



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Agenda

### Code Enforcement Authority

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Tuesday, September 20, 2022

3:00 PM

City Hall Council Chambers, First Floor

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Members of the public may attend the meeting in person. City Council encourages those not fully vaccinated to wear face coverings that cover their nose and mouth.

#### CALL TO ORDER

#### PLEDGE OF ALLEGIANCE

#### ADMINISTRATION OF OATHS

#### APPROVAL OF MINUTES

1. [22-00927](#) APPROVAL OF MINUTES: MEETING DATED 9/6/22.

Attachments: [SEPT 6, 2022](#)

#### REQUESTS TO FIND CODE VIOLATIONS

2. [Case # 22-148](#) 3230 E Avery St - James W III & Mary Alice Carruth - Jason Hendricks  
MO/Nuisance  
IPMC/Motor vehicles
3. [Case # 22-155](#) 3795 Summer Dr - Est of Elizabeth Zaben - Ryan Spikes  
IPMC/Motor vehicles
4. [Case # 22-073](#) 518 W Jackson St - Victoria Henderson - Kevin Smith  
IPMC/Protective treatment; Exterior walls
5. [Case # 22-140](#) 2090 Lansing Dr - Lansing 2090 LLC - Kevin Smith  
MO/Excessive growth of weeds prohibited; Maintenance of right-of-way by owner of abutting property
6. [Case # 22-147](#) 810 N Hayne St - Keith Gaudet - Kevin Smith  
MO/Nuisance  
IPMC/Accessory structures; Accumulation of rubbish or garbage
7. [Case # 22-152](#) 6102 Chablis Ln - Susan Dark - Kevin Smith  
MO/Nuisance; Excessive growth of weeds prohibited; Maintenance of right-of-way by owner of abutting property  
IPMC/Accumulation of rubbish or garbage; Refrigerators

8. [Case # 22-153](#) 260 W Jordan St - H & R of Pensacola LLC - Kevin Smith  
MO/Nuisance  
IPMC/Motor vehicles; Exterior walls; Roofs and drainage
9. [Case # 22-154](#) 1414 N Hayne St - Est of Palestine McCloud - Kevin Smith  
MO/Maintenance of right-of-way by owner of abutting property;  
Excessive growth of weeds prohibited; Obstructions on public  
right-of-way-prohibited; Use of solid waste collection services required  
IPMC/Motor vehicles; General; Facilities required
10. [Case # 22-142](#) 1006 North N St - HT Land Company - Ron Boutin  
MO/Excessive growth of weeds prohibited; Maintenance of right-of-way  
by owner of abutting property; Nuisance  
IPMC/Accumulation of rubbish or garbage
11. [Case # 22-144](#) 6380 Schwab Dr - Murlene Mitchell - Tom Lucia  
MO/Use of solid waste collection services required
12. [Case # 22-145](#) 2112 Cypress St - Jason & Carlee McCullers - Tom Lucia  
MO/Use of solid waste collection services required
13. [Case # 22-151](#) 706 Woodland Dr - David, Cleveland III & Bertha Johnson & Tracey  
Jones - Tom Lucia  
MO/Use of solid waste collection services required

## REQUEST TO ASSESS FINES

14. [Case # 22-136](#) 404 North Q St - HT Land Company - Jason Hendricks  
MO/Nuisance  
IPMC/Accumulation of rubbish or garbage
15. [Case # 22-133](#) 4000 Potosi Rd - Jennifer & Cellie Abendan - Ron Boutin  
MO/Low-density residential land use district; Home occupation permits;  
Nuisance;  
Parking of commercial vehicles in residential neighborhoods  
IPMC/Accumulation of rubbish or garbage
16. [Case # 22-134](#) 700 W Gregory St - Kevin & Sabrena Fountain - Ron Boutin  
MO/Excessive growth of weeds prohibited; Maintenance of right-of-way  
by owner of abutting property; Nuisance  
IPMC/Accessory structures; Motor vehicles; Exterior walls; Accumulation  
of rubbish or garbage
17. [Case # 22-124](#) 1700 W Government St - Est of Herman Turner - Tom Lucia  
MO/Use of solid waste collection services required

## UNFINISHED BUSINESS

## REQUESTS TO REDUCE/RESCIND/CANCEL FINES/LIENS

## ANY NEW BUSINESS?

## ADJOURNMENT

*The City of Pensacola adheres to the Americans with Disabilities Act and will make reasonable accommodations for access to City services, programs, and activities. Please call Joanna Walker at 850-436-5500 (or TDD 435-1666) for further information. Requests must be made at least 48 hours in advance of the event in order to allow the City time to provide the requested services.*

*If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and any evidence upon which the appeal is to be based.*

*The City of Pensacola has an online process for complying with all public record requests. For copies of a prior Code Enforcement Authority Hearing Agenda or Minutes, simply go the City of Pensacola website ([cityofpensacola.com](http://cityofpensacola.com)). (1) On the main page, go to the "City Government" link, (2) go to the "Boards and Commissions" link, (3) go to the "List of Boards and Commissions" link, (4) go to the "Code Enforcement Authority" link, (5) go to the "View All Agendas and Minutes" link to review or print any prior Agendas and or approved Minutes. Additionally, you can automatically sign up to receive eNOTIFICATIONS for Agendas and Minutes and they will be delivered electronically, directly to your email address.*

*If more detailed Code Enforcement Authority information is required such as a copy of a particular Code Violation Order or other code violation case information, (1) from the "Public Records" link on the main page, (2) go to the "Submit/View Records Requests" link, (3) go to the "Submit Public Records Request" where you fill in the required information and submit the request.*

**PLEASE NOTE:** One or more members of City Council may be in attendance.



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

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**File #:** 22-00927

Code Enforcement Authority

9/20/2022

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### **SUBJECT:**

APPROVAL OF MINUTES: MEETING DATED 9/6/22.

**CITY OF PENSACOLA  
CODE ENFORCEMENT AUTHORITY MINUTES  
SEPTEMBER 6, 2022 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  
Jason Hendricks, Code Enforcement Officer  
Ron Boutin, Code Enforcement Officer  
Tom Lucia, Code Enforcement Supervisor

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

Jennifer & Cellie Abendan  
Henrietta Williams  
Amanda Holt

**I. CALL TO ORDER 3:00 pm**

**II. PLEDGE OF ALLEGIANCE**

**III. ADMINISTRATION OF OATHS – Swearing in of City Staff and Respondent(s)**

**IV. APPROVED 8/16/22 MINUTES**

**V. REQUESTS TO FIND CODE VIOLATIONS**

1. Case # 22-135 2300 N Davis Hwy/504 E Bobe St – Darel White – Jason Hendricks  
MO/Excessive growth of weeds prohibited; Maintenance of right-of-way by  
Owner of abutting property; Nuisance  
IPMC/Accumulation of rubbish or garbage

Case was brought into compliance prior to meeting.

2. Case # 22-136 404 North Q St – HT Land Company – Jason Hendricks  
MO/Nuisance  
IPMC/Accumulation of rubbish or garbage

Officer Jason Hendricks testified that the cited code violation(s) first observed on 3/30/22 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 9/20/22 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.

3. Case # 22-133 4000 Potosi Rd – Jennifer & Cellie Abendan – Ron Boutin  
MO/Low-density residential land use district; Home occupation permits;  
Nuisance; Parking of commercial vehicles in residential neighborhoods  
IPMC/Accumulation of rubbish or garbage

Officer Ron Boutin testified that the cited code violation(s) first observed on 5/25/22 still exist(s). Respondent(s) appeared and testified that they were evicting the tenants. 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 9/20/22 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 # 22-134 700 W Gregory St – Kevin & Sabrena Fountain – Ron Boutin  
MO/Excessive growth of weeds prohibited; Maintenance of right-of-way by owner of abutting property; Nuisance  
IPMC/Accessory structures; Motor vehicles; Exterior walls; Accumulation of rubbish or garbage

Officer Ron Boutin testified that the cited code violation(s) first observed on 6/3/22 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 9/20/22 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.

5. Case # 22-124 1700 W Government St – Est of Herman Turner – Tom Lucia  
MO/Use of solid waste collection services required

Officer Tom Lucia testified that the cited code violation(s) first observed on 7/5/22 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 9/20/22 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.

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

1. Case # 22-084 1913 Dr Martin Luther King Jr – Billy & Henrietta Williams – Jason Hendricks  
MO/Excessive growth of weeds prohibited  
IPMC/Motor vehicles; Protective treatment; Exterior walls; Roofs and drainage

Officer Jason Hendricks testified to the history of the case and that a permit was still active. Respondent appeared and testified. The SMJ tabled the case for the life of the permit.

2. Case # 22-128 (behind) 3318 Marcus Dr – Est of FA Baird & Est of Merry Baird – Ron Boutin  
MO/Nuisance

Case was brought into compliance prior to meeting.

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

1. Case # 12-105 518 E Government St – Terry Richardson IV – Jason Hendricks

Officer Jason Hendricks testified to the history of the case and that he continues to receive complaints regarding the property and staff requests to increase the daily fine. The SMJ granted staff's request and increased the daily fine from \$15.00 per day to \$50.00 per day.

**VIII. UNFINISHED BUSINESS**

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

1. Case # 12-509 926 E Bobe St – Amanda Holt – Steve Richards \$24,975.00

Administrator Steve Richards testified to the history of the case and that staff has received \$1,800.00 in payments. Staff requests to reduce the remaining balance to \$6,225.00. Respondent appeared and requested a payment plan or 90 days to pay. The SMJ gave until 12/6/22 to pay in full.

**X. ANY NEW BUSINESS? no**

**XI. ADJOURNMENT 3:35 pm**

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**Louis F. Ray, Jr., Special Magistrate Judge**

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**Joanna Walker, Administrative Officer**

**Approved on: \_\_\_\_\_**



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## Memorandum

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**File #:** Case # 22-148

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

3230 E Avery St - James W III & Mary Alice Carruth - Jason Hendricks  
MO/Nuisance  
IPMC/Motor vehicles





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## Memorandum

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**File #:** Case # 22-155

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

3795 Summer Dr - Est of Elizabeth Zaben - Ryan Spikes  
IPMC/Motor vehicles



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**File #:** Case # 22-073

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

518 W Jackson St - Victoria Henderson - Kevin Smith  
IPMC/Protective treatment; Exterior walls



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## Memorandum

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**File #:** Case # 22-140

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

2090 Lansing Dr - Lansing 2090 LLC - Kevin Smith

MO/Excessive growth of weeds prohibited; Maintenance of right-of-way by owner of abutting property



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## Memorandum

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**File #:** Case # 22-147

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

810 N Hayne St - Keith Gaudet - Kevin Smith

MO/Nuisance

IPMC/Accessory structures; Accumulation of rubbish or garbage



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**File #:** Case # 22-152

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

6102 Chablis Ln - Susan Dark - Kevin Smith

MO/Nuisance; Excessive growth of weeds prohibited; Maintenance of right-of-way by owner of abutting property

IPMC/Accumulation of rubbish or garbage; Refrigerators



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**File #:** Case # 22-153

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

260 W Jordan St - H & R of Pensacola LLC - Kevin Smith  
MO/Nuisance  
IPMC/Motor vehicles; Exterior walls; Roofs and drainage



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**File #:** Case # 22-154

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

1414 N Hayne St - Est of Palestine McCloud - Kevin Smith

MO/Maintenance of right-of-way by owner of abutting property; Excessive growth of weeds prohibited; Obstructions on public right-of-way-prohibited; Use of solid waste collection services required

IPMC/Motor vehicles; General; Facilities required



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**File #:** Case # 22-142

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

1006 North N St - HT Land Company - Ron Boutin  
MO/Excessive growth of weeds prohibited; Maintenance of right-of-way by owner of abutting property; Nuisance  
IPMC/Accumulation of rubbish or garbage





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**File #:** Case # 22-144

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

6380 Schwab Dr - Murlene Mitchell - Tom Lucia  
MO/Use of solid waste collection services required



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**File #:** Case # 22-145

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

2112 Cypress St - Jason & Carlee McCullers - Tom Lucia  
MO/Use of solid waste collection services required



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## Memorandum

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**File #:** Case # 22-151

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

706 Woodland Dr - David, Cleveland III & Bertha Johnson & Tracey Jones - Tom Lucia  
MO/Use of solid waste collection services required



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## Memorandum

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**File #:** Case # 22-136

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

404 North Q St - HT Land Company - Jason Hendricks  
MO/Nuisance  
IPMC/Accumulation of rubbish or garbage



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## Memorandum

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**File #:** Case # 22-133

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

4000 Potosi Rd - Jennifer & Cellie Abendan - Ron Boutin  
MO/Low-density residential land use district; Home occupation permits; Nuisance;  
Parking of commercial vehicles in residential neighborhoods  
IPMC/Accumulation of rubbish or garbage



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## Memorandum

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**File #:** Case # 22-134

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

700 W Gregory St - Kevin & Sabrena Fountain - Ron Boutin

MO/Excessive growth of weeds prohibited; Maintenance of right-of-way by owner of abutting property; Nuisance

IPMC/Accessory structures; Motor vehicles; Exterior walls; Accumulation of rubbish or garbage



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## Memorandum

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**File #:** Case # 22-124

Code Enforcement Authority

9/20/2022

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**SUBJECT:**

1700 W Government St - Est of Herman Turner - Tom Lucia  
MO/Use of solid waste collection services required