



City of Pensacola
Code Enforcement Authority - Building
Inspections
Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

March 25, 2025, 2:00 PM

Council Chambers, 1st Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

APPROVAL OF MINUTES

1. 25-345 MINUTES FROM MARCH 11, 2025

Recommendation:

Sponsors:

Attachments: Hearing 3-11-2025 minutes

NOTIFICATION OF NONCOMPLIANCE WITH PRIOR ORDER AND REQUEST TO APPROVE COMMENCEMENT OF FINES PURSUANT TO FLORIDA STATUTES 162.09(1)

2. CASE NUMBER 24-200, 550 WYNNEHURST ST., TESTON LONNY S, OFFICER BILBY

FENCE STARTED NO PERMIT

Attachments: None

3. CASE NUMBER 23-159, 550 WYNNEHURST ST., TESTON LONNY S, OFFICER BILBY

INTERIOR DEMOLITION, INTERIOR ALTERATION, JOIST WORK, SUBFLOOR REPLACE, WINDOWS, FRAMING AND PLUMBING NO PERMITS

Attachments: None

4. CASE NUMBER 24-108, 130 S. L ST., GRAND MANOR HOLDINGS LLC, OFFICER WEEKLEY

EXTERIOR REMODEL INCLUDING SIDING, WINDOWS & DOORS NO PERMITS

Attachments: None

5. CASE NUMBER 23-41, 710 N. 7TH AVE., B & E HOLDINGS, OFFICER BILBY
ALTERATION INCLUDING STRUCTURAL WORK, SIDING AND STAIRS NO PERMIT

Attachments: None

6. CASE NUMBER 23-160, 3350 MARCUS DR., MOORE CATHERINE & KEHINDE,
OFFICER BILBY
WINDOWS, DOORS, ELECTRICAL & PLUMBING WORK NO PERMIT

Attachments: None

7. CASE NUMBER 23-59, 1112 N. C ST., MCCANTS RICKEY F, OFFICER BILBY
ADDITION, WINDOWS, FOOTINGS, SIDING, PLUMBING AND ELECTRICAL NO
PERMITS

Attachments: None

REQUESTS TO FIND CODE VIOLATIONS

8. CASE NUMBER 24-5, 237 N. K STREET, LINDERS CHRISTINE M, OFFICER BILBY
ROOF, ROOF SHEATHING, TRUSS WORK, SIDING NO PERMITS

Attachments: None

9. CASE NUMBER 24-8, 2101 W. GREGORY ST., DLMBAM PROPERTIES LLC,
OFFICER BILBY
NEW DOOR AND ACCESSORY STRUCTURE NO PERMIT

Attachments: None

10. CASE NUMBER 24-85, 2369 N. PALAFOX ST., MOYE PATRINA P PETERSON,
OFFICER WEEKLEY
INTERIOR REMODEL INCLUDING ELECTRICAL AND MECHANICAL DUCT WORK
NO PERMIT

Attachments: *None*

11. CASE NUMBER 24-231, 908 E. LEE ST., VALLEY WIDE INVESTMENTS PROPERTIES LLC MY DREAM HOMES INVESTMENT PROPERTIES LLC SOSMOS INVESTORS LLC, OFFICER WEEKLEY

PLUMBING WORK IN KITCHEN & BATHROOM, WATER HEATER NO PERMIT

Attachments: *None*

12. CASE NUMBER 24-232, 1400 BARRANCAS AVE., NW SUNSHINE RENTALS LLC, OFFICER WEEKLEY

PLUMBING & FENCE NO PERMIT

Attachments: *None*

13. CASE NUMBER 24-91, 1200 N. PALAFOX ST., COGI CORP, OFFICER BILBY

UNSAFE STRUCTURE

Attachments: *None*

14. CASE NUMBER 23-1, 115 W. HIGHLAND DR., RIOS CONSTRUCTION GROUP LLC, OFFICER BILBY

UNSAFE STRUCTURE

Attachments: *None*

REQUESTS TO INCREASE FINES/LIENS

UNFINISHED BUSINESS

15. 25-360 CASE NUMBER 24-237, 722 S. J ST., BRADLEY CAPITAL LLC, OFFICER WEEKLEY

REMOVED 2ND STORY LIVING SPACE & NEW CMV BLOCKS ADDED NO PERMIT

Attachments: *None*

16. 25-361 CASE NUMBER 24-236, 1620 CYPRESS ST., BRADLEY CAPITAL LLC,.

OFFICER WEEKLEY

INTERIOR DEMOLITION, FRAMING & FLOOR NO PERMIT

Attachments: None

17. 25-362 CASE NUMBER 24-142, 317 W. INTENDENCIA ST., BELLANOVA
ROBERT, OFFICER BILBY

DOORS, WINDOWS, SIDING, STRUCTURAL/FOUNDATION WORK,
PORCH/DECK NO PERMITS

Attachments: None

18. 25-363 CASE NUMBER 24-171, 6480 HERMITAGE DR., MATTUTAT STEPHEN H,
OFFICER BILBY

ENCLOSING A SCREEN PORCH TO CONVERT AREA TO HABITABLE
LIVING SPACE. INCLUDING FRAMING, SIDING & FINISHES, DOOR &
WINDOW INSTALLATION, MECHANICAL, PLUMBING & ELECTRICAL
WORK NO PERMIT

Attachments: None

**NEW BUSINESS - THIS SHALL INCLUDE VIOLATIONS PURSUANT TO FLORIDA
STATUTE 162.06(4) THAT PRESENT A SERIOUS THREAT TO THE PUBLIC HEALTH,
SAFETY, AND WELFARE OR IF THE VIOLATION IS IRREPARABLE OR IRREVERSIBLE
IN NATURE**

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 Code Enforcement at 850-436-5500 (or TDD 850-435-1666) 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 to the City of Pensacola website (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

Code Enforcement Authority - Building

Inspections

Agenda

City of Pensacola
222 W. Main Street
Pensacola, FL 32502

March 11, 2025, 2:00 PM

Council Chambers, 1st Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

APPROVAL OF MINUTES

1. 25-285 MINUTES FROM FEBRUARY 25, 2025

NOTIFICATION OF NONCOMPLIANCE WITH PRIOR ORDER AND REQUEST TO APPROVE COMMENCEMENT OF FINES PURSUANT TO FLORIDA STATUTES 162.09(1)

2. 25-286 CASE NUMBER 24-171, 6480 HERMITAGE DR., MATTUTAT STEPHEN H, OFFICER BILBY
ENCLOSING A SCREEN PORCH TO CONVERT AREA TO HABITABLE LIVING SPACE. INCLUDING FRAMING, SIDING & FINISHES, DOOR & WINDOW INSTALLATION, MECHANICAL, PLUMBING & ELECTRICAL WORK. NO PERMIT

Officer Bilby testified that the cited code violations first observed on July 30, 2024 still exists. On February 11, 2025 SMJ found the property and the respondent in violation of certain sections of the City Code and entered a standard Code Order giving the respondent until March 10, 2025 for compliance. Daily fines of \$25.00 start today March 11, 2025.

3. 25-287 CASE NUMBER 24-184, 10 PALAFOX PL., PENSACOLA DEBUT LLC, OFFICER BILBY
NEW ENCLOSURE AROUND OUTDOOR COOLER WITHOUT PERMIT

Officer Bilby testified that the cited code violations first observed on August 22, 2024 still

exists. On January 28, 2025 SMJ found the property and the respondent in violation of certain sections of the City Code and entered a standard Code Order giving the respondent until March 10, 2025 for compliance. Daily fines of \$25.00 start today March 11, 2025.

REQUESTS TO FIND CODE VIOLATIONS

4. 25-288 CASE NUMBER 24-200, 550 WYNNEHURST ST., TESTON LONNY S,
OFFICER BILBY
FENCE STARTED NO PERMIT

Officer Bilby testified that the cited code violation first observed September 13, 2024, still exists. Respondent did appear. The SMJ found the property and the respondent in violation of certain sections of the City Code and entered a standard Code Violation Order giving the respondent until March 24, 2025, for compliance and the daily fines of \$25.00 to start on March 25, 2025. Court costs in the amount of \$200 were assessed and are due within 30 days.

5. 25-289 CASE NUMBER 23-159, 550 WYNNEHURST ST., TESTON LONNY S,
OFFICER BILBY
INTERIOR DEMOLITION, INTERIOR ALTERATION, JOIST WORK, SUB FLOOR
REPLACED, NEW WINDOWS, FRAMING, PLUMBING. NO PERMITS

Officer Bilby testified that the cited code violation first observed September 15, 2023, still exists. Respondent did appear. The SMJ found the property and the respondent in violation of certain sections of the City Code and entered a standard Code Violation Order giving the respondent until March 24, 2025, for compliance and the daily fines of \$25.00 to start on March 25, 2025. Court costs in the amount of \$200 were assessed and are due within 30 days.

6. 25-290 CASE NUMBER 24-108, 130 S. L ST., GRAND MANOR HOLDINGS LLC,
OFFICER WEEKLEY
ENTERIOR REMODEL INCLUDING SIDING, WINDOWS & DOOR WITHOUT PERMITS

Officer Weekley testified that the cited code violation first observed May 9, 2024, still exists. The respondent did not appear. The SMJ found the property and the respondent in violation of certain sections of the City Code and entered a standard Code Violation Order giving the respondent until March 24, 2025, for compliance and the daily fines of \$25.00 to start on March 25, 2025. Court costs in the amount of \$200 were assessed and are due within 30 days.

7. 25-291 CASE NUMBER 24-237, 722 S. J ST., BRADLEY CAPITAL LLC, OFFICER
WEEKLEY
REMOVED 2ND STORY LIVING SPACE & NEW CMV BLOCKS ADDED WITHOUT
PERMIT

Officer Weekley testified that the cited code violation first observed December 10, 2024, still exists. Respondent did appear. The SMJ found the property and the respondent in violation of certain sections of the City Code and entered a standard Code Violation Order giving the respondent until March 24, 2025, for compliance and the daily fines of \$25.00 to start on March 25, 2025. Court costs in the amount of \$200 were assessed and are due within 30 days.

8. 25-292 CASE NUMBER 24-236 1620 CYPRESS ST., BRADLEY CAPITAL LLC,
OFFICER WEEKLEY
INTERIOR DEMOLITION, FRAMING & FLOOR WITHOUT PERMITS

Officer Weekley testified that the cited code violation first observed December 10, 2024, still exists. Respondent did appear. The SMJ found the property and the respondent in violation of certain sections of the City Code and entered a standard Code Violation Order giving the respondent until March 24, 2025, for compliance and the daily fines of \$25.00 to start on March 25, 2025. Court costs in the amount of \$200 were assessed and are due within 30 days.

REQUESTS TO INCREASE FINES/LIENS

UNFINISHED BUSINESS

NEW BUSINESS - THIS SHALL INCLUDE VIOLATIONS PURSUANT TO FLORIDA
STATUTE 162.06(4) THAT PRESENT A SERIOUS THREAT TO THE PUBLIC HEALTH,
SAFETY, AND WELFARE OR IF THE VIOLATION IS IRREPARABLE OR
IRREVERSIBLE IN NATURE

ADJOURNMENT

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-346

Code Enforcement Authority

3/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 24-200, 550 WYNNEHURST ST., TESTON LONNY S, OFFICER BILBY
FENCE STARTED NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-347

Code Enforcement Authority

3/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 23-159, 550 WYNNEHURST ST., TESTON LONNY S, OFFICER BILBY

INTERIOR DEMOLITION, INTERIOR ALTERATION, JOIST WORK, SUBFLOOR REPLACE,
WINDOWS, FRAMING AND PLUMBING NO PERMITS



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-348

Code Enforcement Authority

3/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 24-108, 130 S. L ST., GRAND MANOR HOLDINGS LLC, OFFICER WEEKLEY

EXTERIOR REMODEL INCLUDING SIDING, WINDOWS & DOORS NO PERMITS



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-355

Code Enforcement Authority

3/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 23-41, 710 N. 7TH AVE., B & E HOLDINGS, OFFICER BILBY

ALTERATION INCLUDING STRUCTURAL WORK, SIDING AND STAIRS NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-356

Code Enforcement Authority

3/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 23-160, 3350 MARCUS DR., MOORE CATHERINE & KEHINDE, OFFICER
BILBY

WINDOWS, DOORS, ELECTRICAL & PLUMBING WORK NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-357

Code Enforcement Authority

3/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 23-59, 1112 N. C ST., MCCANTS RICKEY F, OFFICER BILBY

ADDITION, WINDOWS, FOOTINGS, SIDING, PLUMBING ADN ELECTRICAL NO PERMITS



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-350

Code Enforcement Authority

3/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 24-5, 237 N. K STREET, LNDERS CHRISTINE M, OFFICER BILBY

ROOF, ROOF SHEATHING, TRUSS WORK, SIDING NO PERMITS



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-351

Code Enforcement Authority

3/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 24-8, 2101 W. GREGORY ST., DLMBAM PROPERTIES LLC, OFFICER
BILBY

NEW DOOR AND ACCESSORY STRUCTURE NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-352

Code Enforcement Authority

3/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 24-85, 2369 N. PALAFOX ST.,. MOYE PATRINA P PETERSON, OFFICER WEEKLEY

INTERIOR REMODEL INCLUDING ELECTRICAL AND MECHANICAL DUCT WORK NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-353

Code Enforcement Authority

3/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 24-231, 908 E. LEE ST., VALLEY WIDE INVESTMENTS PROPERTIES LLC
MY DREAM HOMES INVESTMENT PROPERTIES LLC SOSMOS INVESTORS LLC,
OFFICER WEEKLEY

PLUMBING WORK IN KITCHEN & BATHROOM, WATER HEATER NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-354

Code Enforcement Authority

3/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 24-232, 1400 BARRANCAS AVE., NW SUNSHINE RENTALS LLC,
OFFICER WEEKLEY

PLUMBING & FENCE NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-358

Code Enforcement Authority

3/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 24-91, 1200 N. PALAFOX ST., COGI CORP, OFFICER BILBY

UNSAFE STRUCTURE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-359

Code Enforcement Authority

3/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 23-1, 115 W. HIGHLAND DR., RIOS CONSTRUCTION GROUP LLC,
OFFICER BILBY

UNSAFE STRUCTURE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-360

Code Enforcement Authority

3/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 24-237, 722 S. J ST., BRADLEY CAPITAL LLC, OFFICER WEEKLEY
REMOVED 2ND STORY LIVING SPACE & NEW CMV BLOCKS ADDED NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-361

Code Enforcement Authority

3/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 24-236, 1620 CYPRESS ST., BRADLEY CAPITAL LLC,. OFFICER
WEEKLEY

INTERIOR DEMOLITION, FRAMING & FLOOR NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-362

Code Enforcement Authority

3/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 24-142, 317 W. INTENDENCIA ST., BELLANOVA ROBERT, OFFICER
BILBY

DOORS, WINDOWS, SIDING, STRUCTURAL/FOUNDATION WORK, PORCH/DECK NO
PERMITS



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-363

Code Enforcement Authority

3/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 24-171, 6480 HERMITAGE DR., MATTUTAT STEPHEN H, OFFICER BILBY
ENCLOSING A SCREEN PORCH TO CONVERT AREA TO HABITABLE LIVING SPACE.
INCLUDING FRAMING, SIDING & FINISHES, DOOR & WINDOW INSTALLATION,
MECHANICAL, PLUMBING & ELECTRICAL WORK NO PERMIT