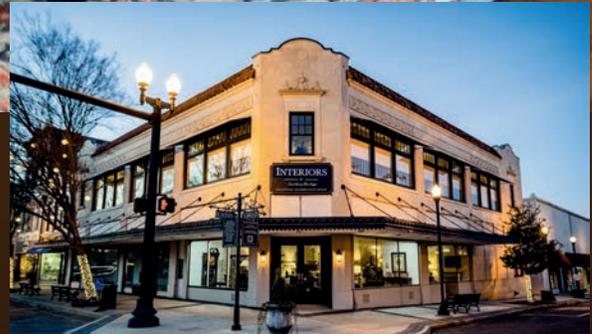


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Beneath the ground, there are miles of underground utility service lines, like natural gas, water, electricity, and stormwater, that play a vital role in our everyday life. Protect yourself and others from unintentionally hitting underground utility lines by calling **811** before you dig.

Safe digging is everyone's responsibility. Sunshine 811's customer service call center is available weekdays from 7 a.m. to 5 p.m. at 1-800-432-4770. Sunshine 811 also offers safety guidelines at [Sunshine811.com](http://Sunshine811.com).

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# Market Update

Home values are soaring in Killearn Estates ... June-August 2025

41 RESIDENTIAL SALES 8 AVERAGE DAYS ON MARKET \$198.46 AVERAGE PRICE PER SQFT \$447,574 AVERAGE SALES PRICE

Closing Date	Address	SQF	BDR	BTHS	SP	PPSQFT	DOM
6/2/2025	2209 Limerick Drive	2073	4	3	\$425,000	\$205.02	29
6/2/2025	3401 Dundalk Drive	2290	4	3	\$434,570	\$189.77	18
6/2/2025	3530 Dundalk Drive	1992	3	2	\$420,000	\$210.84	21
6/10/2025	3024 S Shamrock	2316	3	3	\$425,000	\$183.51	29
6/12/2025	3345 Aqua Ridge Way	2076	3	2	\$410,000	\$197.50	30
6/13/2025	2909 Bluefield Lane	2366	3	3	\$465,000	\$196.53	97
6/13/2025	8504 Hannary Circle	1784	3	2	\$330,000	\$184.98	92
6/16/2025	3532 Clifden Drive	1667	4	2	\$420,000	\$251.95	9
6/18/2025	2871 Kilkiearane	2316	4	3	\$432,500	\$186.74	216
6/18/2025	4053 Mclaughlin Drive	2581	3	4	\$515,000	\$199.54	48
6/26/2025	2825 OHara Drive	1863	4	2	\$380,000	\$203.97	34
6/27/2025	3721 Lifford Circle	1691	3	2	\$347,000	\$205.20	5
6/27/2025	2801 Edenderry Drive	2685	3	3	\$515,000	\$191.81	44
6/30/2025	3705 Foxford Circle	2307	3	3	\$391,500	\$169.70	40
6/30/2025	3806 Leane Drive	2030	4	3	\$332,500	\$163.79	56
6/30/2025	2221 Limerick Drive	2231	3	2	\$510,000	\$228.60	100

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**JULY**

Closing Date	Address	SQF	BDR	BTHS	SP	PPSQFT	DOM
7/1/2025	3822 Leane Drive	2088	4	3	\$382,000	\$182.95	41
7/7/2025	2948 Edenderry Drive	2682	4	3	\$580,000	\$216.26	18
7/8/2025	3568 Stowe Trace	1827	3	2	\$390,000	\$213.46	36
7/11/2025	3806 Longford Drive	2391	3	3	\$592,000	\$247.60	63
7/16/2025	2905 Kew Court	2376	4	3	\$495,000	\$208.33	39
7/18/2025	4601 Killimore Lane	1822	3	2	\$315,000	\$172.89	33
7/18/2025	4141 Arklow Drive	1737	3	2	\$340,000	\$195.74	72
7/22/2025	4640 Inisheer Drive	1940	3	3	\$462,000	\$238.14	54
7/25/2025	4015 Kilmartin Drive	2460	4	3	\$499,900	\$203.21	22
7/25/2025	2917 Giverny Circle	2261	4	3	\$515,000	\$227.78	27
7/30/2025	3814 Leane Drive	2355	4	2	\$395,000	\$167.73	30
7/30/2025	3514 Tullamore Lane	2485	4	3	\$450,000	\$181.09	10
7/31/2025	3219 Foley Drive	2638	3	2	\$525,000	\$199.01	9
7/31/2025	3907 Leane Drive	2326	4	3	\$510,000	\$219.26	15

**AUGUST**

8/7/2025	3863 Moriarity Court	2900	4	4	\$610,000	\$210.34	71
8/12/2025	3744 Lifford Circle	2355	4	4	\$525,000	\$222.93	55
8/13/2025	2920 Edenderry Drive	2367	4	2	\$430,000	\$181.66	28
8/14/2025	4010 Tralee Road	1842	3	2	\$396,250	\$215.12	41
8/15/2025	2978 Bay Shore Drive	2396	3	2	\$358,000	\$149.42	32
8/15/2025	3585 Gardenview Way	2289	4	3	\$510,000	\$222.80	40
8/20/2025	4028 Ardara Drive	2235	4	3	\$290,000	\$129.75	55
8/25/2025	4033 Kilmartin Drive	2921	4	3	\$475,000	\$162.62	20
8/29/2025	3256 N Shannon Lakes Drive	1911	3	3	\$390,000	\$204.08	88
8/29/2025	2876 Kilkieane Drive	2738	4	4	\$477,308	\$174.33	164
8/29/2025	4000 Brandon Hill Drivex	3103	4	3	\$685,000	\$220.75	57

# WHAT'S YOUR HOME'S CURRENT MARKET VALUE?

READY TO BUY OR SELL? CALL SUSAN ICE AT 850.545.7015

## Architectural Control Committee Actions for Quarter 3 2025

The Committee meets every 2nd and 4th Tuesday at 10 A.M. in the Killearn Homes Association Board Room

July ACC Decisions				
	STREET	CITATION	PROJECT	ACTIONS
7/8/2025	Shamrock St. South	XXII	RV Pad + Circle Driveway	CONDITIONAL APPROVAL
	Aqua Ridge Way	XXXIV	Landscaping	APPROVED
	Clifden Drive	XXII	Shed Installation	APPROVED
	Shamrock St. North	XXII	Backyard Additions (Pool, Pool House)	APPROVED
7/22/2025	Killarney Way	XXII	Driveway Installation	APPROVED
	Shamrock St. North	XXXIV	Front Porch Railing	APPROVED
	Limerick Drive	XXII	Fence Installation	APPROVED
	Bantry Bay Drive	XXII	Fence Installation	APPROVED
	Kilrush Court	XXXIV	Deck Replacement + Fire Pit	APPROVED
	Fern Glen Drive	XXXIV	Tree Removal	APPROVED
	Shamrock St. East	XXII	Fence Installation	APPROVED
	Dartington Drive	XXXIV	Tree Removal	APPROVED
	Fermanagh Drive	XXII	Fence Installation	APPROVED
	Whittington Drive	XXII	Fence Installation	APPROVED
	Bluefield Lane	XXII	Fence Installation + Tree Removal	CONDITIONAL APPROVAL

15 Application Reviewed in July (13 Approved, 2 approved with conditions)

August ACC Decisions				
	STREET	CITATION	PROJECT	ACTIONS
8/12/2025	Longchamp Circle	XXXIV	Handrail/Driveway Replacement	APPROVED
	Shamrock St. East	XXXIV	Generator Installation	APPROVED
	Killarney Way	XXXIV	Front Porch Railing	DISAPPROVED
	Shamrock St. South	XXXIV	Concrete Patio + Roof Improvements	APPROVED
	Castlebar Circle	XXXIV	Siding Replacement	APPROVED
	Glin Circle	XXXIV	Tree removal	APPROVED
	Lifford Circle	XXII	Fence Installation	APPROVED
	Aqua Ridge Way	XXII	Fence Replacement	APPROVED
	Edenderry Drive	XXXIV	Roof Replacement	APPROVED
	Edenderry Drive	XXII	Fence Installation	APPROVED
	Shannon Lakes North	XXXIV	Screen Porch Installation	APPROVED
	Heather Hill Lane	XXXIV	Covered Patio Installation	APPROVED
	McLaughlin Drive	XXXIV	Tree Removal	APPROVED
	Kilmartin Drive	XXXIV	Roof Replacement	APPROVED
	Stowe Trace	XXII	Fence Replacement	APPROVED
	Shamrock St. East	XXXIV	Tree Removal	APPROVED
	Castlebar Circle	XXXIV	Generator Installation	APPROVED
	Killimore Lane	XXXIV	Tree Removal	APPROVED
	Inisheer Drive	XXXIV	Tree Removal	APPROVED
	Bluefield Lane	XXII	Fence Installation	APPROVED
	Leane Drive	XXXIV	Tree Removal	APPROVED
8/26/2025	Nantucket Lane	XXXIV	Concrete Work	APPROVED
	McLaughlin Drive	XXXIV	Front Door Installation	APPROVED
	Castlebar Circle	XXXIV	Generator Installation	TABLED
	Ferns Glen Dr.	XXXIV	Wood Deck + Stairs Installation	APPROVED
	Ferns Glen Dr.	XXXIV	Roof Replacement	APPROVED
	Tallow Point Road	XXXIV	Tree Removal	APPROVED
	Giverny Circle	XXXIV	Tree Removal	APPROVED
	Longchamp Circle	XXXIV	Handrail Installation	APPROVED
	Longford Drive	XXXIV	Gutter Installation	APPROVED

30 Application Reviewed in August (29 Approved, 1 tabled)

September ACC Decisions				
	STREET	CITATION	PROJECT	ACTIONS
9/9/2025	Ohara Drive	XXXIV	TREE REMOVAL	APPROVED
	Offaly Court	XXXIV	GUTTER INSTALL	APPROVED
	Meath Drive	XXII	FENCE INSTALL	APPROVED
	Tralee Road	XXXIV	GUTTER INSTALL	APPROVED
	Tralee Road	XXXIV	SIDING REPLACEMENT	APPROVED
	McLaughlin Drive	XXXIV	EXTERIOR PAINT	APPROVED
	Gardenview Way	XXXIV	ENTRANCE COLUMN REPLACEMENT	APPROVED
	Gardenview Way	XXXIV	TREE REMOVAL	APPROVED
	Bluefield Lane	XXXIV	GATE + WINDOW FEATURE INSTALL	DISAPPROVED
	Castlebar Circle	XXXIV	GENERATOR INSTALL	DISAPPROVED
9/23/2025	Bluefield Lane	XXXIV	GATE + WINDOW FEATURE INSTALL	TABLED
	Fermanagh Drive	XXII	SCREEN ROOM INSTALL	APPROVED
	Dundalk Drive	XXXIV	ROOF REPLACEMENT	APPROVED
	Cranleigh Drive	XXXIV	MAILBOX PAINT	DISAPPROVED
	Yarmouth Court	XXII + XXIV	DRIVEWAY/FENCE/SHED INSTALL	APPROVED
	Colonnade Drive	XXXIV	ROOF REPLACEMENT	APPROVED
	Castlebar Circle	XXXIV	GENERATOR INSTALL	DISAPPROVED
	Storrington Drive	XXXIV	MINI SPLIT HVAC INSTALL	APPROVED

18 Application Reviewed in September (13 Approved, 1 tabled, 4 disapproved)

**ACC Committee: Susan Dickerson, Vicki Long, Winston Lee**

**ALL EXTERIOR ADDITIONS OR ALTERATIONS, INCLUDING TREE REMOVAL, MUST BE APPROVED IN WRITING BY THE ACC PRIOR TO COMMENCEMENT OF WORK.**

Violations Report for July 2025

UNIT STREET	VIOLATION	UNIT STREET	VIOLATION	UNIT STREET	VIOLATION	UNIT STREET	VIOLATION
3 Killamey Way	UNAPPROVED EXTERIOR MODIFICATION	11 Tralee Road	TRAILER/RV/OTHER IN SIGHT	21 Mahoney Drive	DEBRIS VISIBLE FROM ROAD	28 Sierra Court	SIDING MAINTENANCE
3 Killamey Way	DEBRIS VISIBLE FROM ROAD	11 Tralee Road	DEBRIS VISIBLE FROM ROAD	21 Quinn Court	DEBRIS VISIBLE FROM ROAD	28 Stratfordshire Court	SIDING MAINTENANCE
3 Limerick Drive	TRAILER/RV/OTHER IN SIGHT	11 Tralee Road	DEBRIS VISIBLE FROM ROAD	23 Merrigan Place	YARD MAINTENANCE	28 Yarmouth Lane	SIDING MAINTENANCE
3 Killamey Drive West	YARD MAINTENANCE	12 Ballygar Drive	YARD MAINTENANCE	23 Merrigan Place	MALBOX MAINTENANCE	28 Yarmouth Lane	UNAUTHORIZED SIGN IN YARD
3 Killamey Drive West	UNAUTHORIZED SIGN IN YARD	12 Inishear Drive	ROOF MAINTENANCE	23 Merrigan Place	MALBOX MAINTENANCE	28 Yarmouth Lane	UNAUTHORIZED SIGN IN YARD
4 Meath Drive	SIDING MAINTENANCE	12 Inishear Drive	UNAUTHORIZED SIGN IN YARD	23 Merrigan Place	SIDING MAINTENANCE	31 Gallagher Drive	UNAUTHORIZED SIGN IN YARD
4 Shamrock St. South	UNAUTHORIZED SIGN IN YARD	14 Bantry Bay Drive	UNAPPROVED EXTERIOR MODIFICATION	23 Merrigan Place	MALBOX MAINTENANCE	31 Ohara Drive	UNAPPROVED EXTERIOR MODIFICATION
4 Shamrock St. South	YARD MAINTENANCE	14 Bantry Bay Drive	DEBRIS VISIBLE FROM ROAD	23 Merrigan Place	SIDING MAINTENANCE	31 Ohara Drive	SIDING MAINTENANCE
4 Shamrock St. South	UNAUTHORIZED SIGN IN YARD	14 Bantry Bay Drive	YARD MAINTENANCE	23 Merrigan Place	MALBOX MAINTENANCE	35 Newmarket Circle	TRAILER/RV/OTHER IN SIGHT
7 Corrib Drive	UNAUTHORIZED SIGN IN YARD	14 Tony Sound Lane	UNAUTHORIZED SIGN IN YARD	23 Merrigan Place	MALBOX MAINTENANCE	36 Bluefield Lane	DEBRIS VISIBLE FROM ROAD
7 Londerry Drive	ROOF MAINTENANCE	14 Tony Sound Lane	TRAILER/RV/OTHER IN SIGHT	23 Merrigan Place	MALBOX MAINTENANCE	36 Gardenway Way	FENCE MAINTENANCE
7 Londerry Drive	SIDING MAINTENANCE	15 Dunseer Court	DEBRIS VISIBLE FROM ROAD	23 Merrigan Place	MALBOX MAINTENANCE	36 Gardenway Way	FENCE MAINTENANCE
7 Tipperary Drive	PARKING ON GRASS	16 Chelmsford Road	DEBRIS VISIBLE FROM ROAD	23 Merrigan Place	MALBOX MAINTENANCE	36 Giverny Circle	DRIVEWAY MAINTENANCE
7 Tipperary Drive	BOAT VISIBLE FROM ROAD	16 Donovan Drive	UNAUTHORIZED SIGN IN YARD	23 Merrigan Place	YARD MAINTENANCE	36 Springfield Drive	UNAUTHORIZED TEMPORARY STRUCTURE
7 Tipperary Drive	DEBRIS VISIBLE FROM ROAD	16 Dunanan Drive	TRAILER/RV/OTHER IN SIGHT	23 Merrigan Place	MALBOX MAINTENANCE	36 Welwyn Way	DEBRIS VISIBLE FROM ROAD
7 Tipperary Drive	DEBRIS VISIBLE FROM ROAD	16 Storrington Drive	TRAILER/RV/OTHER IN SIGHT	23 Merrigan Place	MALBOX MAINTENANCE	37 Barman Court	DEBRIS VISIBLE FROM ROAD
8 Galway Drive	SIDING MAINTENANCE	16 Storrington Drive	DEBRIS VISIBLE FROM ROAD	23 Merrigan Place	MALBOX MAINTENANCE	37 Barman Court	DEBRIS VISIBLE FROM ROAD
8 Galway Drive	SIDING MAINTENANCE	17 Shannon Lakes North	PARKING ON GRASS	23 Merrigan Place	MALBOX MAINTENANCE	37 Stowe Trace	DEBRIS VISIBLE FROM ROAD
10 Lifford Circle	YARD MAINTENANCE	17 Shannon Lakes North	ROOF MAINTENANCE	23 Merrigan Place	YARD MAINTENANCE	38 Whittington Drive	YARD MAINTENANCE
10 Lifford Circle	YARD MAINTENANCE	17 Tallow Point Road	FENCE MAINTENANCE	23 Merrigan Place	MALBOX MAINTENANCE	38 Whittington Drive	YARD MAINTENANCE
11 Ardara Drive	DEBRIS VISIBLE FROM ROAD	17 Tallow Point Road	BOAT VISIBLE FROM ROAD	23 Merrigan Place	MALBOX MAINTENANCE	38 Whittington Drive	UNAPPROVED EXTERIOR MODIFICATION
11 Arklow Drive	YARD MAINTENANCE	18 Bay Shore Circle	YARD MAINTENANCE	23 Merrigan Place	MALBOX MAINTENANCE	38 Whittington Drive	YARD MAINTENANCE
11 Arklow Drive	YARD MAINTENANCE	18 Bay Shore Circle	YARD MAINTENANCE	23 Merrigan Place	MALBOX MAINTENANCE	39 Welwyn Way	YARD MAINTENANCE
11 Arklow Drive	YARD MAINTENANCE	18 Bay Shore Drive	YARD MAINTENANCE	23 Merrigan Place	MALBOX MAINTENANCE	39 Welwyn Way	DEBRIS VISIBLE FROM ROAD
11 Arklow Drive	UNAPPROVED EXTERIOR MODIFICATION	18 Bay Shore Drive	DEBRIS VISIBLE FROM ROAD	23 Merrigan Place	MALBOX MAINTENANCE	39 Welwyn Way	DEBRIS VISIBLE FROM ROAD
11 Arklow Drive	FENCE MAINTENANCE	18 Bay Shore Drive	DEBRIS VISIBLE FROM ROAD	26 Waterford Drive	DEBRIS VISIBLE FROM ROAD	42 Aqua Ridge Way	UNAPPROVED EXTERIOR MODIFICATION
11 Arklow Drive	YARD MAINTENANCE	18 Tree Harbour Way	UNAUTHORIZED SIGN IN YARD	26 Waterford Drive	DEBRIS VISIBLE FROM ROAD	42 Aqua Ridge Way	UNAPPROVED EXTERIOR MODIFICATION
11 Bundoran Way	YARD MAINTENANCE	19 Kilkierane Drive	DEBRIS VISIBLE FROM ROAD	28 Corbin Court	UNAUTHORIZED SIGN IN YARD	51 Shamrock St. East	UNAPPROVED EXTERIOR MODIFICATION
11 Delvin Drive	DEBRIS VISIBLE FROM ROAD	19 Kilkierane Drive	UNAUTHORIZED SIGN IN YARD	28 Harwick Circle	SIDING MAINTENANCE	51 Shamrock St. East	UNAUTHORIZED TEMPORARY STRUCTURE
11 Delvin Drive	SIDING MAINTENANCE	20 Donovan Drive	DEBRIS VISIBLE FROM ROAD	28 Nantuckett Lane	PARKING ON GRASS	51 Shamrock St. East	DEBRIS VISIBLE FROM ROAD
11 Delvin Drive	TRAILER/RV/OTHER IN SIGHT	20 Donovan Drive	YARD MAINTENANCE	28 Nantuckett Lane	FENCE MAINTENANCE	51 Shamrock St. East	DEBRIS VISIBLE FROM ROAD
11 Killias Way	UNAUTHORIZED SIGN IN YARD	20 Donovan Drive	YARD MAINTENANCE	28 Sainwood Circle	UNAPPROVED EXTERIOR MODIFICATION	51 Shamrock St. East	UNAPPROVED EXTERIOR MODIFICATION
11 Tralee Road	YARD MAINTENANCE	20 Donovan Drive	UNAUTHORIZED SIGN IN YARD	28 Sainwood Circle	UNAUTHORIZED SIGN IN YARD	51 Shamrock St. North	BOAT VISIBLE FROM ROAD
11 Tralee Road	UNAUTHORIZED SIGN IN YARD	21 Foley Drive	UNAUTHORIZED SIGN IN YARD	28 Sainwood Circle	UNAUTHORIZED SIGN IN YARD	51 Shamrock St. North	TRAILER/RV/OTHER IN SIGHT
11 Tralee Road	YARD MAINTENANCE	21 Mahoney Drive	DEBRIS VISIBLE FROM ROAD	28 Sierra Court	SIDING MAINTENANCE	51 Shamrock St. North	BOAT VISIBLE FROM ROAD

145 Violations issued in July 2025

Violations Report for August 2025

UNIT STREET	VIOLATION	UNIT STREET	VIOLATION	UNIT STREET	VIOLATION	UNIT STREET	VIOLATION
3 Foley Drive	UNAPPROVED TEMPORARY STRUCTURE	7 Londerry Drive	ROOF MAINTENANCE	12 Seasmont Drive	UNAUTHORIZED SIGN IN YARD	28 Harwick Circle	UNAPPROVED EXTERIOR MODIFICATION
3 Limerick Drive	UNAUTHORIZED SIGN IN YARD	7 Tipperary Drive	TRAILER/RV/OTHER IN SIGHT	15 Dunleer Court	UNAPPROVED EXTERIOR MODIFICATION	28 Kinsial Drive	UNAPPROVED EXTERIOR MODIFICATION
3 Limerick Drive	YARD MAINTENANCE	7 Tipperary Drive	DEBRIS VISIBLE FROM ROAD	15 Edenderry Drive	UNAPPROVED COMMERCIAL LAND USE	28 Nantuckett Lane	SIDING MAINTENANCE
3 Limerick Drive	UNAPPROVED VEHICLE IN SIGHT	7 Tipperary Drive	PARKING ON GRASS	15 Edenderry Drive	UNAPPROVED TEMPORARY STRUCTURE	28 Nantuckett Lane	FENCE MAINTENANCE
3 Limerick Drive	UNAPPROVED EXTERIOR MODIFICATION	7 Tipperary Drive	UNAPPROVED EXTERIOR MODIFICATION	16 Chelmsford Road	UNAUTHORIZED SIGN IN YARD	32 Fitzpatrick Drive	UNAPPROVED EXTERIOR MODIFICATION
3 Limerick Drive	TRAILER/RV/OTHER IN SIGHT	7 Tipperary Drive	UNAUTHORIZED SIGN IN YARD	16 Chelmsford Road	DEBRIS VISIBLE FROM ROAD	37 Whittington Drive	TRAILER/RV/OTHER IN SIGHT
3 Limerick Drive	FENCE MAINTENANCE	10 Longford Drive	UNAUTHORIZED SIGN IN YARD	16 Chelmsford Road	DEBRIS VISIBLE FROM ROAD	37 Whittington Drive	UNAUTHORIZED SIGN IN YARD
3 Limerick Drive	SIDING MAINTENANCE	11 Delvin Drive	TRAILER/RV/OTHER IN SIGHT	17 Shannon Lakes No	UNAUTHORIZED SIGN IN YARD	38 Gardenway Way	DEBRIS VISIBLE FROM ROAD
3 Limerick Drive	UNAUTHORIZED SIGN IN YARD	11 Delvin Drive	YARD MAINTENANCE	17 Shannon Lakes No	UNAUTHORIZED TEMPORARY STRUCTURE	41 O'Brien Drive	TRAILER/RV/OTHER IN SIGHT
3 Tullamore Lane	DEBRIS VISIBLE FROM ROAD	11 Delvin Drive	UNAPPROVED TEMPORARY STRUCTURE	17 Tallow Point Road	UNAUTHORIZED TEMPORARY STRUCTURE	42 Cameron Chase Drive	YARD MAINTENANCE
3 Tullamore Lane	UNAUTHORIZED SIGN IN YARD	11 Roscommon Drive	DEBRIS VISIBLE FROM ROAD	17 Tallow Point Road	UNAUTHORIZED TEMPORARY STRUCTURE	42 Frog Leap Way	UNAUTHORIZED SIGN IN YARD
6 Donegal Drive	TRAILER/RV/OTHER IN SIGHT	11 Tralee Road	PARKING ON GRASS	18 Bay Shore Circle	UNAPPROVED EXTERIOR MODIFICATION	51 McLaughlin Drive	UNAPPROVED COMMERCIAL LAND USE
6 Donegal Drive	PARKING ON GRASS	11 Tralee Road	UNAPPROVED EXTERIOR MODIFICATION	18 Bay Shore Circle	YARD MAINTENANCE	51 McLaughlin Drive	UNAUTHORIZED SIGN IN YARD
7 Corrib Drive	SIDING MAINTENANCE	11 Tralee Road	DEBRIS VISIBLE FROM ROAD	20 Donovan Drive	SIDING MAINTENANCE	51 Rosassa Drive	SIDING MAINTENANCE
7 Corrib Drive	DEBRIS VISIBLE FROM ROAD	11 Waterford Drive	UNAPPROVED VEHICLE IN SIGHT	22 Foanry Drive	UNAUTHORIZED SIGN IN YARD	51 Shamrock St. East	DEBRIS VISIBLE FROM ROAD
7 Corrib Drive	SIDING MAINTENANCE	11 Waterford Drive	UNAUTHORIZED COMMERCIAL LAND USE			51 Shamrock St. North	UNAUTHORIZED SIGN IN YARD
						51 Shamrock St. North	ROOF MAINTENANCE

74 Violations issued during August 2025

Violations Report for September 2025

UNIT STREET	VIOLATION	UNIT STREET	VIOLATION	UNIT STREET	VIOLATION	UNIT STREET	VIOLATION
3 Limerick Drive	UNAUTHORIZED SIGN IN YARD	7 Tipperary Drive	TRAILER/RV/OTHER IN SIGHT	11 Tony Sound Lane	DEBRIS VISIBLE FROM ROAD	21 Foley Drive	UNAUTHORIZED TEMPORARY STRUCTURE
3 Londerry Drive	TRAILER/RV/OTHER IN SIGHT	8 Fermanagh Drive	DEBRIS VISIBLE FROM ROAD	12 Inishear Drive	UNAUTHORIZED SIGN IN YARD	21 Foley Drive	UNAUTHORIZED SIGN IN YARD
3 Londerry Drive	TRAILER/RV/OTHER IN SIGHT	8 Fermanagh Drive	UNAUTHORIZED TEMPORARY STRUCTURE	12 Inishear Drive	UNAUTHORIZED SIGN IN YARD	21 Foley Drive	UNAUTHORIZED SIGN IN YARD
3 Meath Drive	UNAUTHORIZED SIGN IN YARD	9 Shamrock St. South	UNAPPROVED EXTERIOR MODIFICATION	14 Bantry Bay Drive	DEBRIS VISIBLE FROM ROAD	22 Foanry Drive	UNAUTHORIZED COMMERCIAL LAND USE
4 Killamey Drive East	BOAT VISIBLE FROM ROAD	9 Shamrock St. South	UNAPPROVED EXTERIOR MODIFICATION	14 Bantry Bay Drive	UNAPPROVED EXTERIOR MODIFICATION	31 Fitzpatrick Drive	UNAUTHORIZED SIGN IN YARD
4 Killamey Drive West	PARKING ON GRASS	10 Leane Drive	DEBRIS VISIBLE FROM ROAD	15 Brandon Hill Drive	DEBRIS VISIBLE FROM ROAD	31 Fitzpatrick Drive	UNAUTHORIZED SIGN IN YARD
4 Killamey Drive West	UNAUTHORIZED SIGN IN YARD	10 Leane Drive	UNAUTHORIZED SIGN IN YARD	15 Edenderry Drive	UNAUTHORIZED COMMERCIAL LAND USE	31 Fitzpatrick Drive	UNAUTHORIZED TEMPORARY STRUCTURE
4 Tullamore Lane	UNAUTHORIZED TEMPORARY STRUCTURE	10 Tralee Road	UNAPPROVED EXTERIOR MODIFICATION	16 Chelmsford Road	DEBRIS VISIBLE FROM ROAD	36 Gardenway Way	DEBRIS VISIBLE FROM ROAD
4 Tullamore Lane	DEBRIS VISIBLE FROM ROAD	10 Tralee Road	UNAPPROVED EXTERIOR MODIFICATION	16 Chelmsford Road	UNAUTHORIZED TEMPORARY STRUCTURE	37 Giverny Circle	UNAUTHORIZED SIGN IN YARD
4 Westford Drive	UNAUTHORIZED SIGN IN YARD	10 Tralee Road	UNAUTHORIZED SIGN IN YARD	16 Chelmsford Road	UNAPPROVED VEHICLE IN SIGHT	38 Shamrock St. West	UNAPPROVED EXTERIOR MODIFICATION
5 Raymond Diehl Road	UNAUTHORIZED SIGN IN YARD	10 Tralee Road	UNAUTHORIZED SIGN IN YARD	16 Cranleigh Drive	UNAPPROVED EXTERIOR MODIFICATION	38 Shamrock St. West	UNAPPROVED EXTERIOR MODIFICATION
6 Roscommon Drive	DEBRIS VISIBLE FROM ROAD	11 Ardara Drive	UNAPPROVED VEHICLE IN SIGHT	16 Cranleigh Drive	UNAPPROVED EXTERIOR MODIFICATION	38 Whittington Drive	UNAPPROVED EXTERIOR MODIFICATION
6 Roscommon Drive	UNAUTHORIZED SIGN IN YARD	11 Ardara Drive	UNAPPROVED VEHICLE IN SIGHT	17 Storrington Drive	UNAPPROVED EXTERIOR MODIFICATION	51 McLaughlin Drive	DEBRIS VISIBLE FROM ROAD
6 Roscommon Drive	DEBRIS VISIBLE FROM ROAD	11 Arklow Drive	UNAPPROVED VEHICLE IN SIGHT	17 Shannon Lakes No	UNAUTHORIZED SIGN IN YARD	51 Shamrock St. North	UNAPPROVED EXTERIOR MODIFICATION
6 Roscommon Drive	DEBRIS VISIBLE FROM ROAD	11 Arklow Drive	UNAPPROVED VEHICLE IN SIGHT	17 Shannon Lakes No	UNAUTHORIZED SIGN IN YARD	51 Shamrock St. North	UNAUTHORIZED SIGN IN YARD
7 Corrib Drive	SIDING MAINTENANCE	11 Delvin Drive	DEBRIS VISIBLE FROM ROAD	18 Bay Shore Circle	UNAUTHORIZED SIGN IN YARD	51 Shamrock St. North	DEBRIS VISIBLE FROM ROAD
7 Corrib Drive	DEBRIS VISIBLE FROM ROAD	11 Delvin Drive	UNAPPROVED VEHICLE IN SIGHT	18 Bay Shore Circle	UNAPPROVED EXTERIOR MODIFICATION		
7 Corrib Drive	DEBRIS VISIBLE FROM ROAD	11 Delvin Drive	UNAPPROVED VEHICLE IN SIGHT	18 Bay Shore Circle	UNAPPROVED EXTERIOR MODIFICATION		
7 Tipperary Drive	DEBRIS VISIBLE FROM ROAD	11 Tony Sound Lane	TRAILER/RV/OTHER IN SIGHT				

67 Violations issued during September 2025



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