

**CITY OF PENSACOLA  
CODE ENFORCEMENT AUTHORITY MINUTES  
NOVEMBER 2, 2021 PUBLIC, QUASI-JUDICIAL HEARINGS**

**Present: Special Magistrate Judge**

Louis F. Ray, Jr

**Present: Staff Members**

Steve Richards, Code Enforcement Administrator  
Joanna Walker, Administrative Officer  
Ricky Lewis, Code Enforcement Supervisor  
Tom Lucia, Code Enforcement Officer  
Ryan Spikes, Code Enforcement Officer  
Kevin Smith, Code Enforcement Officer  
Jonathan Bilby, Inspection Services Administrator

**Respondent(s)/Representative(s)/Citizens**

Willie Tripp  
Matthew Trimble  
Franklin Chestnut  
Robert Pettitt  
Allan Benton  
Tamara Gates

- I. **CALL TO ORDER 3:00 pm**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ADMINISTRATION OF OATHS – Swearing in of City Staff and Respondents**
- IV. **REQUEST TO APPROVE 10/19/21 MINUTES**
- V. **REQUESTS TO FIND CODE VIOLATIONS**

- 1. Case # 22-014 6141 Walton St – Victor L Mabire & Mexine B May – Jonathan Bilby  
MO/Building permits

Inspection Services Administrator Jonathan Bilby testified that the cited code violation(s) first observed on 3/3/21 still exist(s). Respondent(s) appeared and testified. The SMJ found the property and the respondent(s) in violation of the specified sections of the City Code and entered a standard Code Violation Order giving the respondent(s) until 11/16/21 to correct the violation(s) and providing in part for the subsequent assessment of a fine and filing of a lien against the respondent(s) and the property without further hearing or notice to the respondent(s) if the property is not timely brought into compliance.

- 2. Case # 22-015 1203 E Hayes St – Tamara L Gates – Jonathan Bilby  
MO/Tree removal

Inspection Services Administrator Jonathan Bilby testified that the cited code violation(s) first observed on 6/18/21 still exist(s). Respondent(s) appeared and testified. The SMJ found the property and the respondent(s) in violation of the specified sections of the City Code and entered a standard Code Violation Order giving the respondent(s) until 11/16/21 to correct the violation(s) and providing in part for the subsequent assessment of a fine and filing of a lien against the respondent(s) and the property without further hearing or notice to the respondent(s) if the property is not timely brought into compliance.

- 3. Case # 22-016 111 W Strong St – Robert Roy & Melissa Kenner Pettitt – Kevin Smith  
IPMC/Protective treatment

Officer Kevin Smith testified that the cited code violation(s) first observed on 5/19/21 still exist(s). Respondent(s) appeared and testified. The SMJ found the property and the respondent(s) in violation of the specified sections of the City Code and entered a standard Code Violation Order giving the respondent(s) until 1/4/22 to correct the violation(s) and providing in part for the subsequent assessment of a fine and filing of a lien against the respondent(s) and the property without further hearing or notice to the respondent(s) if the property is not timely brought into compliance.

4. Case # 22-017 718 W Zarragossa St – Clara Williams & Est of Amelia Green – Kevin Smith  
MO/Use of solid waste collection services required  
IPMC/Protective treatment; General

Officer Kevin Smith testified that the cited code violation(s) first observed on 7/16/21 still exist(s). Respondent(s) did not appear. A neighbor, Carrie Land, appeared and testified. The SMJ found the property and the respondent(s) in violation of the specified sections of the City Code and entered a standard Code Violation Order giving the respondent(s) until 11/16/21 to correct the violation(s) and providing in part for the subsequent assessment of a fine and filing of a lien against the respondent(s) and the property without further hearing or notice to the respondent(s) if the property is not timely brought into compliance.

5. Case # 22-018 512 N Reus St – Eliza Tripp – Kevin Smith  
MO/Nuisance; Excessive growth of weeds prohibited; Maintenance of right-of-way by owner of abutting property  
IPMC/General

Officer Kevin Smith testified that the cited code violation(s) first observed on 5/18/21 still exist(s). Respondent(s) did not appear but was represented by Willie Tripp who testified. The SMJ found the property and the respondent(s) in violation of the specified sections of the City Code and entered a standard Code Violation Order giving the respondent(s) until 11/16/21 (to complete yard work) and 12/7/21 (have water service reinstated) to correct the violation(s) and providing in part for the subsequent assessment of a fine and filing of a lien against the respondent(s) and the property without further hearing or notice to the respondent(s) if the property is not timely brought into compliance.

6. Case # 22-019 109 N Barcelona St – Koaster LLC – Kevin Smith  
MO/Excessive growth of weeds prohibited  
IPMC/Protective treatment; Exterior walls; Window, skylight and door frames

Officer Kevin Smith testified that the cited code violation(s) first observed on 6/10/21 still exist(s). Respondent(s) did not appear. The SMJ found the property and the respondent(s) in violation of the specified sections of the City Code and entered a standard Code Violation Order giving the respondent(s) until 11/16/21 to correct the violation(s) and providing in part for the subsequent assessment of a fine and filing of a lien against the respondent(s) and the property without further hearing or notice to the respondent(s) if the property is not timely brought into compliance.

7. Case # 22-022 815 W Gadsden St – Rheutelia Reed – Kevin Smith  
MO/Nuisance Abatement

Officer Kevin Smith testified that the cited code violation(s) first observed on 10/15/21 still exist(s). Respondent(s) did not appear. The SMJ found the property and the respondent(s) in violation of the specified sections of the City Code and entered a standard Abatement Order for the City to enter upon the property and correct the violations and to file a lien for its costs against the respondent(s) and the property without further hearing or notice to the respondent(s).

## **VI. REQUESTS TO ASSESS FINES**

1. Case # 22-006 5480 Limestone Rd – Gordon W Edwards III – Ryan Spikes  
MO/Nuisance  
IPMC/Accessory structures

Officer Ryan Spikes testified that the Respondent(s) did not bring the property into complete compliance by 11/2/21 as previously ordered by the SMJ and that one or more of the code violation(s) still exist(s). Respondent(s) did not appear. The SMJ assessed a fine of \$25.00 per day starting on 11/2/21 and continuing each and every day thereafter the violation continues to exist, that on or after 90 days, without further hearing or notice to the respondent(s), a lien for any and all unpaid fines and costs be filed in the public records of the County against the respondent(s) and the property.

2. Case # 22-003 417 N Davis Hwy – Est of JT Thomas & Willie Ann Thomas – Kevin Smith  
MO/Nuisance  
IPMC/Protective treatment; Premises identification; Exterior walls; Roofs and drainage

Officer Kevin Smith testified that the Respondent(s) did not bring the property into complete compliance by 11/2/21 as previously ordered by the SMJ and that one or more of the code violation(s) still exist(s). Respondent(s) did not appear. The SMJ assessed a fine of \$25.00 per day starting on 11/2/21 and continuing each and every day thereafter the violation continues to exist, that on or after 90 days, without further hearing or notice to the respondent(s), a lien for any and all unpaid fines and costs be filed in the public records of the County against the respondent(s) and the property.

3. Case # 22-008 418 North D St – Thomas Santiago – Tom Lucia  
MO/Use of solid waste collection services required

Officer Tom Lucia testified that the Respondent(s) did not bring the property into complete compliance by 11/2/21 as previously ordered by the SMJ and that one or more of the code violation(s) still exist(s). Respondent(s) did not appear. The SMJ assessed a fine of \$3.00 per day starting on 11/2/21 and continuing each and every day thereafter the violation continues to exist, that on or after 90 days, without further hearing or notice to the respondent(s), a lien for any and all unpaid fines and costs be filed in the public records of the County against the respondent(s) and the property.

4. Case # 22-009 1023 Burgess Rd – Jennifer Boudreaux – Tom Lucia  
MO/Use of solid waste collection services required

Officer Tom Lucia testified that the Respondent(s) did not bring the property into complete compliance by 11/2/21 as previously ordered by the SMJ and that one or more of the code violation(s) still exist(s). Respondent(s) did not appear. The SMJ assessed a fine of \$3.00 per day starting on 11/2/21 and continuing each and every day thereafter the violation continues to exist, that on or after 90 days, without further hearing or notice to the respondent(s), a lien for any and all unpaid fines and costs be filed in the public records of the County against the respondent(s) and the property.

## **VII. REQUESTS TO INCREASE FINES/LIENS**

## **VIII. UNFINISHED BUSINESS**

**IX. REQUESTS TO REDUCE/RESCIND/CANCEL FINES/LIENS**

1. Case # 16-166 811 E Belmont St – Allan Benton – Steve Richards

Code Enforcement Administrator Steve Richards testified that staff requests to stop the fines accruing against the property on the date that a contract was signed for the sale of the property. Staff further testified that the new owners pay \$13,000.00 towards the fines due of \$37,337.00. The SMJ granted staff's request, and upon receipt of \$13,000.00, the fine balance of \$24,337.00 will be rescinded to zero.

**X. ANY NEW BUSINESS?** no

**XI. ADJOURNMENT** 4:09 PM



\_\_\_\_\_  
Louis F. Ray, Jr., Special Magistrate Judge



\_\_\_\_\_  
Joanna Walker, Administrative Officer

Approved on: 11/16/21