

July 22, 2013

**Mr. Mo Madani**  
**Planning Manager Building Codes and Standards Office**  
**State of Florida, Department of Business and Professional Regulation**  
**1940 North Monroe Street Tallahassee, Florida 32399-2124**

**RE: DBPR 61G20-1.001, ID# 13191338**

Supplemental Update with public record EXHIBITS for the referenced Declaratory Statement Petition.

Building Official's Review of: Campus Block Apartments permitted as TBB130329, TBB130330, TBB130331, TBB130332, TBB130333, TBB130334, ISSUED BUILDING PERMITS AS THEY RELATE TO CAMPUS BLOCK FSU LLC PARCEL 21-35-22-000-0010 and 21-35-22-000-0020 (AKA; 1775 BELLE VUE WAY) AND;

*TSP110042, 1864 West Apartments (1864 Belle Vue Way)*

Mr. Madani,

Some new life safety issues in regards to the Building Officials' conduct have come to light in regards to the submitted Petition for Declaratory Statement. The life safety code issues and conduct of the Building Official as it relates to the Florida Building Code intent and enforcement will have an impact the petition review by the Commission.

Campus Block Apartments is a ten unit, three story, wood frame, multifamily student housing complex under construction on one single parcel in Tallahassee, Florida. The project was permitted as six separate single family and duplex residential units under *FBC R 2010*. The apartment units are nearing completion of construction with major outstanding material fire safety code violations still existing that the Building Official is apparently choosing to ignore. Certificate of occupancies have not been issued. These life safety code violations and the findings of DBPR Board of Architecture and Interior Design and the DPBR Division of Hotels and Restaurants must be considered with the submitted along with the Declaratory Statement Petition.

**BACKGROUND:**

November 2012, the Campus Block Apartments Engineer of Record (EOR) submitted a ten unit site plan with a five foot foundation separation between the building units. The

EOR chose the site lay out and as per *F.S. 471.0195*, and the EOR is required to have knowledge of the Florida Building Code requirements. The EOR affirmed in numerous public record documents that the units were three bedroom/three bath each and specifically referenced 1864 West (*COT TSP110042 site plan review*), as the specific model for which the Campus Block project design was based upon. 1864 West is a similar project built in the prior year and is owned by the same developer, a Florida registered real estate broker.

1864 West was permitted by the City of Tallahassee Building Inspection in 2011. *FBC Section 310 Occupancy*, classifies the eleven units on one single parcel as a *R-2 apartment*. Under the Building Official's responsibility, Building Inspection had allowed the 1864 West developer to choose their occupancy classification for the 1864 West permitting requirement review (EXHIBIT A). 1864 West appears to have been permitted in 2011 as three-bedroom/three-bath, residential three story units on a single parcel. No architect signed and sealed construction documents have been found in the file. 1864 West and Campus Block are commonly owned and share virtually identical floor plans, three bedrooms and a study hall with walk-in closet and full bathroom. 1864 West is not sprinklered, although apparently is required by *F.S. 553.895(2)* and does not appear to have the fire alarm system. 1864 West appears to have received certificates of occupancy from the Building Official for three bedroom units and now is 100% leased as four bedroom student housing complex with the developer documented as boasting that "*all 44 bedrooms (are) leased*" (EXHIBIT B). Serious law and code violations exist and an apparent pattern of the Building Official permitting apartment complexes as single family and duplex residential units.

1864 West is an apartment complex regulated by DBPR Hotel and Restaurants (EXHIBIT C ) and is classified as an apartment complex. Campus Block is pending competition and will be addressed by DBPR Hotels and Restaurants at that time.

### **CAMPUS BLOCK APARTMENTS and the BUILDING OFFICIAL's CONDUCT:**

March 1, 2013, Campus Block, a ten unit apartment complex with forty unrelated college student tenants is located on a single parcel and was permitted as single family and duplex three story units one year after the 1864 West Apartments were built by the same developer. Campus Block Apartments were allowed to be permitted under the *2010 Florida Building Code Residential (FBCR)* as six separate residential three bedroom/3 bathroom single family and duplex units although there are clearly more than three apartment units located on one single parcel ignoring *FBC 310 R-2 Occupancy* requirements (EXHIBIT D ). One parcel, no property lines separate the units. There are

six separate buildings with their foundations separated by five foot fire separation areas all located on one single lot or parcel. There are no zero lot line provisions allowed.

The Building Official allowed Campus Block Apartments to be permitted under *FBC Residential* AND by doing so, an architect is required under *F.S. 481*, to certify life safety code compliance was averted. The DBPR Board of Architecture and Interior Design reviewed the case and determined that due to the Building Official's deviation from *F.S. 481* requirements, they had no jurisdiction in this case (EXHIBIT E ).

Construction progressed and foundations between units were set at the EOR's specified five foot separations. The EOR is required through *F.S. 471.0185* to have direct knowledge of *FBC*.

December 19, 2012, the EOR stated in official public record responses as the owner's agent that fire sprinklers and fire alarm systems were not required as they were also not required for the 1864 West Apartments. Apparently, only through a series of public inquiry letters and emails questioning requirements of law have the required Campus Block Apartments fire sprinkler system and fire alarm system been installed.

The importance of the life safety of occupants and surrounding public must always be regarded by the Building Official with the utmost importance. Yet, Campus Block still remains to be not in compliance with all applicable mandatory minimum life safety codes. Through my April, May, June and July letters (EXHIBIT F ), the Building Official clearly has knowledge of the material code life safety violations.

The City Attorney's Office has stated that the "allegations" that have been raised are without merit, and "have been reviewed." Yet, licensed professionals that review and approved regulated permitted functions remain silent. The Building Official has not responded to any public inquiries, the assistant City Attorney has made professional comments for licensed professionals. Building permit material code violations that do not comply with required fire separation requirements or the required fire ratings still remain. The Building Official is knowingly allowing life safety risks to remain at risk.

The construction continued under issued three bedroom/three bathroom building permits. Walls were constructed, siding installed and the required fire rated wall assemblies between units were either never installed or never properly installed as required by Code. No exterior fire wall inspection approval sign offs were found in the public record files. June 12, 2013 the building permits were revised to four bedrooms.

Public inquiries' listing specific material fire separation code violations were cited and placed into Campus Block public record files June 3, June 13 and June 14, 2013.

June 24, 2013 the Contractor of Record for the above referenced permits has stated in a public record submittal that *"using FBC 2010 section R302 the buildings are less than 6 feet apart and therefore require one hour fire separation"*, and the accompanying request for approval from that contractor stated; *"R302 does not allow for openings when buildings are less than 6' apart"*. (EXHIBIT G).

The Contractor has requested that an exemption from fire safety requirements using a substitute alternative code, the *FBC 2010* be used to circumvent *FBC R302* life safety code requirements (EXHIBIT G). The contractor suggests the possibly to grant a variance to allow a fourth bedroom to the already *FBC R* permitted Campus Block documents. Changing to and complying with the *FBC 2010* code at this point would require an architect to sign and seal the construction documents for compliance with all life safety codes and laws, and using the *FBC* will require the strict adherence to *FBC Table 705.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE-SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION, Fire Separation Distance 0 to less than 3 feet, Degree of Opening Protection, Protected (P) Allowable Area*, where clearly any openings are distinctly, **Not Permitted**.

***FBC 705.8.1 Allowable area of openings. The maximum area of unprotected and protected openings in an exterior wall in any story of a building shall not exceed the percentages specified in Table 705.8., no exceptions.....Not Permitted.***

But, this contractor requested and received a deviation from *FBC Table 705.8* by proposing to use an *705.8.2 exception* that was created for allowable fire door and fire protective openings, not designed to serve for the operable means of egress for a fourth bedroom is applicable. ***FBC Table 705.8 clearly states, when a fire separation distance is less than three feet; no permitted openings whether sprinklered, non-sprinklered or protected are allowed. Where, "P" is defined by the code as; "Openings protected with an opening protected assembly in accordance with section 705.8.2"***. In accordance with *FBC Table 705.8*, with any fire separation distances less than three feet, protected openings are specifically **NOT PERMITTED**. **The requested 705.8.2 exception for creating a "protected" opening is NOT PERMITTED**, no egress window exceptions are allowed, the operable fourth bedroom secondary means of egress in the fire separation area is **NOT PERMITTED**.

The Contractor, in his June 24, 2013 request for any apparent exception to life safety requirements, further states; *"The exterior walls are constructed as one hour walls under assembly UL 305"*. Technically, *UL 305* does not exist, I believe that due to the submitted documents, the licensed contractor was referring to *Underwriters Laboratory UL U305* exterior bearing wall one hour fire separation assembly was used as a basis of design for the Campus Block exterior walls in the fire separation areas. This would be easy to confirm if the City did not "refuse to respond in writing". The one hour wood

framed bearing wall UL designated fire rating, U305, is only applicable if the Campus Block exterior walls were built in strict conformance as designed in *UL U305* assembly with no opening or penetrations. Only then will the assembly achieve the required one hour fire separation. The Campus Block units 2 and 3, 3 and 4, 7 and 8, and 8 and 9 all have electrical receptacles, switches, windows and other openings in the exterior wall in the fire separation areas between units as clearly exhibited in the Campus Block permitted public record drawings (EXHIBIT H). The exterior walls within the fire separation area between units 2 and 3, 3 and 4, 7 and 8, and 8 and 9 are not *UL U305* design compliant, and as built, appear not to meet any requirement to be classified as the required one hour fire rated assemblies.

In addition to the non-compliance with *FBC R 302.1*, there also remain the outstanding material code violations with regards to *FBC R 302.2.2* fire protection requirements for the soffits and roof adjacent to and in the Campus Block Fire Separation Areas. The soffits appear to remain vented and non-fire rated. The roofs are documented in the public record under individual Roofing Permits as *using a Tamko architectural shingle under Florida Product approval 1956 over 30 lb. felt underlayment over 1/2" OSB decking* (EXHIBIT I). The Campus Block roofs are not fire rated, *Public Record Roofing Permit TBR 131565* and all other Campus Block public record roof permits easily corroborate this fact. *R302.2.2* requires a minimum Class C roof and other fire protection requirements or requires a parapet separating the Campus Block units. The installed Campus Block roofs are listed a *Class A* rating and are not in compliance with code requirements.

Campus Block units in the fire separation areas appear to not have the life safety code required fire protection. Since this is a life safety issue, the occupants and surrounding public are needlessly being placed at risk. The Building Official has clearly appeared to have condoned the lack of required fire rating within the Campus Block fire separation areas between units with the issuance of deviation from the life safety requirements of the Code (EXHIBIT J).

The Building Official's exception is listed for only two walls, one wall on *TBB 130331* and one wall on *TBB 130333*, when eight fire rated wall assemblies are required (EXHIBIT J). Each side of the fire separation area and each unit in the fire separation areas must comply with *FBC R 302* or *FBC 705.8* requirements. The units are situated on one legally recorded lot, ALL eight walls must comply and be fire rated from both sides of the wall as per *FBC 705.5*. The Building Official is clearly aware of the fire rating requirements and has been reminded several times through public recorded inquiry letters. The Building Official has issued a deviation to a non-code compliant life safety exception letter for two of the eight required fire rated walls.

For the Contractor's fire separation attempt at compliance, apparently as directed by the Building Official in their referenced conversation, the Contractor has proposed the partial removal of windows in the exterior wall of units with the exception of the fourth bedroom secondary means of egress opening (EXHIBIT G). Why would he remove those windows if they were compliant? The contractor appears to be relying on the Building Official to relieve him of any liability resulting for the code violations. Lives will remain at risk. The Building Official has issued a deviation of life safety exception letter for the Contractor.

The required secondary means of egress bedroom windows also function as a room ventilation opening that must remain operable and can be left operable as the fourth bedroom ventilation window. The secondary means of egress window function opens is not self-closing and is clearly not a fire rated assembly. Also, any approved fire rated assembly will have a UL designation.

Another serious risk to the occupants' scenario to consider is that 199,990 BTUH gas fired non-vented water heaters are wall mounted on the first floor walls in the fire separation areas between units. With the fourth bedroom third floor window open by the bedroom occupant for ventilation, any running of any third floor bathroom 70-100 CFM exhaust fans will draw make-up air from the open bedroom window located in fire separation area drawing into the sleeping area carbon monoxide and other water heater fumes. The gas water heater is on-demand; any shower in any of the four bathrooms activates the unit. The use of any of the seven sinks hot water faucet in the unit activates the gas unit. The clothes washing machine, the dishwasher activate the gas water heater. The use of hot water in two adjacent units activates their gas fired water heater located in the same fire separation area. If that third floor bedroom is the only open window in the entire unit, most of the exhausted make up air, regardless of which exhaust fan is activated on any floor by being switched on, the make-up air will be drawn through that open fire separation area bedroom third floor window.

In the event of a required fire rescue from the third floor secondary means of egress bedroom window, how do you safely place a ladder in the four foot ten inch fire separation area? The location of this third floor secondary egress bedroom window requires first responders to climb over top of one or two 199,990 BTUH gas fueled water heaters located on the ground level wall under non-fire rated soffits and non-fire rated roofs between an improperly fire rated wall and an adjacent non-fire rated wall (EXHIBIT K). The first responders are needlessly being placed in harm's way due to the Building Officials' granted deviation exception to minimum fire rating requirements.

A secondary means of egress bedroom window or any other window are not permitted in the fire separation areas between the Campus Block units. As designed, laid-out, and constructed by the owner and his agents, the Campus Block Apartment units adjacent

to the fire separation areas between units cannot legally be permitted nor legally occupied as four bedroom units. The units were initially permitted as three bedroom units and the owner must submit an owner's signed and notarized affidavit of occupancy as three bedroom units.

Through public record letters dated June 3, 2013, June 13, 2013, June 14, 2013 and June 26, 2013, The Building Official has been made aware of the lack of fire protection between Campus Block units and was requested to reevaluate the apparent non-listed exception for required *FBC R302* fire ratings that he granted under a non-exception to another Code, the Florida Building Code 2010. The Building Official will not respond and the City Attorneys' Office finds that the lack of required fire protection "*has been deemed acceptable*". If that is true, has the Building Official has apparently misled the City Attorneys' Office? Yet again, "the City refuses to respond in writing." (EXHIBIT L).

June 26, 2013, the Building Official appears to have granted some kind of an exception of fire safety requirements of the Code as requested in an Alternative Materials, Design and Methods of Construction Request (EXHIBIT J ). The exception letter fails to state the codes being deviated from; fails to state the purpose of the deviation; fails to state how the design has been improved. The letter only references a June 24, 2013 letter and attachments from Mr. Kasper, the Contractor of record for Campus Block Apartments which may or may not remain attached in the same file. The issued deviation exception for deleting legally required life safety code compliance is extremely vague.

As per *FBC 104.11* requirements, the proposed alternative design must comply with the intent of the code and the design must be at least equivalent to that prescribed in the code in regards to fire resistance and safety. One hour fire rated assemblies within the fire separations between Campus Block units remains the minimum required standard. It appears that requirement is not being met, yet the Building Official appears to have chosen to waive the fire separation fire protection code requirements between the Campus Block units.

The listed Campus Block permits were issued under *Florida Building Code Residential 2010*. As per *FBC 105.4* Conditions of the Permit, the Building Official shall have the authority to correct errors in the plans and correct construction or violations of the code. The building permits remain an open public process in which affected parties can make public inquiries. Technically the permits still remain amendable.

July 15, 2013, The Building Official, apparently as directed by the City Attorneys' Office will not respond in writing and the City Attorneys' Office has stated that via email only via a third party that; *the material code violations raised have been deemed without*

*merit, and that; the latest revised building plans incorporate changes and addresses the concerns you have raised, (EXHIBIT M ).*

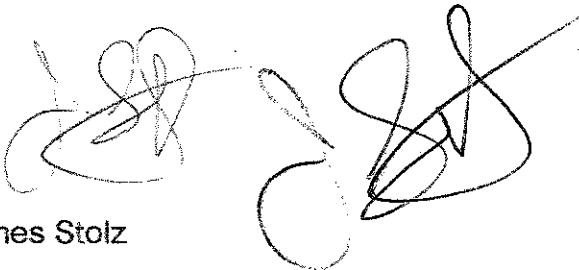
The required fire rated walls, soffits, roofs or parapets do not exist in the Fire Separation Areas between Campus Block Apartment Units. The requirement applies to all assemblies and all walls located in the fire separation areas. Lives will be placed at risk by the Campus Block material Code violations. The project was permitted under *FBC R 2010* and now an obscure deviation exception to the required fire rating assemblies has been granted under *FBC 2010* by the Building Official.

Failing to correct material code violations before any certificate of occupancy is issued for any Campus Block Units will result in material violations of law. The issuing of a certificate of occupancy without correcting the material code life safety violations will clearly be willful and negligent conduct on the part of the Building Official.

Lives will needlessly be placed at risk. I believe the Building Officials' actions to be neither in compliance with the spirit nor intent of the Florida Buildings Codes. Direction for the Florida Building Commission is warranted.

Thank you for your oversight and contribution for the public good.

Sincerely,



7.22.13

James Stolz

Affected party/complainant Petition for Declaratory Statement ID# 13191338

**The changing of the FBC definitions to include: *single family and duplex residential on a single parcel or lot* ; AND the, *three or more units on a single parcel or lot* ; could close the unintended loop hole now being exploited.**





**BUILDING INSPECTION**

Mailing: 500 South Adams St., B-28  
Tallahassee, Florida 32301



APPLICANT SERVICES  
850-891-7125  
FAX: 850-891-0948  
**BUILDING INSPECTION**  
850-891-7050  
FAX: 850-891-7099

Location: 435 N Macomb St.  
Tallahassee, FL 32301

**Type A Site Plan- Meeting on 11/17/11**

2) 1864 West (TSP110042) (21-34-51-000-1360) located on 0.94-acre at 1864 Belle Vue Way. The proposed project is the construction of 11 multi-family, 3 bedroom dwelling units. The property is zoned R-5 (Manufactured Home and Single-Family Detached).

PROJECT COORDINATOR: South Team (891-7100) Gordon Hansen – Senior Planner  
AGENT: Consolidated Design Professionals – 850-702-5268  
TIME: 9:15 a.m.

Building Inspection Division Comments – Bob Tredik 891-7071 bob.tredik@talgov.com

- 1) It is unclear whether this project is being constructed under the residential code as condo style townhouse buildings or under the commercial bldg code as apt bldgs. Please verify.
- 2) Under the FBC-B, all residential buildings are required to be sprinklered.
- 3) If reviewed under the residential code, each condo parcel must be given an address
- 4) Please schedule a meeting with this reviewer to further discuss the permitting of this project.

1864 West (TSP110042) (21-34-51-000-1360) located on 0.94-acre at 1864 Belle Vue Way. The proposed project is the construction of 11 multi-family, 3 bedroom dwelling units. The property is zoned R-5 (Manufactured Home and Single-Family Detached).

# 1864 West

850-224-7368  
 NOW LEASING  
 FOR  
 AUGUST 2012

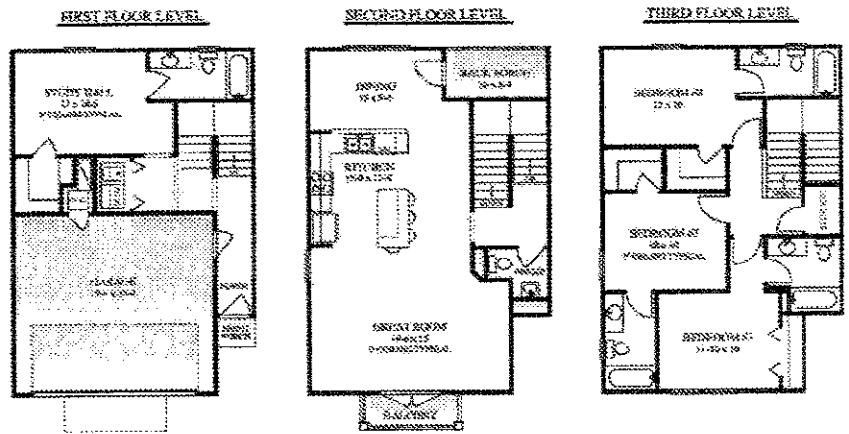
All 11 units leased.

We have a few bedrooms available for lease in select units.

## 4 BED/4.5 BATH TOWNHOMES

\*\* Lease Special: \$595 per bedroom for brand new construction close to campus. Contact Leparulo Properties for details.

- 4 BLOCKS WEST OF DDAK CAMPBELL
- 2 CAR GARAGE
- PRIVATE BALCONY & PORCH
- 9 FOOT CEILINGS
- PLENTY OF PARKING
- WALK TO SCHOOL
- LARGE UNITS OVER 2,000 SF
- 11 TOTAL UNITS, 44 BEDS
- SMALL SUBDIVISION FEE
- PLENTY OF EXTERIOR LIGHTING
- ALARM SYSTEMS
- WALK IN CLOSETS
- PET FRIENDLY



ALL OF FIRST FLOOR LEVEL  
 TRANSFER TO 2ND FLOOR LEVEL  
 761 SF CLOSET TO GARDEN LEVEL  
 2004 SF TOTAL CONDORNING SPACE  
 271 SF GARDEN  
 50 SF BALCONY  
 11 SF BATHWAY  
 12 SF FRONT PORCH



# LEPARULO

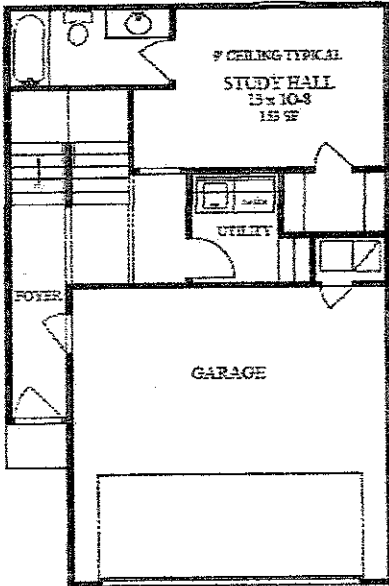
PROPERTIES + INVESTMENTS

808 W. ST. AUGUSTINE STREET  
 TALLAHASSEE, FL 32304

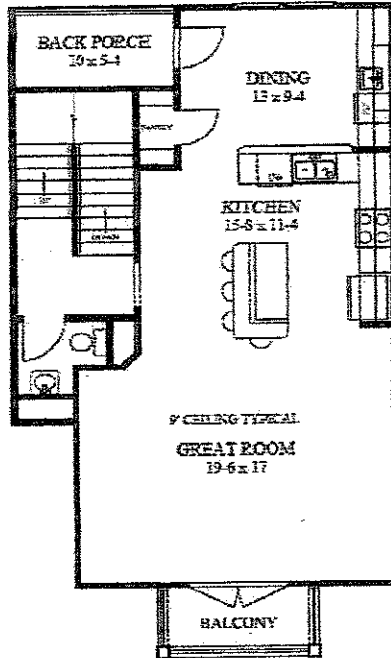
850.224.7368

[www.1864west.com](http://www.1864west.com)

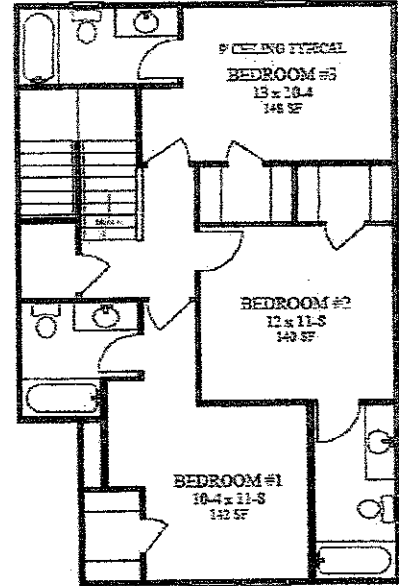
FIRST FLOOR LEVEL



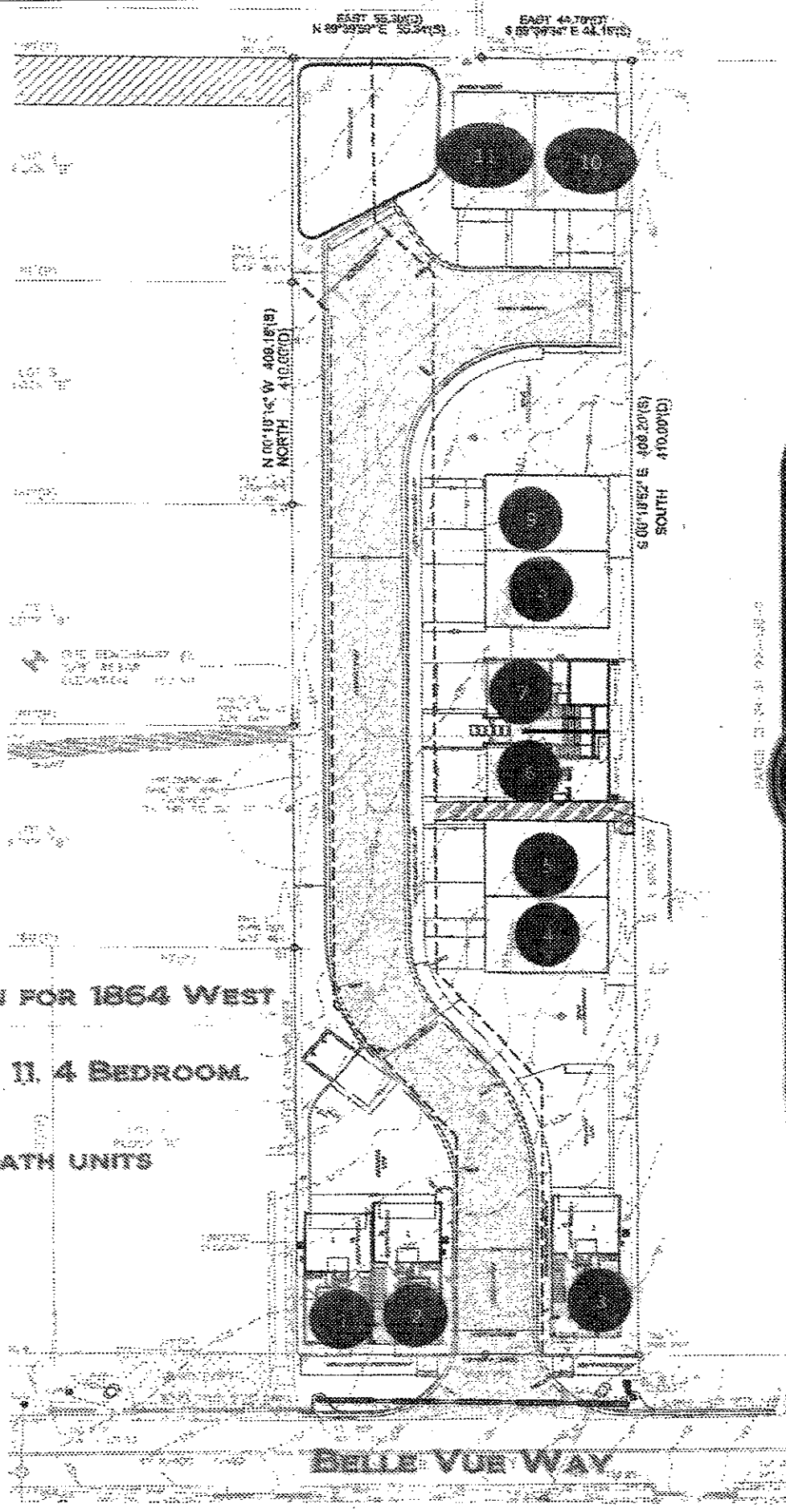
SECOND FLOOR LEVEL



THIRD FLOOR LEVEL



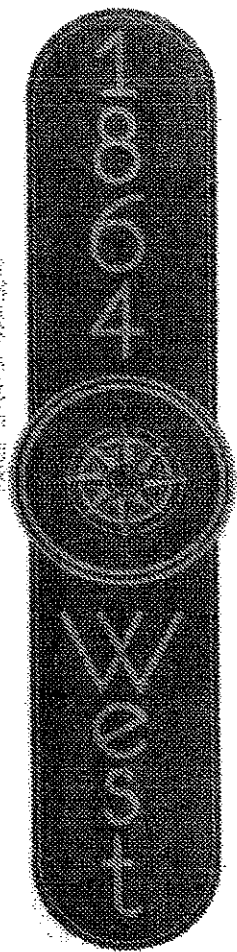
496 SF FIRST FLOOR LEVEL  
541 SF SECOND FLOOR LEVEL  
824 SF THIRD FLOOR LEVEL  
1161 SF TOTAL CONDITIONED SPACE  
489 SF GARAGE  
56 SF BACK PORCH  
47 SF BALCONY  
12 SF FRONT PORCH



**SITE PLAN FOR 1864 WEST**

**TOTAL OF 11, 4 BEDROOM.**

**4-1/2 BATH UNITS**



Webmail

jimstolz@centurylink.net

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**Complaint - Unlicensed Activity**

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**From :** DHR Inspections, Tier N  
<TierN.DHRInspections@myfloridalicense.com>

Tue, Jun 04, 2013 07:01 PM

**Subject :** Complaint - Unlicensed Activity

**To :** 'jimstolz@centurylink.net'  
<jimstolz@centurylink.net>

Good afternoon – your complaint regarding unlicensed apartments 1864 West and Campus Block FSU was forwarded to the Division of Hotels and Restaurants for review and response.

An inspection was conducted on June 3, 2013 with the following results:

- 1864 West is under a 60 day warning to obtain a non-transient apartment license for 11 units
- Campus Block FSU is under construction and will be monitored for license application when construction is completed and they begin renting the units

I hope this information is helpful to you.

Thank you – Rick Akin.

This page provides helpful information and examples about the types of services that must be performed by a DBPR-licensed individual or business

## WHAT SERVICES REQUIRE A STATE OF FLORIDA LICENSE?

### PUBLIC LODGING ESTABLISHMENTS

A public lodging establishment is any unit, group of units, dwelling, building or group of buildings within a single complex of buildings which is rented to guests or advertised as rented to guests as a transient or non-transient establishment.

A transient establishment is a public lodging establishment rented for less than 30 days or one month for transient occupancy with the intent that the guest's stay will be temporary. Examples of transient public lodging are hotels, motels, bed and breakfast inns, roominghouses, vacation condominiums, vacation houses, and apartments.

A non-transient establishment is a public lodging establishment rented for at least 30 days or one month for nontransient occupancy with the intent that the residence will be the guest's sole residence. Examples of non-transient public lodging establishments are apartments or roominghouses with more than four units.

These items are offered as examples of lodging that need a DBPR license and lodging that does not need a DBPR license. The list is not all inclusive. If you have specific questions, please contact the department at 850.487.1395 or review the rules for the business type at [www.myfloridalicense.com](http://www.myfloridalicense.com). You should also check with your county or city to learn whether or not a local business tax receipt is required. Please visit our [Unlicensed Activity](#) page to learn more about how you can help us combat Unlicensed Activity.

#### Needs a DBPR License

Hotel, motel, inn, bed and breakfast, or resort

Apartment building with 5 or more apartments advertised or rented for nontransient occupancy

Single apartment, townhouse, or apartment building advertised or rented for transient occupancy

Group of single family homes, duplexes, triplexes, or quadruplexes with 5 or more rental units on property owned or operated by a single entity and advertised or rented for nontransient occupancy

Single family house, condominium, timeshare, or a room in a single family house advertised or rented for transient occupancy

Condominium or timeshare building with 5 or more units owned or operated by a single entity and advertised or rented for nontransient occupancy

Advertising or renting a roominghouse or boardinghouse for transient or nontransient occupancy

#### Does not need a DBPR License

College dormitory, mobile home park, trailer park, RV park or health care facility

Apartment building with 4 or fewer apartments advertised or rented for nontransient occupancy

Subleasing your apartment or renting a room in your house for nontransient occupancy

Detention facility or court ordered recovery facility or half-way house

Single family house or single condominium in a building rented for nontransient occupancy or under a rent to own contract

Condominium rented as transient housing by a Condominium Association as defined in Chapter 718.103, F.S. if the Condominium Association does not own the unit

Providing no-cost shelter for homeless persons

EXHIBIT 'C'

3:46:23 PM 6/2/2013

**Additional Information****Project Summary Information**

Name: **1864 WEST CONDO** Project Number: **PR75763**  
 Street: **BELLE VUE WAY** Phone:  
 City: **TALLAHASSEE** E-mail:  
 State: **FL**  
 Zip: **32304**

Billing Year: **2013** Units Recorded : **6**  
 Billed: **\$24.00** Residential Units : **6**  
 Penalty: **\$0.00**  
 Paid: **\$24.00**

**Project Detail Information**

Transaction Described	Transaction Number	Developer	Status	Status Date	Units Recorded	Residential Units
Initial Filing	349552	1864 AT BELLEVUE LLC	Approved	09/05/2012	6	6

Examiner: Harris, Sherry Lee

1940 North Monroe Street, Tallahassee FL 32399 :: Email: Customer Contact Center :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. \*Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our Chapter 455 page to determine if you are affected by this change.





**CITY OF TALLAHASSEE  
GROWTH MANAGEMENT  
RECEIPT**

Reprint:

Set ID : LIYAH  
 RECEIPT NUMBER : R13001821  
 Host ID : AS

CUSTOMER : OLD FARM DEVELOPMENT, LLC

TRANSACTION DATE : 03/01/2013  
 TOTAL FEES : 9,023.96  
 TOTAL PAYMENT : 46,037.56  
 BALANCE : \$0.00

Transaction List:

Type	Method	Description	Amount
Payment	Check	1495	46,037.56

\*\*\*\*\* SET MEMBER \*\*\*\*\*

Set Member	Paid	Set Member	Paid
TBB130329	9,023.96	TBB130330	4,880.47
TBB130331	9,023.96	TBB130332	9,097.97
TBB130333	4,913.23	TBB130334	9,097.97

\*\*\*\*\* ACCOUNT ITEM SECTION \*\*\*\*\*

Item#	Description	Account Code	Tot Fee	Paid	Prev Pmts	Cur. Pmts
1010	BUILDING PERMIT	120-0-322001	5,418.67	5,418.67	480.00	4,938.67
1073	SEE INSPECTION	120-0-329200	1,039.72	1,039.72	.00	1,039.72
1090	A/P-STATE SURCH	120-0-202032	73.18	73.18	6.48	66.70
1095	A/P - BCAF FEE	120-0-202016	73.18	73.18	6.48	66.70
1096	TRAINING SURCHA	120-0-342501	15.00	15.00	.00	15.00
1099	STATE SURCHARGE	120-0-342501	16.21	16.21	1.44	14.77
2010	WATER TAPS	460-0-343312	6,500.00	6,500.00	.00	6,500.00
2030	WATER SYS INSID	463-0-363230	5,796.00	5,796.00	.00	5,796.00
2050	SEWER SYS INSID	503-0-363232	27,600.00	27,600.00	.00	27,600.00

Trust Account Balance: (if applicable)

(TYPICAL) 'D'

# CITY OF TALLAHASSEE

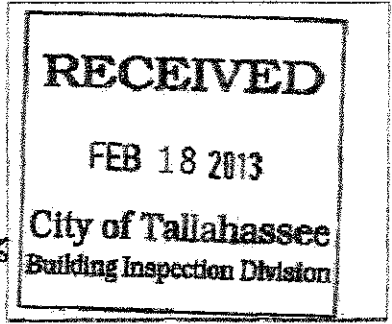
## COMBINATION RESIDENTIAL BUILDING, ENVIRONMENTAL, & DRIVEWAY CONNECTION PERMIT APPLICATION

HOLD C.O. by: \_\_\_\_\_

TBB #: 30332

\*\*\*APPLICANT NOTICE: CHECKLIST ON PAGE 2 OR 3 MUST BE COMPLETED OR ATTACH THE APPROPRIATE CHECKLIST IF PERMIT IS FOR POOL, POOL RELINER, OR RETAINING WALL

Location: 300 1775 Belle Vue Way Unit #6 and 7 Zip: 32304  
Street Number Street Name



Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Blk \_\_\_\_\_ Unit Phase \_\_\_\_\_

Parcel I.D. No. (Tax Folio No.): 21 - 30 - 000000 - 00010

Property Owner: 29 CAMPOS Block 504E Telephone #: 407-923-8466

Mailing Address: 2460 Forest Club Dr Orlando FL 32804

Contractor License No.: C6C1505282 Telephone #: 850 541-1892 Email: Poolcamp@comcast.net

Contractor & Firm Name: Old Farm Development LLC Fax #: 850 576-9177

Contractor Mailing Address: 80 Boy Jay St Tall. FL 32316

Architect/Engineer: TD Graham, DAS Designs Fax #: \_\_\_\_\_

A/E Mailing Address: 5752 Angell Ferrel Rd. Tall. FL 32308

Sediment & Erosion Contact Name: Steger Contracting DEP #: 11229 Telephone #: 850 544-2502

DESCRIPTION OF IMPROVEMENT	BUILDING CLASSIFICATION	TOTAL COST OF IMPROVEMENT:
01 <input checked="" type="checkbox"/> New	01 <input type="checkbox"/> One Family Detached	\$ <u>150,000.-</u>
02 <input type="checkbox"/> Addition	02 <input checked="" type="checkbox"/> Duplex	
03 <input type="checkbox"/> Alteration / Repair	12 <input type="checkbox"/> One Family Attached ( ___ # of attached units)	PRIVATE PROVIDER TO BE USED:
09 <input type="checkbox"/> Foundation Only	<input type="checkbox"/> Other _____	FL Statute 553.791 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10 <input type="checkbox"/> Pool / Pool Reliner		HAZARDOUS MATERIAL:
11 <input type="checkbox"/> Retaining Wall (separate permits required for Retaining Wall and Pool)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

THIS PERMIT IS FOR A NEW MASTER PLAN <input type="checkbox"/>	NUMBER of NEW DRIVEWAY CONNECTIONS: _____
THIS PERMIT HAS AN EXISTING MASTER PLAN <input checked="" type="checkbox"/>	WATER & SEWER ACCOUNT & TAPS (MUST be completed for NEW construction)
Permit #: _____	Use Master Utility Account number (1 bill for multiple addresses) <input type="checkbox"/>
Address: _____	OR Create A New Utility Account number (separate bill for each address) <input checked="" type="checkbox"/>
	Ship work orders at issuance of permit (water is needed within 2 weeks) <input checked="" type="checkbox"/>
	OR Delay shipping of work orders until: (provide date) _____

Scope of Work: Duplex

By signing below, the contractor acknowledges that products used in the construction of this building, requiring approval per FL Statutes 553.842 must have the required approval prior to installation in this building. Issuance of this building permit does not constitute approval of any product. Products that require approval per FS 553.842 are (1) panel walls, (2) exterior doors, (3) roofing products, (4) skylights, (5) windows, (6) shutters, (7) structural components, and (8) products comprising a building's envelope introduced as a result of new technology.

Contractor's Signature: [Signature] Print Name: Robert Fegan Date: 2-12-13

Growth Management Department | Building Inspection Division | Phone: (850) 891-7125 | Fax: (850) 891-0948  
Location: 435 N. Macomb Street, Tallahassee, FL 32301 | Mailing: 300 S. Adams Street, Box B-28, Tallahassee, FL 32301



EXHIBIT 'D'

# CITY OF TALLAHASSEE

## COMBINATION RESIDENTIAL BUILDING, ENVIRONMENTAL, & DRIVEWAY CONNECTION PERMIT APPLICATION

HOLD C.O. by: \_\_\_\_\_

TBB #: 130330

\*\*\*APPLICANT NOTICE: CHECKLIST ON PAGE 2 OR 3 MUST BE COMPLETED OR ATTACH THE APPROPRIATE CHECKLIST IF PERMIT IS FOR POOL, POOL RELINER, OR RETAINING WALL

Location: 300 Mayo St. Unit 3 Zip: 32304  
Street Number Street Name

Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Blk \_\_\_\_\_ Unit Phase \_\_\_\_\_

Parcel I.D. No. (Tax Folio No.): 21 - 35 - ~~22~~ - 000 - 0001-0

Property Owner: Campus Block FSU L.L.C. Telephone #: (407) 923-8366

Mailing Address: 2460 Forest Club Dr., Orlando, FL 32804

Contractor License No.: cgc 1505282 Telephone #: (850) 591-1897 Email: robkasper@comcast.net

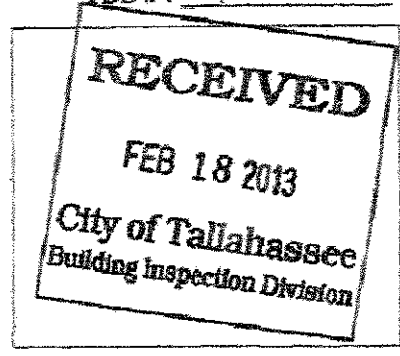
Contractor & Firm Name: Old Farm Development L.L.C. Fax #: (850) 576-9177

Contractor Mailing Address: po box 20438 Tallahassee, FL 32316

Architect/Engineer: Jd Graham, Oasis Designs Fax #: \_\_\_\_\_

A/E Mailing Address: 5992 Ansell Ferrel Rd. Tallahassee, FL 32308

Sediment & Erosion Contact Name: Steger Contracting DEP #: \_\_\_\_\_ Telephone #: (850) 544-2502



DESCRIPTION OF IMPROVEMENT	BUILDING CLASSIFICATION	TOTAL COST OF IMPROVEMENT:
01 <input checked="" type="checkbox"/> New	01 <input checked="" type="checkbox"/> One Family Detached	\$ <u>150000.00</u>
02 <input type="checkbox"/> Addition	02 <input checked="" type="checkbox"/> Duplex	
03 <input type="checkbox"/> Alteration / Repair	12 <input type="checkbox"/> One Family Attached ( # of attached units)	PRIVATE PROVIDER TO BE USED:
09 <input type="checkbox"/> Foundation Only	<input type="checkbox"/> Other _____	FL Statute 553.791 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10 <input type="checkbox"/> Pool / Pool Refiner		HAZARDOUS MATERIAL:
11 <input type="checkbox"/> Retaining Wall (separate permits required for Retaining Wall and Pool)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

THIS PERMIT IS FOR A NEW MASTER PLAN

THIS PERMIT HAS AN EXISTING MASTER PLAN

Permit #: \_\_\_\_\_

Address: \_\_\_\_\_

NUMBER of NEW DRIVEWAY CONNECTIONS: \_\_\_\_\_

WATER & SEWER ACCOUNT & TAPS (MUST be completed for NEW construction)

Use Master Utility Account number (1 bill for multiple addresses)

OR Create A New Utility Account number (separate bill for each address)

Ship work orders at issuance of permit (water is needed within 2 weeks)

OR Delay shipping of work orders until: (provide date) \_\_\_\_\_

Scope of Work: New Duplex Single Family Home

By signing below, the contractor acknowledges that products used in the construction of this building, requiring approval per FL Statutes 553.842 must have the required approval prior to installation in this building. Issuance of this building permit does not constitute approval of any product. Products that require approval per FS 553.842 are (1) panel walls, (2) exterior doors, (3) roofing products, (4) skylights, (5) windows, (6) shutters, (7) structural components, and (8) products comprising a building's envelope introduced as a result of new technology.

Contractor's Signature: [Signature] Print Name: Robert Kasper Date: 2-18-13



Growth Management Department | Building Inspection Division | Phone: (850) 891-7125 | Fax: (850) 891-0948  
Location: 435 N. Macomb Street, Tallahassee, FL 32301 | Mailing: 300 S. Adams Street, Box B-28, Tallahassee, FL 32301

DM

ACCREDITED

BI FORM AP-RESIDENTIAL\_BUILDING, 10/17/2012

PREVIOUS EDITIONS ARE OBSOLETE

1 of 4

**SMITH THOMPSON**  
**SHAW MINACCI & COLÓN, P.A.**  
 ATTORNEYS AT LAW

W. CRIT SMITH  
 SUSAN S. THOMPSON\*  
 FRANK S. SHAW, III  
 DAVID K. MINACCI\*  
 MARY W. COLÓN\*  
 SHAWN P. GOLETZ  
 ANDREW J. POWER

\*ALSO ADMITTED IN GEORGIA

June 5, 2013

Jeff Atwater  
 Florida State Fire Marshall and Chief Financial Officer  
 200 East Gaines Street  
 Tallahassee, FL 32399-0341

Re: Complaint Related to Fire Safety Issues at Campus Block FSU Project

Dear Mr. Atwater:

The Board of Architecture and Interior Design (Board) has contracted with the law firm of Smith, Thompson, Shaw, Minacci & Colón, P.A. to provide investigative and prosecutorial services. Enclosed please find a copy of documentation that was recently provided to us as a consumer complaint. After review by the Board's architectural consultant, Jerry L. Hicks, and discussion with the Board's prosecutor, David Minacci, it has been determined that due to the City of Tallahassee's classification of the project as residential townhomes (rather than apartments) and since townhomes do not require the involvement of a licensed architect for project design, the Board has no jurisdiction over this project or the parties involved.

We still have concerns that the actual use of the property as student apartment housing rather than townhomes presents multiple life safety issues that have not been addressed and the construction for which has not been included in the project. The documents included in the complaint clearly show that permitting of the project as townhomes is not consistent with the photographs and documentation related to the proposed use. These 10 units each have 4 bedrooms that will be leased to individual students resulting in there being 40 individual students living in these units with insufficient fire protection. Since these units are designated as residential townhomes, they are not required to have an automatic fire sprinkler system. Also, had this project been properly designated as apartments, a licensed architect would have been required for the production of the project design, which would have required the inclusion of life safety features such as sprinkler systems, comprehensive parking design, and all the necessary and required fire safety components.

It should be noted that both the City of Tallahassee and the engineer refer to this project as student apartments although the City chose to permit these units as townhomes. They are also being constructed on one common parcel of land.

We respectfully request your review of these documents and the project site to determine what measures are needed in order to implement the needed life safety plan which would be consistent with this type of development.

Sincerely,



Mary Helena (M.H.) Allen  
 Investigator, Board of Architecture & Interior Design  
 Enclosures

July 11, 2013  
Office of the City Attorney  
300 South Adams Street  
Tallahassee, Florida 32301

**ATTN:** Lewis E. Shelley, City Attorney; Linda R. Hudson, Deputy City Attorney; Rick Courtemanche, Assistant City Attorney; Hetal Desai, Assistant City Attorney; T. Bert Fletcher - Interim City Auditor; Beth Breier - Audit Manager; Matt Lutz, Treasure Clerks Office; Brian Berry PE; Jimmy Lee, PE; Glen Dodson BO; affected party's;

**RE: Campus Block TBB130329, TBB130330, TBB130331, TBB130332, TBB130333, TBB130334, TSP120026, TSP130008, TEM 130003, TPK130003, Sewer 13-006S, TBR131565, TBP PLUMBING PERMITS, AND OTHER ISSUED PERMITS AS THEY RELATE TO CAMPUS BLOCK FSU LLC PARCEL 21-35-22-000-0010 and 21-35-22-000-0020 (now called 1775 BELLE VUE WAY) AS A PUBLIC RECORD SUBMITTAL**

The City Attorney's Office, through Hetal Desai, has already been made aware of specific Campus Block material code violations on June 3, 2013. Material Code Violations still exist in the City permitting and allowed construction of the Campus Block Apartment Complex. The City Attorney's Office has failed to respond to June 3 letter listed material code violations and these material code violations continue.

Failing to properly enforce applicable fire codes or permit requirements within this state in which the certificate holder knows are applicable, is committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property. As such, *a lawyer shall not counsel a client or City employee to engage, or assist a client, in any conduct that the lawyer knows or reasonably should know is criminal or fraudulent.* The material code violations must be corrected.

Failing to correct material code violations before issuing a certificate of occupancy for any issued building permits for Campus Block will result in the City willingly and knowingly committing material violations of law. If left unresolved, the health and life safety material code violations will become material violations of law

Campus Block FSU is documented as an apartment complex regulated by the State DBPR Hotel and Restaurant Board. Campus Block is a ten unit apartment complex built on a single parcel and falls under the *Florida Building Code 2010 (FBC) Section 310, R-2 Occupancy classification more than two dwelling units where occupants are primarily permanent in nature, including apartments.*

Under *FBC* Campus Block must comply with *Florida Building Code Table 705.8. and other applicable codes*. Campus Block Apartments should have been required to use an architect to review life safety issues as defined by *F.S. 481*. The architect would have assumed the responsibility and the liability for the apartment complex to comply with applicable fire, life safety, parking, sewer, and all other applicable codes. The Building official did not require architect signed and sealed construction documents.

The EOR is required by *F.S. 471.0195* to have direct current knowledge of the Florida Building Code. The Engineer of Record (EOR) chose the Campus Block Site layout scheme with all setbacks and building layouts. The EOR chose five foot foundation separation between units with a submitted application for three bedrooms three baths. Campus Block is not a townhouse as defined by *FBC, F.S.481* or other Florida law. The property was not subdivided into individual lots. Zero lot lines parcels do not exist. The applicant has chosen to combine two lots into one lot with the execution of a Unity of Title instrument. The unity of title has been recorded with the Clerk of the Court. Campus Block is legally a single parcel with six separate buildings on one lot.

Campus Block Apartments redevelopment had proposed a redevelopment density for ten, three bedroom, three bath units on 0.59 acres. Density is a measure used to determine the impact that a redevelopment will have on the surrounding area and infrastructure and Zoning Codes exist to protect existing property owners from the impact of new development. Campus Block Apartments is zoning classified as university transition with an allowable maximum "density" of 50 units per acre. The density of Campus Block Apartments has been stated by the City as 16.95 units per acre.

There are misconceptions created by the City's choice of density measurement. The City's density "Unit" is classified as an individual dwelling unit and does not take into consideration the actual measure or legally recognized standard industry definition of density. The US Census Bureau and planning organizational standard use the number of occupants of each unit as the accurate measure of standard of density. Under the City's method of calculation a large misconception is created and the Public Good is ignored. For example, whether the City's measure unit is one bedroom, two bedroom, four bedroom, or ten bedroom, the City method of calculation density of the campus Block redevelopment 10 units will always remain 16.95 units per acre. Using the standard convention of measure for density used by the US Census bureau and standard planning organizational standard of measure of counting people not inanimate objects, the actual true impact of the Campus Block redevelopment removes two dwellings at a density of 11.9 occupants per acre and as currently designed Campus Block Apartments replaces those two units with 68.9 persons

per acre. That actual 68.9 persons per acre density figure is based just on non-transient residents and does not even consider their transient guests. The applicants' desire and the City's complacency to maximize the density of bedrooms impact of 68.9 persons per acre will cause damage and cause health and life safety issue burdens on the surrounding neighborhood, roadways, sewer, stormwater and other public infrastructures and will result in gross material code violations of laws.

Campus Block Apartments enjoyed benefits from their redevelopment layout. Unit sewer lines were combined together to create only two sewer taps depriving the City of eight required residential sewer tap fees required to fund the impact on the public infrastructure. The Mayo Street sewer line has never been calculated in accordance with *FBC Chapter Seven Sanitary Discharge* code required criteria and the actual Campus Block required signed and sealed water and sewer load calculations were never completed. Campus Block avoids the development expense of properly sized sewer lines and shifts the burden to the public taxpayer. The City sanctioned the sewer scheme. As designed, Campus Block sewer will back up into the existing lower residences on the east side of Mayo Street

The Campus Block stormwater system converts the public right of way land and public stormwater conveyance to their own use using that public right of way rather than using their Campus Block property. Their stormwater system calculation does not even include the entire uphill stormwater drainage basin and with the blatant elimination of the existing west side Mayo Street public right of way drainage swale, Campus block now alters the previous existing public conveyance stormwater water course onto other adjacent private properties. The new altered stormwater discharge flows are being documented. The City has sanctioned the Campus Block stormwater system design.

*Tallahassee Land Development Code 10-285* requires the developer to provide on street parking. Campus Block Apartments front three streets with 504 linear feet of road frontage, yet no on-street parking has been provided and the previous available on street parking has been completely eliminated. No deviance from code was requested, no variance was ever issued. Campus Block Apartments was allowed to provide just 19 surface parking spaces for forty individual non-related tenants. Staff even allowed tandem garage parking, which is prohibited by code for multifamily projects, without a variance or public hearing. No guest parking is provided, no handicap parking is provided, and a public or private parking lot does not exist in this area. The EOR goal was to apparently maximize the footprint of redevelopment to exceed what has previously been permitted and constructed the 1864 West Apartments.

The City of Tallahassee has sanctioned the EOR's five foot foundation separation between units as three bedroom three bath units under the TSP120026 DRC Site Plan Approval. Five foot foundation separation or two foot five inch *Fire Separation Distances* are acceptable if *FBC R306* is strictly adhered to and no openings are installed in the exterior walls between units and all three bedrooms have a secondary means of egress. The owner, a registered Florida Real Estate Broker, failed to submit the required signed and notarized owner's affidavit of occupancy at the time of the building permit issuance. The above referenced building permits are permitted as three bedroom three bath units.

The Tallahassee Building Official, in his official capacity, chose to sanction the permitting of Campus Block as six residential three bedroom three bath building permits and by doing so, the City assumed the responsibility for Campus Block life safety and code requirements. March 1, 2013, Campus Block units one through ten were officially permitted as six three bedroom three bath single family and duplex residential permits. This permit issuance action contradicts *FBC Section 310* but Campus Block Apartments have been permitted and Campus Block has been sanctioned by the Building Official.

The *Florida Residential Code* clearly states that a minimum of a three foot separation to the property line is required for a six foot separation between dwelling units, then if and only if the units were built on individual lots. These units are not townhouses, the parcel is not subdivided, zero lot line dwellings do not exist. As per the applicant's request, this parcel has a publicly recorded under a *unity of title* instrument and is legally recorded as a single lot with 10 multifamily apartment units.

Campus Block is constructed of light frame wood *type V, B* construction with non-fire rated wood roofs trusses and non-fire rated OSB decking, the roof is not a Class C rated architectural shingles, the vented one foot soffit roof projections are wood construction and not fire rated, non-vented exterior mounted gas fuel fired 199,000 BTUH water heaters exist in between units in the fire separation area, non-fire rated exterior wood wall assemblies have been constructed and other unprotected openings exist in the Campus Block Fire Separation Areas between units. Irrespective of which Code is applied, either the *FBC 2010* or the *FBC Residential 2010*, in both Codes, no allowable opening area in any degree of opening protection within these Fire Separation Areas is clearly and distinctly **NOT ALLOWED**.

**Regardless, as per proper applicable Code, whether the *Florida Building Code Table 705.8*, or for that matter, as per the City Building Official's choice to use *FBC Residential Code*, as per *Fire Section R302*, the *Maximum area of exterior wall openings based on code applied fire separation and degree of opening protection*, any distance of less than 3 feet separation, any allowable opening**



area in any degree of opening protection **is NOT PERMITTED**. No windows, no vents, no gas fuel water heaters, no miscellaneous openings are permitted.

As per specific Code, in regards to the fire separation areas between Campus Block units *FRC Residential Section R302 Fire Resistant Construction*;

*FBC R Table R302.1, Fire Resistance Rating Requirements for exterior bearing walls (without any openings), based on a fire separation distance of less than three feet require that the exterior wall shall have a one hour fire rating. The Campus Block exterior walls are less than three feet apart and are not fire rated.*

*FBC Table R302.6, The Campus Block Apartments exterior bearing walls in the Code defined fire separation areas are two foot five inch Fire Separation Distance and each units' garage exterior walls and windows in the Fire Separation Areas are not properly fire rated.*

*FBC R302.1.6 The Campus Block Apartments exterior bearing walls in the Code defined fire separation areas are two foot five inch Fire Separation Distance and each units' exterior walls soffit projections in the Fire Separation Areas are not fire rated.*

*FBC R302.2.2 The Campus Block Apartments exterior bearing walls in the Code defined fire separation areas are two foot five inch Fire Separation Distance and each units' non-rated roof assembly within four feet of the Fire Separation Areas are not properly fire rated.*

*FBC R302.2.2 The Campus Block Apartments exterior bearing walls in the Code defined fire separation areas are two foot five inch Fire Separation Distance and each units' has a non-rated roof assembly require that a thirty inch parapet be constructed on the exterior wall of each unit in the fire separation areas.*

The fire sprinklers and fire alarm systems were recently permitted and added for all ten units but, the residential building permits remain open as three bedrooms per unit and the four bedroom construction continues with the deleted bathroom being installed. Regardless, no openings are permitted in the Campus Block Fire Separation Areas.

On June 28, 2013, the owner submitted assigned and notarized owner's affidavit for a four bedroom four and one half bathroom ten single family and duplex units. No construction changes were made, no permits revised, the room that was labeled a study hall will become the fourth bedroom. As a bedroom, this space requires light, ventilation FBC R 303.1. and a secondary means of egress, a window. Due to their design, this window will have to open directly into the fire separation area and is not allowed by Code and therefore Campus Block as constructed cannot be legally occupied as ten

four bedroom units. Campus Block must remain three bedrooms and all existing fire separation area openings must be sealed.

The EOR has subsequently requested and received a modified site plan DRC approval, TSP130009, for ten-four bedroom units on a single lot. Secondary means of egress windows do exist in the FBC defined Fire Separation Areas distance between units. The EOR should have been aware of this FBC requirement as required by F.S. 471.0195. **Regardless, the *Maximum area of exterior wall openings based on fire separation and degree of opening protection*, any distance of less than 3 feet separation, any allowable opening area in any degree of opening protection is *NOT PERMITTED*.**

The redevelopment of Campus Block is now clearly well past the point of purely incidental conduct yet, the construction of Campus Block still continues at a rapid pace without proper building permits or a proper four bedroom Code review. As detailed in the June 3, 2013 letter to the City Attorney's Office Hetal Desai, to now disregard any Statute, Code or Permit requirement is, without doubt, willful conduct. As a City lawyers and trustees of the public good, *you must discuss the legal consequences of any proposed course of conduct and must counsel or assist to make a good faith effort to determine the validity, scope, meaning, or application of the law and to assist in bringing a project back in compliance with all applicable Codes, Statutes and Laws.* As Attorneys for the public good, nothing less can or should ever be accepted.

Avoidable serious Life Safety and Health issues do still remain at risk. The City has copiously and needlessly placed the public at risk. I believe and unequivocally expect that now through the Office of the City Attorney guidance, Campus Block FSU can be and will be brought into Code compliance before any Campus Block *Certificate of Occupancy* can be legally issued.

Code compliance requires leaving the issued building permits as three bedroom three baths, removing the third floor bathroom that has already been installed in violation of the specified building permit comments, sealing all the exterior wall openings within the fire separation areas, fire rate each exterior fire separation area walls, fire rate each vented soffit projection in the fire separation area providing for other means of attic ventilation, construct the required fire rated parapet walls on each exterior wall in the fire separation areas, relocate the gas fired water heaters out of the fire separation areas, calculate the full impact of the Campus Block sewer load with FBC compliant signed and sealed sewer load calculations, make modifications or add a new sewer line as necessary for the imposed sewer loads and have the owner submit a new signed and notarized owner's affidavit of occupancy based on a legal occupancy of three bedrooms per unit, capture the existing uphill stormwater discharge and channel the Mayo Street and Murat Street stormwater runoff into the public conveyance now claimed by Campus Block, AND verify that all modifications have been made certifying that Campus Block

Apartment Redevelopment is in compliance with all applicable codes and will do no harm or damage to the surrounding properties or the general public.

Again for the record, I do not object to the redevelopment of the area, I welcome a controlled change. Redevelopment revitalizes the area, increases property values and stimulates existing property owners to revitalize their properties. I welcome any redevelopment that complies with all applicable Codes, Laws and Ordinances and will do no harm or damage to persons or adjacent properties or to any others.

I am the adjacent property owner and affected party. Any attic fire in the adjacent thirty-six foot tall apartments could cause a collapse of burning debris on my occupied single level unit twenty two feet away without any advanced warning or link to the Campus Block Fire Alarm System. Campus Block FSU Redevelopment, an unrelated person student apartment complex on a single parcel in Tallahassee, Florida, is not exempt from the *Fire Separation Distance* openings protection and other requirements of the 2010 Florida Building Code or the 2010 FBC Residential Code. Sewerage could back up into my 305 residence causing irreversible damage and stormwater is being rerouted through my 305 property.

I object to the unnecessary placing of the general public and unsuspecting occupants at risk. I object to the special privileges offered to select developments in which that development benefits and the public is saddled with the burdens and consequences that follow. I object to staff, the stewards of public trust, willingly disregarding the public good and violating Florida Law. I object to the use of City planning formulas that do not measure the true impact of new development. I object to staff knowing and purposely deceiving the Public.

The City must share these same goals and objections. As the guardian of public interest, the City must consistently act reasonably and responsibly. Anything less is unacceptable.

Time is of the essence and your action is clearly required. With all that known and duly documented as public record, what is your and the Office of the City Attorney's plan of action to bring Campus Block into compliance with all applicable Codes, Law, Ordinances and State Statutory requirements before the issues become irreversibly classified as material violations?

Sincerely,

James Stolz

**Project:** Campus Block FSU ten Multifamily Apartments, Tallahassee, Florida  
 ([www.campusblockfsu.com](http://www.campusblockfsu.com)) on one single parcel permitted under *City of Tallahassee*  
**BUILDING PERMITS:** TBB 130330, TBB 130332 and TBB 130331, TBB 130329, TBB  
 130333, AND TBB 130334.

**Campus Block FSU Owner / Developer / Florida Real Estate Broker**  
 Patrick Chisholm, 2460 Forest Club Drive Orlando Florida 32804

**City of Tallahassee Building Official:**

Glen Dodson, 300 S Adams Street Tallahassee Florida 32301

**Office of the City Attorney,**

**Keeper of Public Record Exhibits for Material Code Violations for Campus  
 Block:**

Hetal Desai, Attorney, 300 S Adams Street Tallahassee Florida 32301

**Campus Block FSU Engineer of Record:**

Edward H Bass III, PE, Moore Bass Consulting Inc.  
 805 N Gadsden Street Tallahassee Florida 32303

**Florida Board of Professional Regulation, Architecture and Interior Design**

C/O Ms. MH Allen

Smith Thompson Shaw Minacci & Colon, PA

3520 Thomasville Road 4<sup>th</sup> Floor Tallahassee, Florida 32309

**Florida Board of Professional Regulation, Hotel and Restaurants**

C/O Rick Akin

1940 N Monroe Street Tallahassee, Florida

**Certificate of Delivery by hand on this \_\_\_\_\_ day of July 2103 to The Office of the  
 City Attorney, 300 S Adams Street Tallahassee, Florida 32301 as Public Record.**

**Respectfully submitted this date as a true and accurate copy by the affected  
 party;**

\_\_\_\_\_  
 James Stolz

4897 Quail Valley Road  
 Tallahassee, Florida 32309

\_\_\_\_\_  
 Date

jimstolz@centurylink.net Affected Party

Attachments: Copy of EOR Site Plan, Campus Block Issued Residential Permits  
issued as independent single family and duplex units

Appendix: Appendix of History and Background of the Question with City of  
Tallahassee Public Record Files attached as Exhibits

June 3, 2013 letter to Hetal Desai, Assistant City Attorney

**CITY OF TALLAHASSEE**

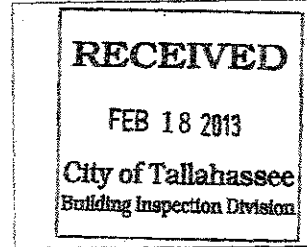
**COMBINATION RESIDENTIAL BUILDING, ENVIRONMENTAL, & DRIVEWAY CONNECTION PERMIT APPLICATION**

HOLD C.O. by: \_\_\_\_\_

TBB #: 130333

\*\*\*APPLICANT NOTICE: CHECKLIST ON PAGE 2 OR 3 MUST BE COMPLETED OR ATTACH THE APPROPRIATE CHECKLIST IF PERMIT IS FOR POOL, POOL RELINER, OR RETAINING WALL 1776 Belle View way

Location: 300 Mayo St Zip: 32304  
Street Number Street Name



Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Blk \_\_\_\_\_ Unit Phase \_\_\_\_\_

Parcel I.D. No. (Tax Folio No.): 21 -- 35 -- 22 - 000 - 0001-0

Property Owner: Campus Block FSU L.L.C. Telephone #: (407) 923-8366

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Architect/Engineer: Id Graham, Oasis Designs Fax #: \_\_\_\_\_

A/E Mailing Address: 5992 Ansell Ferrel Rd. Tallahassee, FL 32308

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02 <input type="checkbox"/> Addition	02 <input checked="" type="checkbox"/> Duplex	
03 <input type="checkbox"/> Alteration / Repair	12 <input type="checkbox"/> One Family Attached ( ___ # of attached units)	PRIVATE PROVIDER TO BE USED:
09 <input type="checkbox"/> Foundation Only	<input type="checkbox"/> Other _____	FL Statute 553.791 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10 <input type="checkbox"/> Pool / Pool Reliner		HAZARDOUS MATERIAL:
11 <input type="checkbox"/> Retaining Wall (separate permits required for Retaining Wall and Pool)		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

THIS PERMIT IS FOR A NEW MASTER PLAN

THIS PERMIT HAS AN EXISTING MASTER PLAN

Permit #: \_\_\_\_\_

Address: \_\_\_\_\_

**NUMBER of NEW DRIVEWAY CONNECTIONS:**

WATER & SEWER ACCOUNT & TAPS (MUST be completed for NEW construction)

Use Master Utility Account number (1 bill for multiple addresses)

OR Create A New Utility Account number (separate bill for each address)

Ship work orders at issuance of permit (water is needed within 2 weeks)

OR Delay shipping of work orders until: (provide date) \_\_\_\_\_

Scope of Work: SINGLE FAMILY

By signing below, the contractor acknowledges that products used in the construction of this building, requiring approval per FL Statutes 553.842 must have the required approval prior to installation in this building. Issuance of this building permit does not constitute approval of any product. Products that require approval per FS 553.842 are (1) panel walls, (2) exterior doors, (3) roofing products, (4) skylights, (5) windows, (6) shutters, (7) structural components, and (8) products comprising a building's envelope introduced as a result of new technology.

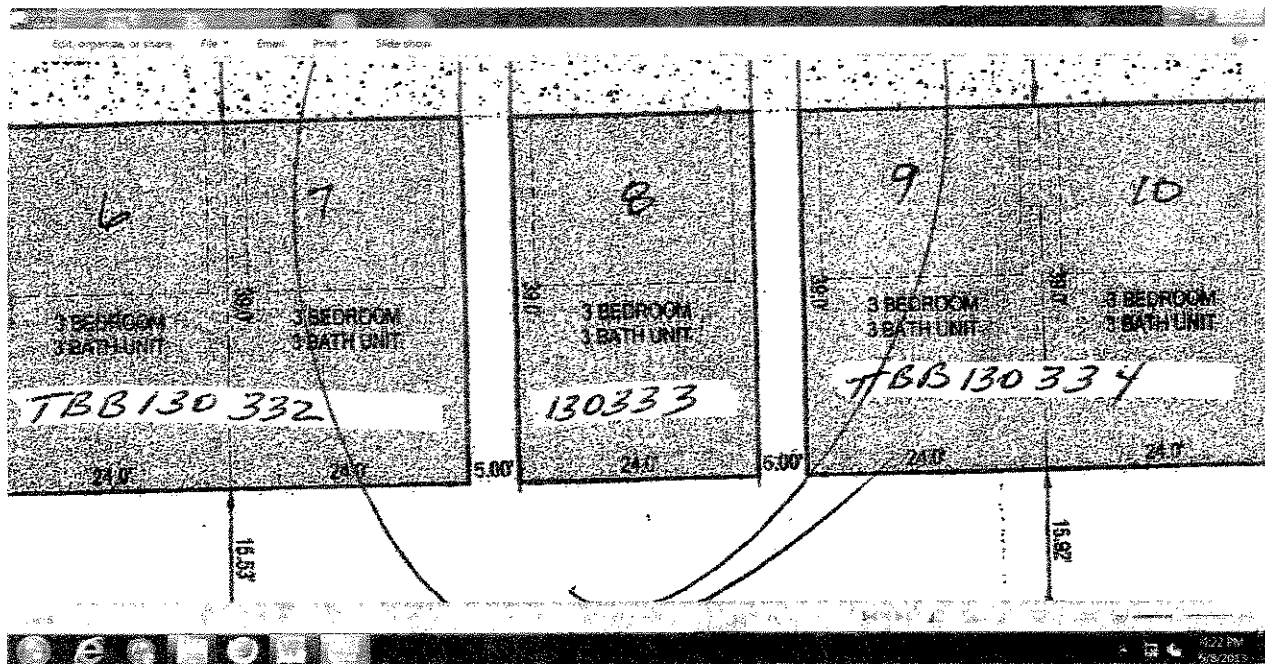
Contractor's Signature: [Signature] Print Name: Robert Kasper Date: \_\_\_\_\_



Growth Management Department | Building Inspection Division | Phone: (850) 891-7125 | Fax: (850) 891-0948  
 Location: 435 N. Macomb Street, Tallahassee, FL 32301 | Mailing: 300 S. Adams Street, Box B-28, Tallahassee, FL 32301

PREVIOUS EDITIONS ARE OBSOLETE

Source: COT Campus Block Apartments TBB130333 Residential Permit file permitted as single family not apartment.



Source: COT Campus Block permitted EOR site plan TSP120026 and TSP13009 with assigned Residential Building Permit Numbers apportioned to each unit.

Note: EOR specified five foot separation between foundations, add lap board siding and there is a four foot ten inch separation between walls. FBC defined Fire Separation Distance as one half of that distance between existing unit walls, calculated as two feet - five inches.

*FBC Table 705.8, the Maximum area of exterior wall openings based on fire separation and degree of opening protection, any distance of less than 3 feet separation, any allowable opening area in any degree of opening protection is NOT PERMITTED.*

*FBC Residential R302.6, the Maximum area of exterior wall openings based on fire separation and degree of opening protection, any distance of less than 3 feet separation, any allowable opening area in any degree of opening protection is NOT PERMITTED.*

Illegal secondary egress window exists on the third floor midway in the 39' unit length and is documented in Exhibit P, public record construction plans.

Permitted units remain three bedroom three bath.



OFFICE OF THE CITY ATTORNEY

July 15, 2013

Via Email Only—jimstolz@centurylink.net

James Stolz  
4897 Quail Valley Road  
Tallahassee FL 32309

Dear Mr. Stolz:

In response to your letter dated July 11, 2013, your previous allegations of code violations have been forwarded to the individual departments responsible for review and have been deemed without merit. The latest revised building plans incorporate changes and address the concerns you have raised. To my knowledge, none of the City staff has acted criminally or fraudulent, and I have not counseled them to act in any way except to comply with public records laws and the applicable Land Development and Building Codes.

Regarding your specific allegation relating to the Fire Code, the Campus Block permits and site plans have been thoroughly reviewed by the Tallahassee Fire Department and Growth Management; they have been deemed acceptable. In fact, the latest revised building plans comply with all Fire, Building and Land Use Development Codes. If you are interested in finding out why your allegations do not constitute violations, I again suggest you sit down with City staff.

Finally, the City Attorney's Office has responded to your June 3, 2013, allegations numerous times including June 3, 2013, June 13 and 14, 2013 and June 26 2013. You have refused to meet with staff so they can provide you with an explanation, and yet continue to make false accusations against me and City staff.

Thank you,

Hetal Desai,  
Assistant City Attorney

HHD:pgg



Old Farm Development LLC  
General Contractors  
Po Box 20438  
Tallahassee, FL 32316

RECEIVED

JUN 26 2013

City of Tallahassee  
Building Inspection Division

June 24, 2013

Glen Dodson  
Growth Management Department  
435 North Macomb St.  
Tallahassee, FL 32301-1019

Dear Mr. Dodson:

The purpose of this letter is to request an alternative method for the following approved building permits:

1. The following permits TBB 130331 and TBB130333 were reviewed using FRC 2010 section R302 the buildings are less than 6 feet apart and therefore require one hour fire separation.

I am proposing that the exterior walls of these two buildings incorporate the following changes to meet the one hour requirement and we look to code 705.8.2 FBC 2010 to allow for the exception.

1. The exterior walls are constructed as one hour walls under assembly UL 305
2. Where there are egress windows in the bedrooms, one in each building, we will install an automatic sprinkler head over the window. Currently there are automatic sprinklers throughout the units.

Please see the attached drawings which upon your approval can be incorporated into the final set of drawings at the building department should the exception be granted. It is my opinion that these changes meet the requirements of FBC 2010 section 705.8.2. Thanks again for meeting with me and look forward to a favorable determination.

Sincerely



Robert Kasper  
president  
Old Farm Development LLC

CITY OF TALLAHASSEE

REQUEST FOR APPROVAL

Section 104.11 FBC

TYPE OF REQUEST:			
<input type="checkbox"/> Alternative Materials	<input type="checkbox"/> Designs	<input type="checkbox"/> Methods	<input type="checkbox"/> Special Approval

ALL ITEMS TO BE FILLED IN COMPLETELY

Date of Request:	Project Name:
Permit #:	Address:

APPLICANT STATEMENT: STATE THE REQUIREMENTS OF THE CODE FROM WHICH A USE OF ALTERNATIVE MATERIALS AND METHODS IS SOUGHT.

Code: FRC 2010	Section: A302
Does not allow for openings when buildings are less than 6' Apart	

STATE THE PROPOSED ALTERNATIVE TO THE CODE THAT WILL PROVIDE EQUIVALENT PROTECTION TO THE PUBLIC:

To section 705.7 of FBC 2010 - which allows for exception where windows can be sprinklered to achieve allowed 1 hour Rating
---

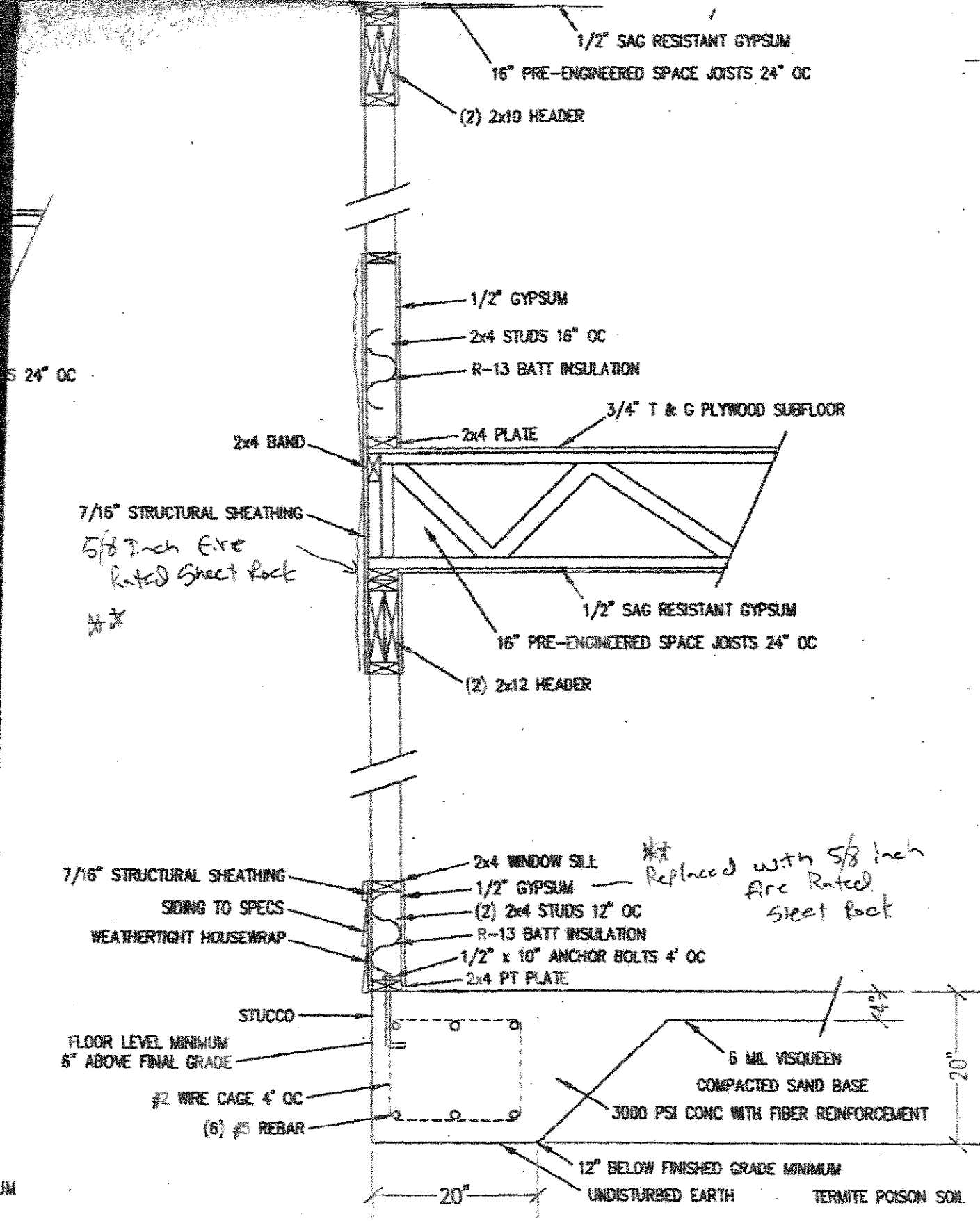
Applicant Signature:	<i>[Signature]</i>	850-591- Phone: 1297
Print Name:	Robert [unclear]	

NOTE TO APPLICANT

- Please substantiate claims for alternative systems in construction. You may provide testing documentation or proof in writing from an approved agency in support of claims when required by the Building Official.
- Any alternative material or method must be at least equal to and meet the intent of the standards for the corresponding use intended.
- Materials and assemblies shall be tested and certified in accordance with 104.11 FBC.
- Attach any test results received from a third party agency.

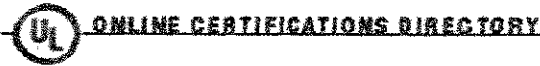
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> APPROVED WITH COMMENTS	<input type="checkbox"/> DENIED
--	---	---------------------------------

Building Official:	Date:
--------------------	-------



(A) TYPICAL WALL SECTION

DATE: 7-18-17



**Design No. U305  
BXUV.U305  
Fire Resistance Ratings - ANSI/UL 263**

Page Bottom

**Design/System/Construction/Assembly Usage Disclaimer**

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Listed or Classified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered as Classified, Listed, or Recognized.

**Fire-resistance Ratings - ANSI/UL 263**

See General Information for Fire-resistance Ratings - ANSI/UL 263

**Design No. U305**

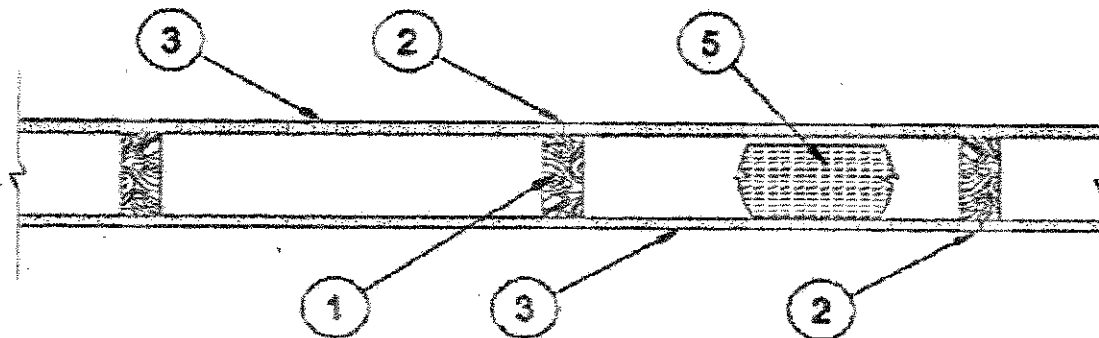
June 06, 2013

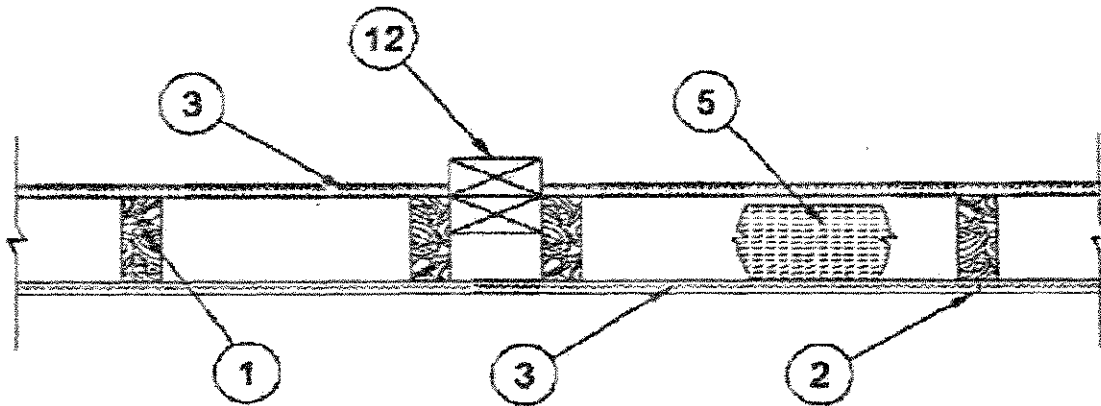
**Bearing Wall Rating -- 1 Hr**

**Finish Rating -- See Items 3, 3A, 3D, 3E, 3F, 3G, 3H, 3J and 3L**

**STC Rating - 56 (See Item 9)**

**Load Restricted for Canadian Applications -- See Guide BXUV2**





1. **Wood Studs** — Nom 2 by 4 in. spaced 16 in. OC max, effectively firestopped.

2. **Joints and Nail-Heads** — Joints covered with joint compound and paper tape. Joint compound and paper tape may be omitted when square edge boards are used. As an alternate, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard with the joints reinforced with paper tape. Nailheads exposed or covered with joint compound.

3. **Gypsum Board\*** — 5/8 in. thick paper or vinyl surfaced, with beveled, square, or tapered edges, applied either horizontally or vertically. Gypsum panels nailed 7 in. OC with 6d cement coated nails 1-7/8 in. long, 0.0915 in. shank diam and 15/64 in. diam heads. When used in widths other than 48 in., gypsum panels are to be installed horizontally. For an alternate method of attachment of gypsum panels, refer to Item 6, 6A or 6B, **Steel Framing Members\***.

When Item 6, 6B, or 6C **Steel Framing Members\***, are used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.

When Item 6A, **Steel Framing Members\***, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers. One layer of gypsum board attached to opposite side of wood stud without furring channels as described in Item 3.

When Item 7, resilient channels are used, 5/8 in. thick, 4 ft wide gypsum panels applied vertically. Screw attached furring channels with 1 in. long, self-drilling, self-tapping Type S or S-12 steel screws spaced 8 in. OC, vertical joints located midway between studs.

**ACADIA DRYWALL SUPPLIES LTD** — Type X (finish rating 22 min)

**AMERICAN GYPSUM CO** — Types AGX-1 (finish rating 23 min.), M-Glass (finish rating 23 min.), Type AGX-11 (finish rating 26 min), Type LightRoc (finish rating 22 min) or Type AG-C

**BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO** — Type DBX-1 (finish rating 24 min).

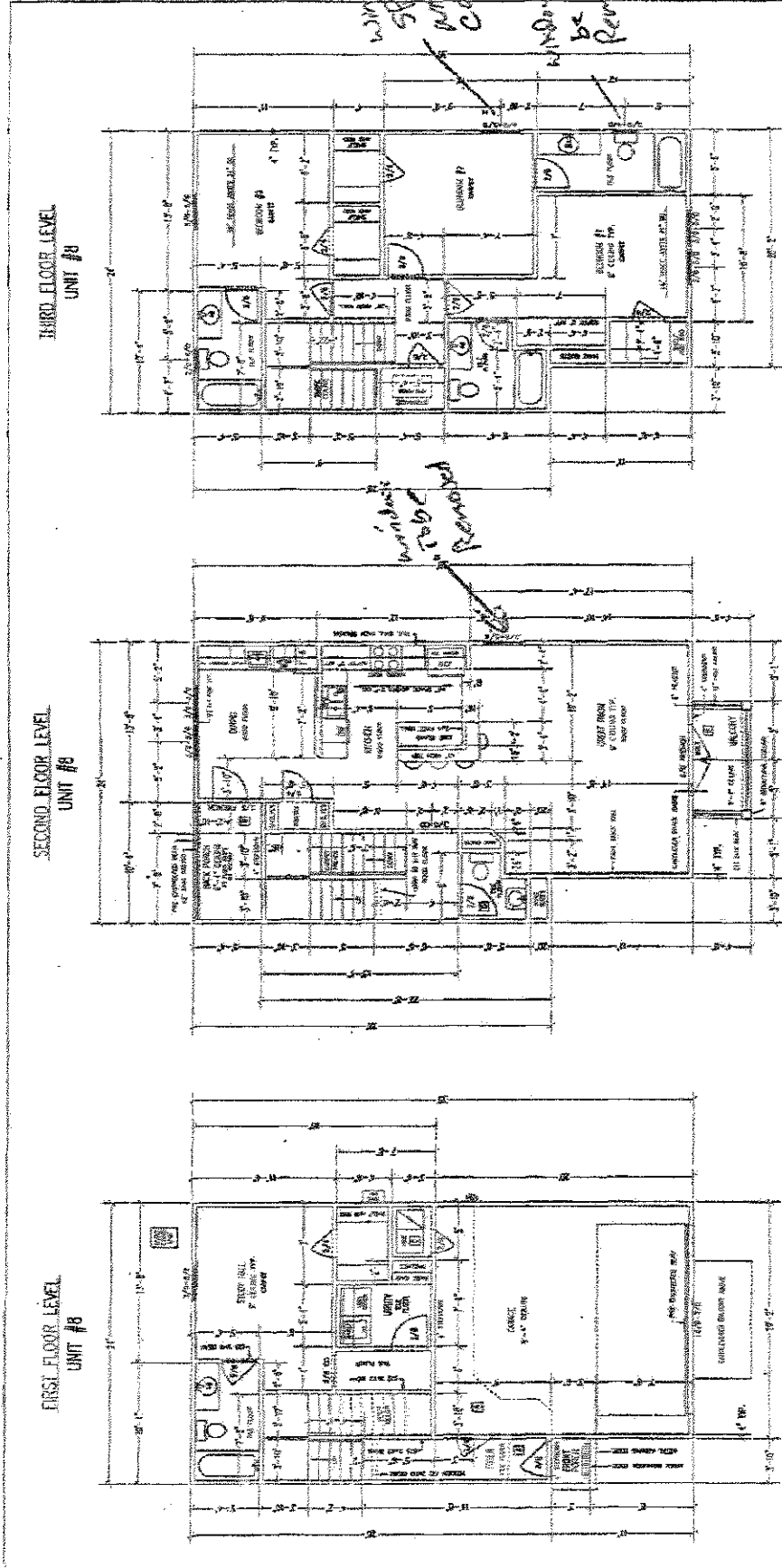
**CERTAINTED GYPSUM INC** — Type 1, Type SF3 (finish rating 20 min) or FRPC, Type C or Type X (finish rating 26 min), Type EGRG or GlasRoc (finish rating 23 min)

**CERTAINTED GYPSUM CANADA INC** — Type C, Type X or Type Abuse-Resistant (finish rating 26 min)

**GGC INC** — Type AR (finish rating 24 min), Type C (finish rating 24 min), Type IP-AR (finish rating 24 min), Type IPC-AR (finish rating 24 min), Type IP-X1 (finish rating 24 min), Type IP-X2 (finish rating 24 min), Type SCX (finish rating 24 min), Type SPX (finish rating 24 min), Type ULX (finish rating 22 min), Type WRC (finish rating 24 min), Type WRX (finish rating 24 min).

**GEORGIA-PACIFIC GYPSUM L L C** — Type 5 (finish rating 26 min), Type 6 (finish rating 23 min), Type 9 (finish rating 26 min), Type C (finish rating 26 min), Type DGG (finish rating 20 min), Type GPFS1 (finish rating 20 min), Type GPFS2 (finish rating 20 min), Type GPFS6 (finish rating 26 min), Type DS, Type DAP, Type DD (finish rating 20 min), Type DA, Type DAPC, Type LS (finish rating 23 min).

**LAFARGE NORTH AMERICA INC** — Type LGFC2 (finish rating 20 min), Type LGFC3 (finish rating 20 min), Type LGFC6 (finish rating 26 min), Type LGFC-C (finish rating 20 min), Type LGFC6A (finish rating 34 min), Type LGFC2A, Type LGFC-C/A, Type LGFC-WD, Type LGLLX (finish rating 21 min).



THIRD FLOOR LEVEL  
UNIT #8

SECOND FLOOR LEVEL  
UNIT #8

FIRST FLOOR LEVEL  
UNIT #8

ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

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498 SF FIRST FLOOR LEVEL
841 SF SECOND FLOOR LEVEL
824 SF THIRD FLOOR LEVEL
2161 SF TOTAL CONDITIONED SPACE
480 SF GARAGE
56 SF BACK PORCH
47 SF BALCONY
12 SF FRONT PORCH

ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

**Oasis Designs**  
 5924 Ashford Forest Rd  
 Tallahassee, FL 32309  
 (904) 668-3111  
 OasisDesigns.com

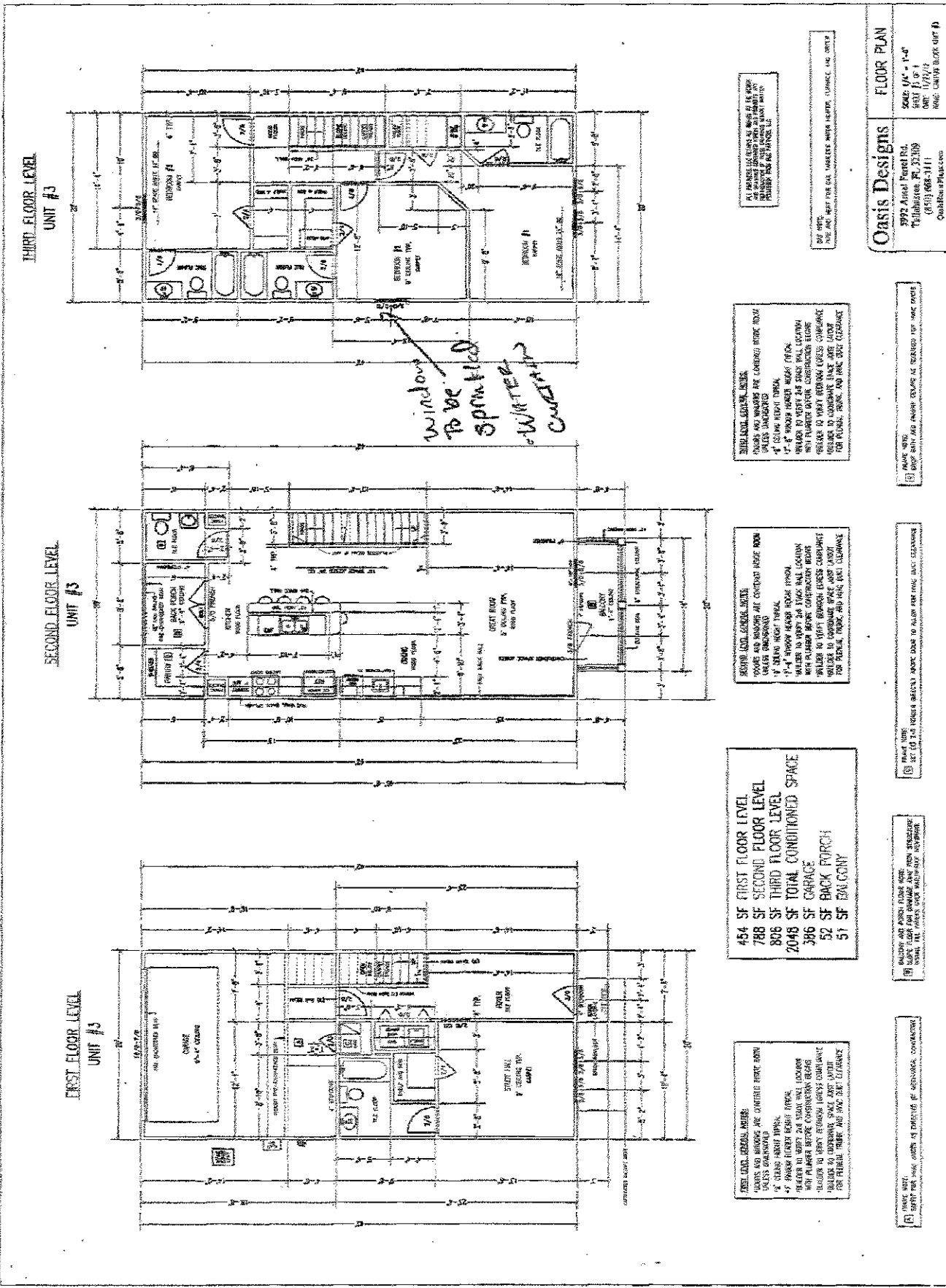
**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 SHEET: 18 OF 4  
 DATE: 11/27/23  
 8865 CHERRY BLOSSOM UNIT #8

ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

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ALL FINISHES INDICATED AS SHOWN BY THE ARCHITECT SHALL BE USED UNLESS OTHERWISE SPECIFIED. FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.

ROBUST LOCAL GENERAL NOTES:  
 1. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.  
 2. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.  
 3. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.

ROBUST LOCAL GENERAL NOTES:  
 1. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.  
 2. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.  
 3. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.

454 SF FIRST FLOOR LEVEL  
 788 SF SECOND FLOOR LEVEL  
 806 SF THIRD FLOOR LEVEL  
 2046 SF TOTAL CONDITIONED SPACE  
 52 SF BACK PORCH  
 51 SF BAL CONY

ROBUST LOCAL GENERAL NOTES:  
 1. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.  
 2. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.  
 3. ALL FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.

**OASIS Designs**  
 3932 Arched Forest Rd.  
 Tallahassee, FL 32309  
 (904) 948-3111  
 OasisDesigns.com

**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 DATE: 11/17/17  
 NAME: UNIT#3 BACK OFF P.D.

1. FINISH NOTES:  
 (E) SHOWN FOR FINISH AND FINISH NOTES AS SHOWN ON THE FINISH SCHEDULE.

2. FINISH NOTES:  
 (E) SHOWN FOR FINISH AND FINISH NOTES AS SHOWN ON THE FINISH SCHEDULE.

3. FINISH NOTES:  
 (E) SHOWN FOR FINISH AND FINISH NOTES AS SHOWN ON THE FINISH SCHEDULE.

4. FINISH NOTES:  
 (E) SHOWN FOR FINISH AND FINISH NOTES AS SHOWN ON THE FINISH SCHEDULE.

1775

BELLE VUE WAY  
(60' PAVED PUBLIC RIGHT OF WAY)

EXHIBIT

H

SIDEWALK TO BE POURED  
AROUND EXIST. UTILITY POLE

8' SIDEWALK  
(PREFERRED DESIGN  
ALTERNATIVE)

SIDEWALK MAINTENANCE  
EASEMENT, 3' BACK OF WALK

4' SIDEWALK  
TYP.

CR-22

27.25'

15.00'

5.00'

5.00'

15.00'

7.17'

STEPS TO HANDRAILS  
DESIGN BY OTHERS, TYP.

OUTSIDE  
SITTING AREA

TBB130331

130330

TBB130329

1 BEDROOM  
3 BATH UNIT

1 BEDROOM  
3 BATH UNIT

3 BEDROOM  
3 BATH UNIT

3 BEDROOM  
3 BATH UNIT

3 BEDROOM  
3 BATH UNIT

6

4

3

2

3 BOLLARDS

DUMPSTER PAD WITH  
OPACONE ENCLOSURE

2 CAR  
GARAGE, TYP.

18" CURB &  
GUTTER

SAWCUT EXIST.  
ASPHALT FOR  
CLEAN EDGE

6' SIDEWALK

CR-20

MAYO STREET  
(60' PAVED PUBLIC RIGHT OF WAY)

CROSSWALK PER  
MITCH AND COT SPECS

20 3/4" RECYCLE  
CONTAINER PADS

STOP

6" TRUCK  
5' SIDEWALK

MOD. VALLEY  
GUTTER

CR-20

MAIL  
KIOSK

STOP

CR-20

1 BEDROOM  
3 BATH UNIT

3 BEDROOM  
3 BATH UNIT

3 BEDROOM  
3 BATH UNIT

3 BEDROOM  
3 BATH UNIT

3 BEDROOM  
3 BATH UNIT

TBB130332

130333

TBB130334

MATCH  
EXIST.

6' SIDEWALK

12.34'

15.82'

5.00'

5.00'

15.82'

21-35-22-000-0030  
JAMES J STOLZ  
SF RESIDENTIAL  
ZONE 'UP'





# EXHIBIT 'H'

## FIRE AND SMOKE PROTECTION FEATURES

**TABLE 705.8  
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION**

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA <sup>a</sup>
0 to less than 3 <sup>b,c</sup>	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) <sup>f</sup>	Not Permitted
	Protected (P)	Not Permitted
3 to less than 5 <sup>d,e</sup>	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) <sup>f</sup>	15%
	Protected (P)	15%
5 to less than 10 <sup>e,f</sup>	Unprotected, Nonsprinklered (UP, NS)	10% <sup>h</sup>
	Unprotected, Sprinklered (UP, S) <sup>f</sup>	25%
	Protected (P)	25%
	Unprotected, Nonsprinklered (UP, NS)	15% <sup>g</sup>

25 to less than 30 <sup>e,f</sup>	Unprotected, Sprinklered (UP, S) <sup>f</sup>	No Limit
	Protected (P)	No Limit
30 or greater	Unprotected, Nonsprinklered (UP, NS)	No Limit
	Unprotected, Sprinklered (UP, S) <sup>f</sup>	Not Required
	Protected (P)	Not Required

For SI: 1 foot = 304.8 mm.

UP, NS = Unprotected openings in buildings not equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

UP, S = Unprotected openings in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1.

P = Openings protected with an opening protective assembly in accordance with Section 705.8.2.

a. Values indicated are the percentage of the area of the exterior wall, per story.

b. For the requirements for fire walls of buildings with differing heights, see Section 706.5.1.

c. For openings in a fire wall for buildings on the same lot, see Section 706.8.

d. The maximum percentage of unprotected and protected openings shall be 25 percent for Group R-3 occupancies.

e. Unprotected openings shall not be permitted for openings with a fire separation distance of less than 15 feet for Group H-2 and H-3 occupancies.

f. The area of unprotected and protected openings shall not be limited for Group R-3 occupancies, with a fire separation distance of 5 feet or greater.

g. The area of openings in an open parking structure with a fire separation distance of 10 feet or greater shall not be limited.

h. Includes buildings accessory to Group R-3.

i. Not applicable to Group H-1, H-2 and H-3 occupancies.

EXHIBIT '1'  
*Rev* TYPICAL

**CITY OF TALLAHASSEE**

**ROOFING PERMIT APPLICATION**

Date: \_\_\_\_\_ Call Back #: \_\_\_\_\_ Fax Back #: \_\_\_\_\_

Trust Acct #: \_\_\_\_\_ Roofing Permit #: TBR 131568  
 Building Permit #: TBB 130333

Improvements with a value less than \$300.00 do not require a Roofing Permit. ANY JOB VALUE GREATER THAN \$2,500.00 THAT IS NOT ASSOCIATED WITH A BLDG PERMIT WILL REQUIRE A NOTICE OF COMMENCEMENT BEFORE FIRST INSPECTION.

Roofing Contractor: Old form Development LLC License #: CGC1505282  
 Job Address: 1775 Bellvue way Cost of Imp: \$ 2600.00  
 Owner: Camp's Block FRUUS Parcel ID #: \_\_\_\_\_

TYPE OF IMPROVEMENT	CLASS OF BUILDING	(Proposed Use)
01 NEW BUILDING	01 ONE FAMILY	09 WAREHOUSE
02 ADDITION	02 TWO FAMILY	15 BUSINESS
03 ALTERATION / REPAIR	03 TRIPLEX	16 AMUSEMENT, RECREATIONAL
31 CHANGE OF USE	04 QUADRIplex	17 CHURCH, OTHER RELIGIOUS
	05 MULTI FAMILY _____ units	18 INDUSTRIAL
	06 ROOMING HOUSE _____ units	19 PARKING GARAGE
	07 HOTEL, MOTEL _____ units	20 SERV. STATION, REP GARAGE
	08 DORMITORY _____ units	21 HOSPITAL, INSTITUTIONAL
	12 SINGLE FAMILY ATTACHED	22 OFFICE, PROFESSIONAL
		24 PUBLIC UTILITY
		25 SCHOOL, LIBRARY, EDUCATION
		26 STORES, MERCANTILE
		28 DAY CARE
		30 MULTI - USE
		32 COMM ACCESSORY STRUCTURE
		37 RESTAURANTS
		_____ OTHER SPECIFY _____

New 1 & 2 Family Roof \$14.00 - # of units \_\_\_\_\_  
 If townhouse has attached units > than 4 fee is \$ 41 each

1 Family Detached Reroof \$148.00  
 1 Family Attached & 2 Family Reroof \$54.00

Commercial Asphalt or Fiberglass Shingles \$54 appl plus \$0.0135 sq ft. max \$268 SQ FT  
 Commercial all Other Roof Types \$54 appl plus \$ 0.020 sq ft. max \$268 SQ FT

3% State Surcharge or a minimum \$4.00 and a \$2.50 Training Surcharge will be added to each permit issued.

SHINGLE  TILE  METAL ROOF

Roof Slope: 6 " in 12"

**SLOPES LESS THAN 4" in 12" SHALL BE APPROVED BY CODES REVIEW STAFF BEFORE PERMIT ISSUANCE**

Roof Decking Material: 1/2 OSB  
 Underlayment Material: 30# f.cft

Asphalt Shingles: comply w/ASTM D 225 or ASTM D 3462  
 Manufacturer: Tamco

2010 Florida Product Approval # FL 1956

**\*\*RE ROOF UNDERLAYMENT SHALL BE ASTM D 226 TYPE I OR II OR APPROVED SYNTHETIC\*\***

**\*\*THE ROOF BEING REROOFED HAS POSITIVE DRAINAGE AS DEFINED IN SECTION 1502.1, FBC-B 2010  YES  NO**

COT Staff Approval: \_\_\_\_\_

**BUILT-UP ROOFS:**

Type Roof Deck: \_\_\_\_\_  
 Base Ply: \_\_\_\_\_

**\*\*THE ROOF BEING REROOFED HAS POSITIVE DRAINAGE AS DEFINED IN SECTION 1502.1, FBC - B 2010  YES  NO**

2010 Florida Product Approval # FL \_\_\_\_\_

COT Staff Approval: \_\_\_\_\_

**SINGLE PLY BRAND OR MODIFIED BITUMEN:**

Brand Name: \_\_\_\_\_  
 Manufacturer: \_\_\_\_\_

2010 Florida Product Approval # FL \_\_\_\_\_

**\*\*THE ROOF BEING REROOFED HAS POSITIVE DRAINAGE AS DEFINED IN SECTION 1502.1, FBC - B 2010  YES  NO**

COT Staff Approval: \_\_\_\_\_

**CONTRACTORS PLEASE READ:** Florida Statutes 489-113(3)(b) indicates that: "A general, building, or residential contractor shall not be required to subcontract the installation of wood shingles, wood shakes, asphalt or fiberglass shingle roofs on a new building of his own construction. The contractor obtaining this roof permit shall use his/hers own employees (personnel presently on the payroll). Florida Statutes: 489.113(3)(g) indicates that: "No general, building or residential contractor certified after 1973 shall act as, hold himself out to be, or advertise himself to be a roofing contractor unless he is certified or registered as a roofing contractor." Last certified contractor # that is permitted to pull roofing permit is 0007837.

SIGNATURE of the Licensee OR Authorized Agent: [Signature] PRINT NAME: Robert [Signature] Date: 6-3-13

Growth Management Department | Building Inspection Division | Phone: (850)891-7125 | Fax: (850)891-0948  
 Location: 435 N. Macomb Street, Tallahassee, FL 32301 | Mailing: 300 S. Adams Street B-28, Tallahassee, FL 32301



Date: \_\_\_\_\_ Call Back #: \_\_\_\_\_ Fax Back #: \_\_\_\_\_

Trust Acct #: \_\_\_\_\_ Roofing Permit #: TBR 131566

Building Permit #: TBB 130332

Improvements with a value less than \$300.00 do not require a Roofing Permit. ANY JOB VALUE GREATER THAN \$2,500.00 THAT IS NOT ASSOCIATED WITH A BLDG PERMIT WILL REQUIRE A NOTICE OF COMMENCEMENT BEFORE FIRST INSPECTION.

Roofing Contractor: OLD Farm Development LLC License #: CGC1505282

Job Address: 1775 Bellvue way Cost of Imp: \$ 4000.00

Owner: CAMPUS block fsu llc Parcel ID #: \_\_\_\_\_

TYPE OF IMPROVEMENT	CLASS OF BUILDING	(Proposed Use)
<input checked="" type="checkbox"/> 01 NEW BUILDING	01 ONE FAMILY	09 WAREHOUSE
<input type="checkbox"/> 02 ADDITION	<input checked="" type="checkbox"/> 02 TWO FAMILY	15 BUSINESS
<input type="checkbox"/> 03 ALTERATION / REPAIR	03 TRIPLEX	16 AMUSEMENT, RECREATIONAL
<input type="checkbox"/> 04 CHANGE OF USE	04 QUADRIplex	17 CHURCH, OTHER RELIGIOUS
	05 MULTI FAMILY _____ units	18 INDUSTRIAL
	06 ROOMING HOUSE _____ units	19 PARKING GARAGE
	07 HOTEL, MOTEL _____ units	20 SERV. STATION, REP GARAGE
	08 DORMITORY _____ units	21 HOSPITAL, INSTITUTIONAL
	12 SINGLE FAMILY ATTACHED	22 OFFICE, PROFESSIONAL
		24 PUBLIC UTILITY
		25 SCHOOL, LIBRARY, EDUCATION
		26 STORES, MERCANTILE
		28 DAY CARE
		30 MULTI - USE
		32 COMM ACCESSORY STRUCTURE
		37 RESTAURANTS
		____ OTHER SPECIFY _____

New 1 & 2 Family Roof \$14.00 - # of units \_\_\_\_\_  
 If townhouse has attached units > than 4 fee is \$ 41 each

1 Family Detached Reroof \$148.00

1 Family Attached & 2 Family Reroof \$54.00

Commercial Asphalt or Fiberglass Shingles \$54 appl plus \$0.0135 sq ft. max \$268 SQ FT

Commercial all Other Roof Types \$54 appl plus \$ 0.020 sq ft. max \$268 SQ FT

3% State Surcharge or a minimum \$4.00 and a \$2.50 Training Surcharge will be added to each permit issued.

SHINGLE  TILE  METAL ROOF

Roof Slope: 6 " in 12"

**SLOPES LESS THAN 4" in 12" SHALL BE APPROVED BY CODES REVIEW STAFF BEFORE PERMIT ISSUANCE**

Roof Decking Material: 1/2 OSB

Underlayment Material: 30# felt

Asphalt Shingles: comply w/ASTM D 225 or ASTM D 3462

Manufacturer: Tamco

2010 Florida Product Approval # FL 1956

**\*\*RE ROOF UNDERLAYMENT SHALL BE ASTM D 226 TYPE I OR II OR APPROVED SYNTHETIC \*\***

**\*\*THE ROOF BEING REROOFED HAS POSITIVE DRAINAGE AS DEFINED IN SECTION 1502.1, FBC-B 2010  YES  NO**

COT Staff Approval: \_\_\_\_\_

**BUILT-UP ROOFS:**

Type Roof Deck: \_\_\_\_\_

Base Ply: \_\_\_\_\_

**\*\*THE ROOF BEING REROOFED HAS POSITIVE DRAINAGE AS DEFINED IN SECTION 1502.1, FBC - B 2010  YES  NO**

2010 Florida Product Approval # FL \_\_\_\_\_

COT Staff Approval: \_\_\_\_\_

**SINGLE PLY BRAND OR MODIFIED BITUMEN:**

Brand Name: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

2010 Florida Product Approval # FL \_\_\_\_\_

**\*\*THE ROOF BEING REROOFED HAS POSITIVE DRAINAGE AS DEFINED IN SECTION 1502.1, FBC - B 2010  YES  NO**

COT Staff Approval: \_\_\_\_\_

**CONTRACTORS PLEASE READ:** Florida Statutes 489-113(3)(b) indicates that: 'A general, building, or residential contractor shall not be required to subcontract the installation of wood shingles, wood shakes, asphalt or fiberglass shingle roofs on a new building of his own construction. The contractor obtaining this roof permit shall use his/hers own employees (personnel presently on the payroll). Florida Statutes: 489.113(3)(g) indicates that: 'No general, building or residential contractor certified after 1973 shall act as, hold himself out to be, or advertise himself to be a roofing contractor unless he is certified or registered as a roofing contractor.' Last certified contractor # that is permitted to pull roofing permit is 0007837.

SIGNATURE of the Licensee OR Authorized Agent: [Signature] PRINT NAME: Robert [Signature] Date: 6-3-13



Date: \_\_\_\_\_ Call Back #: \_\_\_\_\_ Fax Back #: \_\_\_\_\_

Trust Acct #: \_\_\_\_\_ Roofing Permit #: TBR 131565  
 Building Permit #: TBB 130331

Improvements with a value less than \$300.00 do not require a Roofing Permit. ANY JOB VALUE GREATER THAN \$2,500.00 THAT IS NOT ASSOCIATED WITH A BLDG PERMIT WILL REQUIRE A NOTICE OF COMMENCEMENT BEFORE FIRST INSPECTION.

Roofing Contractor: Old En Develop LLC License #: C6C1505282  
 Job Address: 1775 Bellowe way Cost of Imp: \$ 4000.00  
 Owner: Camp's Block ESU LLC Parcel ID #: \_\_\_\_\_

TYPE OF IMPROVEMENT	CLASS OF BUILDING	(Proposed Use)
01 NEW BUILDING	01 ONE FAMILY	09 WAREHOUSE
02 ADDITION	02 TWO FAMILY	15 BUSINESS
03 ALTERATION / REPAIR	03 TRIPLEX	16 AMUSEMENT, RECREATIONAL
31 CHANGE OF USE	04 QUADRIplex	17 CHURCH, OTHER RELIGIOUS
	05 MULTI FAMILY _____ units	18 INDUSTRIAL
	06 ROOMING HOUSE _____ units	19 PARKING GARAGE
	07 HOTEL, MOTEL _____ units	20 SERV. STATION, REP GARAGE
	08 DORMITORY _____ units	21 HOSPITAL, INSTITUTIONAL
	12 SINGLE FAMILY ATTACHED	22 OFFICE, PROFESSIONAL
		24 PUBLIC UTILITY
		25 SCHOOL, LIBRARY, EDUCATION
		26 STORES, MERCANTILE
		28 DAY CARE
		30 MULTI - USE
		32 COMM ACCESSORY STRUCTURE
		37 RESTAURANTS
		_____ OTHER SPECIFY _____

New 1 & 2 Family Roof \$14.00. --# of units \_\_\_\_\_  
 If townhouse has attached units > than 4 fee is \$ 41 each

1 Family Detached Reroof \$148.00

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Commercial all Other Roof Types \$54 appl plus \$ 0.020 sq ft. max \$268 SQ FT

3% State Surcharge or a minimum \$4.00 and a \$2.50 Training Surcharge will be added to each permit issued.

SHINGLE  TILE  METAL ROOF

Roof Slope: 6 " in 12"

**SLOPES LESS THAN 4" in 12" SHALL BE APPROVED BY CODES REVIEW STAFF BEFORE PERMIT ISSUANCE**

Roof Decking Material: 1/2 OSB

Underlayment Material: 30# felt

Asphalt Shingles: comply w/ASTM D 225 or ASTM D 3462

Manufacturer: Tanco

2010 Florida Product Approval # FL 1956

**\*\*RE ROOF UNDERLAYMENT SHALL BE ASTM D 226 TYPE I OR II OR APPROVED SYNTHETIC \*\***

**\*\*THE ROOF BEING REROOFED HAS POSITIVE DRAINAGE AS DEFINED IN SECTION 1502.1, FBC-B 2010  YES  NO**

COT Staff Approval: \_\_\_\_\_

**BUILT-UP ROOFS:**

Type Roof Deck: \_\_\_\_\_

Base Ply: \_\_\_\_\_

**\*\*THE ROOF BEING REROOFED HAS POSITIVE DRAINAGE AS DEFINED IN SECTION 1502.1, FBC - B 2010  YES  NO**

2010 Florida Product Approval # FL \_\_\_\_\_

COT Staff Approval: \_\_\_\_\_

**SINGLE PLY BRAND OR MODIFIED BITUMEN:**

Brand Name: \_\_\_\_\_

Manufacturer: \_\_\_\_\_

2010 Florida Product Approval # FL \_\_\_\_\_

**\*\*THE ROOF BEING REROOFED HAS POSITIVE DRAINAGE AS DEFINED IN SECTION 1502.1, FBC - B 2010  YES  NO**

COT Staff Approval: \_\_\_\_\_

**CONTRACTORS PLEASE READ:** Florida Statutes 489-113(3)(b) indicates that: 'A general, building, or residential contractor shall not be required to subcontract the installation of wood shingles, wood shakes, asphalt or fiberglass shingle roofs on a new building of his own construction: The contractor obtaining this roof permit shall use his/hers own employees (personnel presently on the payroll). Florida Statutes: 489.113(3)(g) indicates that: 'No general, building or residential contractor certified after 1973 shall act as, hold himself out to be, or advertise himself to be a roofing contractor unless he is certified or registered as a roofing contractor.' Last certified contractor # that is permitted to pull roofing permit is 0007837.

SIGNATURE of the Licensee OR Authorized Agent: [Signature] PRINT NAME: Robert [Signature] Date: 6-13-13



EXHIBIT 'J'



Most Livable City in America

June 26, 2013

Old Farm Development LLC  
Robert Kasper  
P.O. Box 20438  
Tallahassee, Florida 32316

Re: Alternative Materials, Design and Methods of Construction Request  
1775 BELLE VUE WAY  
TBB130331 and TBB130333

Dear Mr. Kasper:

I have received and reviewed your request for alternative materials, design and methods of construction and equipment for the above referenced project. In accordance with Section 104.11 of the Florida Building Code, I am granting the equivalency approval for your proposed alternate design of complying with the code in accordance with your enclosed letter and attachments dated June 24, 2013.

Should you have any questions please contact my office (850) 891-7050.

Respectfully,

A handwritten signature in black ink, appearing to read "J. Glenn Dodson", written over a horizontal line.

J. Glenn Dodson  
Building Official

Cc: Permit file  
File

Enclosure

L13025

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-1731  
850-891-0000  
TDD: 711 • Talgov.com

JOHN R. MARKS, III  
Mayor

ANITA F THOMPSON  
City Manager

ANDREW GILLUM  
Commissioner

LEWIS E. SHELLEY  
City Attorney

SCOTT MADDOX  
Commissioner

JAMES O. COOKE, IV  
City Treasurer-Clerk

NANCY MILLER  
Commissioner

SAM M. McCALL  
City Auditor

GIL D. ZIFFER  
Commissioner

EXHIBIT 'K'  
Fire Separation Area

CAMPUS  
BLOCK

UNIT #8

TBB 130333

CAMPUS BLOCK

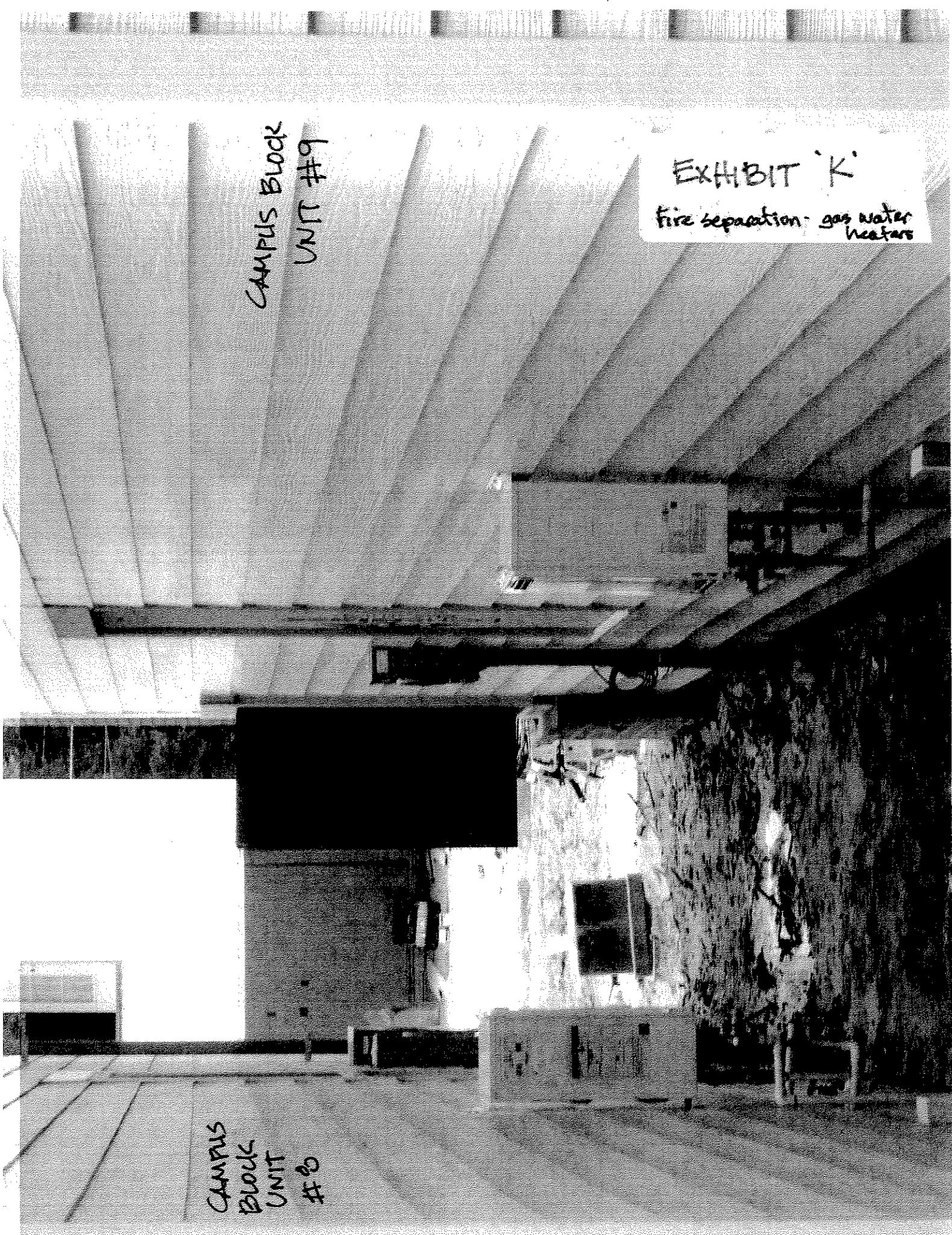
UNIT #9

TBB 130334

CAMPUS BLOCK  
UNIT #9

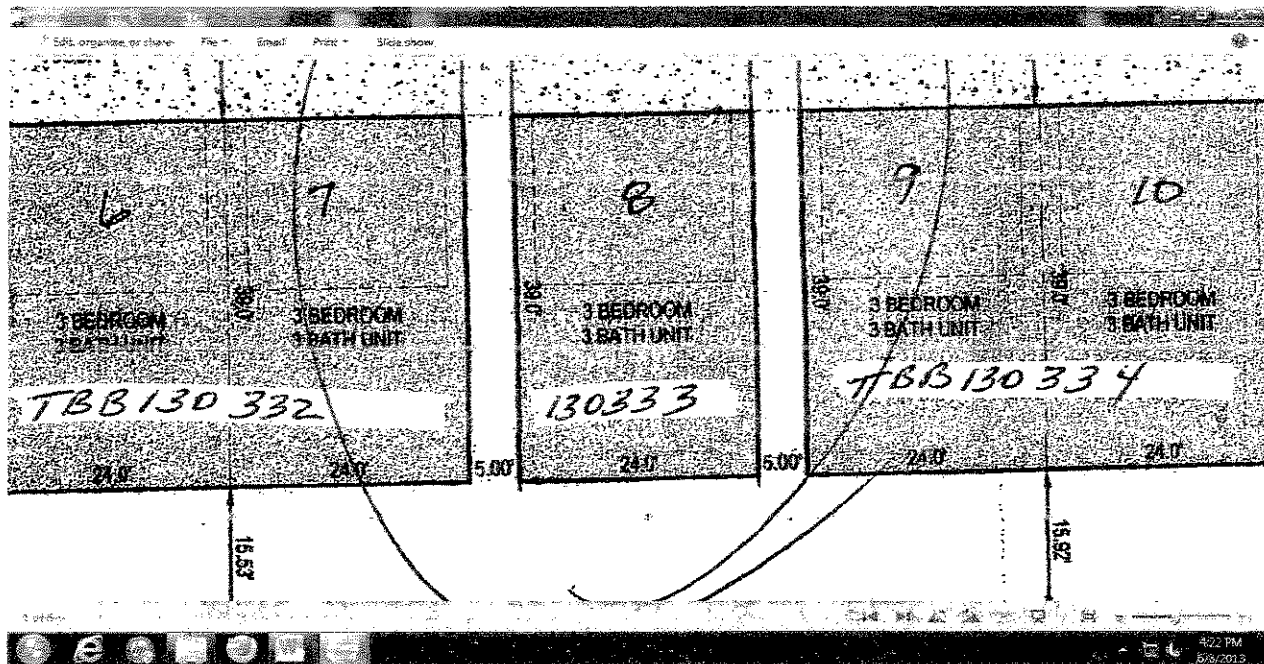
EXHIBIT 'K'  
fire separation - gas water  
heaters

CAMPUS  
BLOCK  
UNIT  
#8









Source: COT Campus Block permitted EOR site plan TSP120026 and TSP13009 with assigned Residential Building Permit Numbers apportioned to each unit.

Note: EOR specified five foot separation between foundations, add lap board siding and there is a four foot ten inch separation between walls. FBC defined Fire Separation Distance as one half of that distance between existing unit walls, calculated as two feet - five inches.

*FBC Table 705.8, the Maximum area of exterior wall openings based on fire separation and degree of opening protection, any distance of less than 3 feet separation, any allowable opening area in any degree of opening protection is NOT PERMITTED.*

*FBC Residential R302.6, the Maximum area of exterior wall openings based on fire separation and degree of opening protection, any distance of less than 3 feet separation, any allowable opening area in any degree of opening protection is NOT PERMITTED.*

Illegal secondary egress window exists on the third floor midway in the 39' unit length and is documented in Exhibit P, public record construction plans.

Permitted units remain three bedroom three bath.





# REVISION PERMIT APPLICATION

APPLICANT SERVICES  
(850) 891-7125

BUILDING INSPECTION  
(850) 891-7050

REVISION # 1

Mailing: 300 South Adams St., B-28  
Tallahassee, Florida 32301

Before permit issued

After permit issued

Location: 455 Macomb St.

Tallahassee, Florida 32301

(Please print clearly)

ACTIVE

Project Name: CAMPUS BLOCK UNITS #6 + #7 BLDG PERMIT # TBB 130332 (2)

STREET ADDRESS 1175 BELLE VOE WAY

# of Units Changed?  Yes  No NEW UNIT #S \_\_\_\_\_

JOB SITE Phone #: \_\_\_\_\_

Contractor/Agent BOB KASPER

Contractor Email: \_\_\_\_\_

Contractor Fax #: (\_\_\_\_) \_\_\_\_\_

Staff Initials Accepting Revision	<u>SKT</u>
2 <sup>nd</sup> Review - Activity #	_____
3 <sup>rd</sup> Review - Activity #	_____
4 <sup>th</sup> Review - Activity #	_____

- DESCRIPTION OF REVISION**
- 01  \* New Plan (same or less sq. ft.) \_\_\_\_\_
- 02  \* Addition (more sq. ft.) \_\_\_\_\_
- 03  Alteration (CHANGE FROM ORIGINAL DRWGS WITH IN ORIGINAL WALLS)
- Historical Property (May be exempt from most fees)

- BUILDING CLASSIFICATION**
- Single Family or Duplex
- Triplex
- Multifamily
- Commercial

**ADDED COSTS FOR REVISION**

\$: \_\_\_\_\_

(FOR RESIDENTIAL NEW MASTER PLAN ADDRESS)

LIST SHEETS SUBMITTED FOR REVISION: REVISED FLOOR PLANS

Commercial Revisions: Drawing sheets submitted for revision shall match the corresponding numbered sheets in the original approved drawings except for the items being revised. Clouding revisions is appreciated.

Describe Revision from the original approved permit documents. Indicate which reviews (such as mechanical, electrical, or plumbing) will apply to this revision.

ADDED 4TH BDRM + SPRINKLER SYSTEM

**PLEASE READ: Revision Applications will be charged as follows:**

- Revision Applications to an alteration permit shall only apply if the revision is within the same area of the original permit;
- Revisions Applications to "new" or "additions" that add square footage will have an additional charge for the amount of area increase.
- Substantial revisions including a new floor plan will be charged 50% of the building permit fee.

Revision fees are charged as follows: \$47 per discipline & \$70 per hr.

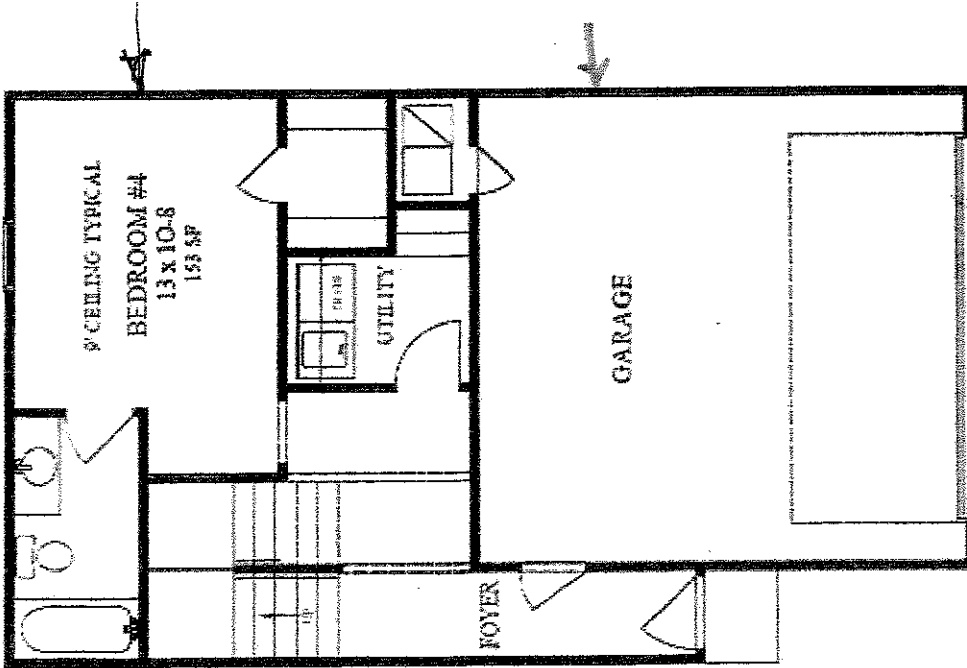
Contractor or Authorized agent's signature

Print Name

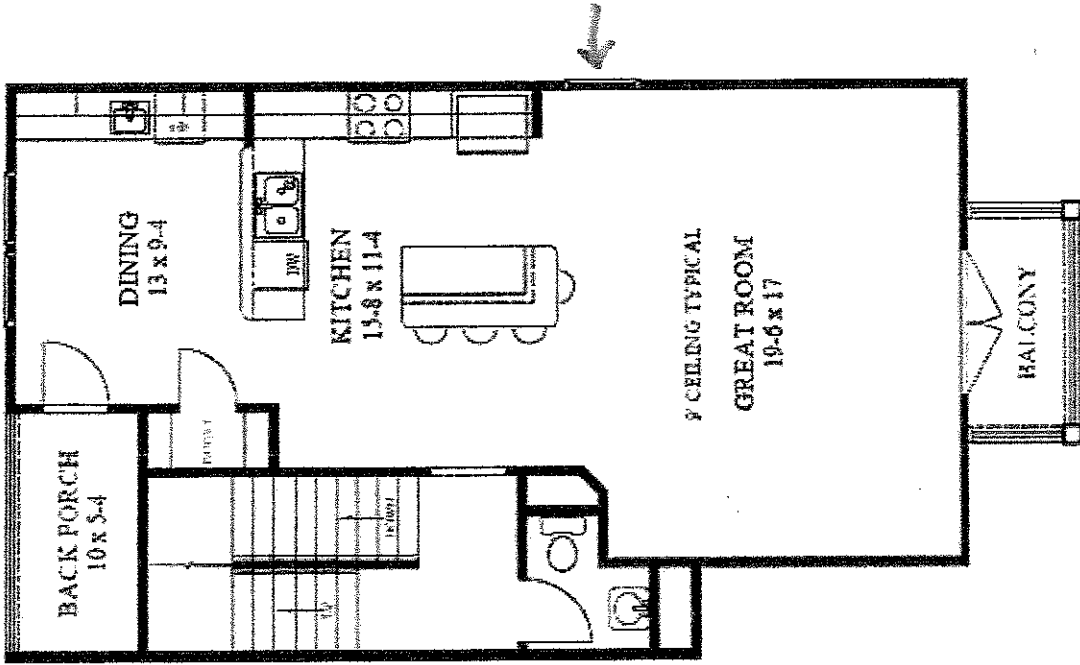
DATE

Stephanie Simon 6/12/13

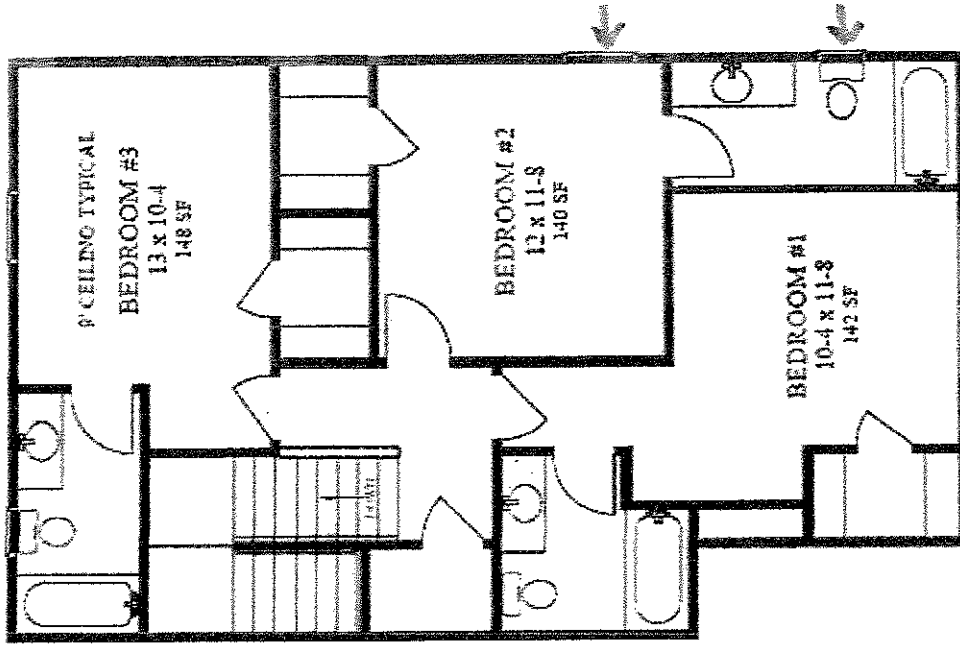
FIRST FLOOR LEVEL



SECOND FLOOR LEVEL



THIRD FLOOR LEVEL



496 SF	FIRST FLOOR LEVEL
841 SF	SECOND FLOOR LEVEL
824 SF	THIRD FLOOR LEVEL
2161 SF	TOTAL CONDITIONED SPACE
400 SF	GARAGE
56 SF	BACK PORCH
47 SF	BALCONY
12 SF	FRONT PORCH

K

# CITY OF TALLAHASSEE GROWTH MANAGEMENT RECEIPT

Reprint:

Set ID. : JAS  
 RECEIPT NUMBER : R13005671  
 Host ID : JAS

CUSTOMER : OLD FARM DEVELOPMENT LLC

TRANSACTION DATE : 06/12/2013  
 TOTAL FEES : 320.46  
 TOTAL PAYMENT : 1,694.07  
 BALANCE : \$0.00

Transaction List:

Type	Method	Description	Amount
Payment	Check	1132	1,694.07

\*\*\*\*\* SET MEMBER \*\*\*\*\*

Set Member	Paid	Set Member	Paid
TBB130329	320.46	TBB130330	185.40
TBB130331	320.46	TBB130332	337.42
TBB130333	192.91	TBB130334	337.42

\*\*\*\*\* ACCOUNT ITEM SECTION \*\*\*\*\*

Item#	Description	Account Code	Tot Fee	Paid	Prev Emts	Cur. Emts
1010	BUILDING PERMIT	120-0-322001	5,418.67	5,418.67	5,418.67	.00
1064	PLANS REVISION	120-0-322001	282.00	282.00	.00	282.00
1066	LOST PLANS	120-0-342901	33.00	33.00	33.00	.00
1073	S&E INSPECTION	120-0-329200	1,039.72	1,039.72	1,039.72	.00
1080	FIRE PERMIT FEE	130-0-329002	1,169.68	1,169.68	1,169.68	.00
1090	A/P-STATE SURCH	120-0-202032	76.98	76.98	73.18	3.80
1095	A/P - BCAIF FEE	120-0-202016	76.98	76.98	73.18	3.80
1096	TRAINING SURCHA	120-0-342501	15.00	15.00	15.00	.00
1097	BLDG INSP FUND	120-0-329002	233.93	233.93	.00	233.93
1099	STATE SURCHARGE	120-0-342501	17.07	17.07	16.21	.86
2010	WATER TAPS	460-0-343312	6,500.00	6,500.00	6,500.00	.00
2030	WATER SYS INSID	463-0-363230	5,796.00	5,796.00	5,796.00	.00
2050	SEWER SYS INSID	503-0-363232	27,600.00	27,600.00	27,600.00	.00

Trust Account Balance: (if applicable)

Webmail

jimstolz@centurylink.net

**RE: Professional Engineering Records Response Request**

**From :** Hetal Desai <Hetal.Desai@talgov.com> Wed, Jun 26, 2013 01:59 PM  
**Subject :** RE: Professional Engineering Records Response Request 1 attachment  
**To :** J Stolz (jimstolz@centurylink.net)  
<jimstolz@centurylink.net>  
**Cc :** Blas Gomez <Blas.Gomez@talgov.com>, Brian Berry <Brian.Berry@talgov.com>, Steven Palmer <Steven.Palmer@talgov.com>

Dear Mr. Stolz-

As previously stated, the City declines to answer any of your questions via email. However, the City continues to extend the following options:

- (1) If you require more documents, you can continue to make public records requests, and you will be provided access to all non-confidential, non-exempt documents within the City's possession. Please direct all your public records requests to Dean Kindley.
- (2) If you have specific questions relating to the Campus Block project, contact Steve Palmer, who will contact the appropriate staff and set aside an hour to talk to you personally, to address all your questions at one time.
- (3) If you wish to file a petition for quasi-judicial hearing challenging the DRC's decision, you or your attorney can follow the procedure in Section 9-155(10)(1), Land Development Code, or can contact me at the City Attorney's office, and I can explain that process.

Additionally, if you believe the City has unreasonably withheld public records, I would agree to mediation through the statutory process set forth in the Office of the Attorney General, located at the Capitol Building, PL -01, Tallahassee, Florida 32399-1050; telephone (850)245-0140.

**Hetal Desai, Esq.**

Assistant City Attorney

City Attorney's Office, City Hall

300 S. Adams St., Box A-5

Phone: (850) 891-8554; Fax:(850) 891-8973

Email: [hetal.desai@talgov.com](mailto:hetal.desai@talgov.com)

Assistant: Phyllis Griffin

**PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from government officials are public records available to the public and media upon request. Your email communications may be subject to public disclosure.**

## OFFICE OF THE CITY ATTORNEY

July 15, 2013

Via Email Only—[jimstolz@centurylink.net](mailto:jimstolz@centurylink.net)

James Stolz  
 4897 Quail Valley Road  
 Tallahassee FL 32309

Dear Mr. Stolz:

In response to your letter dated July 11, 2013, your previous allegations of code violations have been forwarded to the individual departments responsible for review and have been deemed without merit. The latest revised building plans incorporate changes and address the concerns you have raised. To my knowledge, none of the City staff has acted criminally or fraudulent, and I have not counseled them to act in any way except to comply with public records laws and the applicable Land Development and Building Codes.

Regarding your specific allegation relating to the Fire Code, the Campus Block permits and site plans have been thoroughly reviewed by the Tallahassee Fire Department and Growth Management; they have been deemed acceptable. In fact, the latest revised building plans comply with all Fire, Building and Land Use Development Codes. If you are interested in finding out why your allegations do not constitute violations, I again suggest you sit down with City staff.

Finally, the City Attorney's Office has responded to your June 3, 2013, allegations numerous times including June 3, 2013, June 13 and 14, 2013 and June 26 2013. You have refused to meet with staff so they can provide you with an explanation, and yet continue to make false accusations against me and City staff.

Thank you,



Hetal Desai,  
 Assistant City Attorney

HHD:pgg