



## Notice of Violation

**Date:** 8/22/2023

**HAND DELIVERED**

**To:** Extended Care Portfolio Florida, LLC  
(Pacifica Senior Living)  
C/O Kelly Medina  
3207 N Monroe St  
Tallahassee, FL 32303

**Case #** TCE231373

**Date Observed:** 2/22/2023 & 6/15/2023.

**Location of Deficiency:** 3207 North Monroe St., Tallahassee, Florida 32303

**Legal Description of Property:** 211518 B0020

The Tallahassee Fire Department the Authority Having Jurisdiction (AHJ) notifying \_Pacifica Senior Living & Extended Care Portfolio Florida, LLC\_ that you are in violation of fire codes according to the Florida Fire Prevention Code (7th Edition). The Tallahassee Fire Department (AHJ) is requiring that you comply with all Florida Fire Prevention Code Violations within (15) days:

An inspection of the above-mentioned property revealed certain conditions, which do not comply with the City Code of Ordinances and the Florida Fire Prevention Code (7th Edition) as identified. Those code violations are noted below:

## National Fire Protection Association- NFPA 1 & 101, 7<sup>th</sup> Edition, 2018 Edition

### 1. Means of Egress Reliability.

#### 7.1.10.1 \* Maintenance.

Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.

### 2. Structural Hazards.

#### 10.1.4.1

Where structural elements have visible damage, the AHJ shall be permitted to require a technical analysis prepared in accordance with Section 1.15 to determine if repairs are necessary to restore structural integrity.

### 3. Electrical Fire Safety

#### 11.1.2.2

Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation

### 4. Interior Wall and Ceiling Finish.

#### 20.14.4.2

Interior wall and ceiling finish materials complying with Section 12.5 shall be Class A, Class B, or Class C in operating areas and shall be as required by 7.1.4 of NFPA 101 in exit enclosures. [101:40.3.3.2]

## Corrective Actions Required:

- 1: Replace all doors and hardware that are broken and not operating properly. Provide required permits for this work.
2. Provide an engineer's report regarding the structural issues with cracking in the exterior walls and in numerous locations and roof.  
Repair or replace the roof due to the large amount of leakage into the attic that is compromising the electrical components and air conditioning units in it. Provide required permits for all work performed.
3. Repair all electrical wiring that is exposed throughout the building.
4. Repair all interior walls in all mechanical closets and throughout the building.

Time to Correct: 5 Days

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**CALL FOR AN INSPECTION WHEN THE PROPERTY IS IN  
COMPLIANCE**

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If all requirements of this Notice of Deficiency are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

The Code of Ordinances of our community and how we maintain individual properties has a significant impact on the quality of life in our neighborhoods and business districts. The City's Fire Prevention Division is tasked with monitoring these standards for our community and strives to enforce code compliance citywide.

The corrective action and period of time to correct are noted. If you are unable to meet this noted compliance date, notify this office in writing as to the reason why and provide an acceptable date for compliance.

The property will be inspected on the compliance date and failure to comply may result in the City of Tallahassee taking such action as referring the matter to the City Attorney for resolution through the Municipal Code Enforcement Board. Failure to comply may result in fines being levied by the Board in amounts up to \$250.00 per day for first offense.

We hope you understand that our citizens expect compliance with the City Code of Ordinances and the National Fire Protection Code ensures the integrity of our neighborhoods and community and thank you in advance for your cooperation.

Sincerely,



Kathy Gohlke, Staff Captain  
Fire Prevention  
Tallahassee Fire Department  
911 Easterwood Drive  
Tallahassee, Florida 32311

850-891-6643  
850-891-0481 Fax

Date: 8/22/23

Owner/Representative Signature: 

Print Name: Cory Caldwell



## Growth Management Code Enforcement

### Notice of Violation

Code Officer: James Payne

Permit No.: NA

Initial Inspection Date: 5/26/2023

Case No.: TCE231086

Tax Identification Number: 2121511163315

Repeat Offender: No

Violation Address: 2311 Geri Ann Ln

Owner(s):

Jenkins Roofing Inc  
5343 Gateway Dr.  
TALLAHASSEE FL 32303

You are required to correct the following code violations within **10** days of receipt of this notice.

Code(s) in Violation:

#### **Land Development Code**

- 1** TLDC Chapter 10 Section 10-31 – Violations (4) To erect, construct, reconstruct, alter, maintain, or any building or structure or to use any land in violation or contravention of any zoning, subdivision or general regulation of this chapter or amendment thereto.

Corrective Actions Required:

- 1** Remove the newly placed mobile home/trailer, that is placed in the rear setbacks, from this location.

You are urged to coordinate with the Land Use and Environmental Services Division as soon as possible to discuss options and scheduling for correction of this condition. If the corrective actions are not completed by the above deadline, the case may be referred to the City of Tallahassee Environmental Code Enforcement Board for resolution. The Environmental Code Enforcement Board has the authority to levy fines up to \$250.00 per day against the property for every day from the date of this notice that the property is out of compliance. We will make every attempt to resolve this issue prior to Environmental Code Enforcement Board action.

The citizens of our community value your cooperation regarding this issue and look forward to a quick resolution. The City's Growth Management Department is charged with monitoring these standards and we thank you in advance for your cooperation.

If you have any questions concerning these violations, please call **James Payne** at **(850) 815-2991**.





## **Growth Management Code Enforcement Notice of Violation**

Code Officer: RAY WILKINSON

Initial Inspection Date: **02/03/2023**

Tax Identification Number: **111730 V0360**

Violation Address: **1404 N RANDOLPH CIR**

Owner(s):

DIXON SADIE  
1404 N RANDOLPH CIR  
TALLAHASSEE FL 32308

Permit No.: **NA**

Case No.: **TCE230289**

Repeat Offender: **No**

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

### **Florida Building Code**

- 1** FBC Chapter 1 Section 105.1 - Permit Required
- 2** FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1** Obtain all applicable permits for work performed at this location.
- 2** Obtain approval on all missed and required inspections at this location.

### **Call for inspection when property is in compliance.**

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

**Call for inspection when property is in compliance, RAY WILKINSON @ 850-445-8763.**

CITY HALL  
300 South Adams Street  
Tallahassee, FL 32301-4731  
850-891-0000  
TDD: 711 • Talgov.com

JOHN E. DAILEY  
Mayor  
  
REESE GOAD  
City Manager

DIANNE WILLIAMS-COX  
Mayor Pro Tem  
  
CASSANDRA K. JACKSON  
City Attorney

JACQUELINE "JACK" PORTER  
Commissioner  
  
JAMES O. COOKE, IV  
City Treasurer-Clerk

CURTIS RICHARDSON  
Commissioner  
  
DENNIS R. SUTTON  
Inspector General

JEREMY MATLOW  
Commissioner



## **Notice of Violation**

Case No.: **TCE231853**

Property Address/Parcel ID: **1496 NASHVILLE DR /Parcel ID: 213061 B0260**

Owner(s): **FLOWERS HOWARD  
7884 GREYSTONE DR  
TALLAHASSEE FL 32312**

Issued Date: **11/17/2023**

The property referenced above was inspected by a Code Inspector and the following violations were identified. The corrective action is also set out below. The property must be brought into compliance to avoid further enforcement action.

A. Initial Inspection Date: **08/11/2023**

B. Violation(s):

### **Land Development Code**

- 1** TLDC Chapter 10 Section 10-77. Nonconforming use of land. RVs are not allowable in planned unit development (PUD) locations without a primary structure.

C. Corrective Actions Required:

- 1** Please remove RV from this location/parcel.

D. Deadline for Corrective Action: 30 days from receipt of this notice

E. Required Inspection

If you bring the property into compliance, you must obtain an inspection to verify the corrective action. Call 850-891-8858 to obtain an inspection.

F. Failure to Comply:

If you fail to correct the violation(s) by or before the deadline, this case will be presented to the Municipal Code Enforcement Board. If the Board finds the property in violation, it may assess fines or order other remedies to cure the violations.

G. Questions or for Information

Contact James Payne (850)891-7168; James.Payne@talgov.com



## Environmental Services Code Enforcement

### Notice of Violation

Code Officer: **RAY WILKINSON**

Permit No.: **NA**

Initial Inspection Date: **05/05/2023**

Case No.: **TCE230976**

Tax Identification Number: **3104202170000**

Repeat Offender: **No**

Violation Address: **2331 APALACHEE PKWY**

Owner(s):

PARKWAY TERRACE PROPERTIES, INC.  
310 W JEFFERSON ST  
TALLAHASSEE FL 32301

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

#### **Florida Building Code**

- 1** FBC Chapter 1 Section 105.1 - Permit Required
- 2** FBC Chapter 1 Section 110.3 Required Inspections

Corrective Actions Required:

- 1** Obtain all applicable permits for work performed at this location.
- 2** Obtain approval on all missed and required inspections at this location.

### **Call for inspection when property is in compliance.**

If all requirements of this Notice of Violation are not met by the above deadline, the case may be referred to the City of Tallahassee Municipal Code Enforcement Board for resolution with the recommendation that fines up to \$250.00 per day be levied against the property for every day from the date of this notice that the facilities remain out of compliance.

**Call for inspection when property is in compliance, (850) 891-8858.**

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## **Growth Management Code Enforcement Notice of Violation**

Code Officer: RAY WILKINSON

Permit No.: NA

Initial Inspection Date: 03/07/2023

Case No.: TCE230466

Tax Identification Number: 2125160000080

Repeat Offender: No

Violation Address: 201, 205, 207, 209, 226 and 228 W 3RD AVE

Owner(s):

COASTAL VISION LLC  
1529 CRESTVIEW AVE  
TALLAHASSEE FL 32303

You are required to correct the following code violations within **30** days of receipt of this notice.

Code(s) in Violation:

### **Florida Building Code**

- 1 FBC Chapter 1 Section 105.1 - Permit Required (8 rear decks)
- 2 FBC Chapter 1 Section 110.3 Required Inspections (8 rear decks)

Corrective Actions Required:

- 1 Obtain all applicable permits for work performed at this location. (8 rear decks)
- 2 Obtain approval on all missed and required inspections at this location. (8 rear decks)

### **Call for inspection when property is in compliance.**

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**Call for inspection when property is in compliance, RAY WILKINSON @ 850-445-8763.**

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