



Leon County Government

INTEROFFICE MEMORANDUM

TO: Honorable Chairman and Board of County Commissioners

FROM: Chasity H. O'Steen, County Attorney *CHO*

DATE: March 13, 2026

SUBJECT: Response to Demand Letter Sent to Florida Sun Estates 2, LLC

As directed by the Board of County Commissioners (BOCC) at the meeting held on Tuesday, February 10, 2026, a demand letter was sent to Florida Sun Estates 2, LLC (FSE), on February 20, 2026. This letter served as a formal demand for repayment to Leon County, Florida, in the amount of \$33,000, representing County funds used to provide emergency services to the residents of the FSE due to the landlord's failure to provide a functioning water distribution system for an extended period.

On March 9, 2026, counsel for FSE provided a formal response, in which his client agreed to reimburse the County for expenses incurred. They have also agreed to provide rent abatement to all residents affected by the water service issues. Such abatement will cover the period of February 1–6, 2026, for all affected residents.

FSE maintains that water issues were fully resolved before Leon County emergency services arrived, and that they resulted from three different issues: (1) main water line breaks on the FSE side and other frozen lines affecting certain FSE residents; (2) City supply line outages; and (3) an FSE resident inadvertently closing a shut-off valve that affected more than just their own residence. While they have agreed to the reimbursement and rental abatement, they are not admitting to any liability or wrongdoing.

FSE has requested permission to reimburse the County for expenses incurred via a reasonable payment plan to avoid strain on FSE's cash flow. County staff will be coordinating with FSE representatives to develop the payment plan and any additional written documentation that may be required.

In addition, the FSE letter noted that three properties not owned by FSE are currently receiving water service through FSE's water lines rather than directly from the City of Tallahassee. Residents of at least two of these properties were impacted by the recent water service issues. FSE has requested the County's assistance in providing City water service directly to these properties.

If you have any questions concerning this matter, please contact the County Attorney's Office upon receipt of this Memorandum.

CHO/mrb

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Attachment: Foley & Lardner Letter dated March 9, 2026

Cc: Commission Aides
Vincent S. Long, County Administrator
Regina Glee
Mathieu Cavell
Kianna Gilley