



City of Pensacola

Code Enforcement Authority - Building

Inspections

Agenda

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

April 8, 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. 25-442 MARCH 25, 2025

Recommendation:

Sponsors:

Attachments: March 25, 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 24-231, 908 E. LEE ST., VALLEY WIDE INVESTMENTS PROPERTIES LLC MY DREAM HOMES INVESTMENT PROPERTIES LLC COSMOS INVESTORS LLC, OFFICER WEEKLEY

PLUMBING WORK IN KITCHEN & BATHROOM, WATER HEATER NO PERMIT

Attachments: None

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

PLUMBING & FENCE NO PERMIT

Attachments: None

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

NEW DOOR AND ACCESSORY STRUCTURE NO PERMIT

Attachments: *None*

REQUESTS TO FIND CODE VIOLATIONS

5. CASE NUMBER 24-248, 1000 S. K ST., ZELICA GROTTO MOVPER INC., OFFICER BILBY

FENCE NO PERMIT

Attachments: *None*

6. CASE NUMBER 23-184, 380 S. C ST., GRAND BAYVIEW HOLDINGS LLC, OFFICER BILBY

HVAC CHANGEOUT NO PERMIT

Attachments: *None*

7. CASE NUMBER 23-185, 350 S. C ST., GRAND BAYVIEW HOLDINGS LLC, OFFICER BILBY

Attachments: *None*

8. CASE NUMBER 25-12, 21 W. ROMANA ST., 21 W ROMANA LLC, OFFICER WEEKLEY

FRONT EXTERIOR MODIFICATIONS, FENCE, AND COVERED STRUCTURE IN REAR NO PERMITS

Attachments: *None*

9. CASE NUMBER 25-22, 2215 W. CERVANTES ST., MUGHAL ARSHAD ALI, OFFICER WEEKLEY

ACCESSORY STRUCTURE NO PERMIT

Attachments: *None*

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

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 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

Prior Minutes have been approved

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

2. 25-346 CASE NUMBER 24-200, 550 WYNNEHURST ST., TESTON LONNY S, OFFICER BILBY

FENCE STARTED NO PERMIT

Officer Bilby testified that the cited code violation(s) first observed on September 13, 2024 no longer exist(s). Respondent did not appear. The SMJ found the property and the respondent is in compliance of certain sections of the City Code as of March 19, 2025. Court costs in the amount of \$200 were assessed and are due within 30 days.

3. 25-347 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

Request to continue to April 22, 2025. Granted.

4. 25-348 CASE NUMBER 24-108, 130 S. L ST., GRAND MANOR HOLDINGS LLC,
OFFICER WEEKLEY

EXTERIOR REMODEL INCLUDING SIDING, WINDOWS & DOORS NO PERMITS

Officer Weekley testified that the cited code violation(s) first observed on May 9, 2024 still exist(s). Respondent did not appear. On March 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 3/24/2025 for compliance. Daily fines of \$25.00 start today, March 25, 2025. Court costs in the amount of \$200 were assessed and are due within 30 days.

5. 25-355 CASE NUMBER 23-41, 710 N. 7TH AVE., B & E HOLDINGS, OFFICER BILBY

ALTERATION INCLUDING STRUCTURAL WORK, SIDING AND STAIRS NO PERMIT

Request to continue to May 13, 2025 hearing. Granted.

6. 25-356 CASE NUMBER 23-160, 3350 MARCUS DR., MOORE CATHERINE &
KEHINDE, OFFICER BILBY

WINDOWS, DOORS, ELECTRICAL & PLUMBING WORK NO PERMIT

Officer Bilby testified that the cited code violation(s) first observed on September 18, 2023 still exist(s). Respondent did appear. On February 25, 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 3/24/2025 for compliance. Daily fines of \$25.00 start today, March 25, 2025. Court costs in the amount of \$200 were assessed and are due within 30 days.

7. 25-357 CASE NUMBER 23-59, 1112 N. C ST., MCCANTS RICKEY F, OFFICER BILBY

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

Officer Bilby testified that the cited code violation(s) first observed on April 26, 2023 still exist(s). Respondent did not appear. On February 25, 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 3/24/2025 for compliance. Daily fines of \$25.00 start today, March 25, 2025. Court costs in the amount of \$200 were assessed and are due within 30 days.

REQUESTS TO FIND CODE VIOLATIONS

8. 25-350 CASE NUMBER 24-5, 237 N. K STREET, LNDERS CHRISTINE M, OFFICER

BILBY

ROOF, ROOF SHEATHING, TRUSS WORK, SIDING NO PERMITS

Officer Bilby testified that the cited code violation(s) first observed on January 10, 2024, still exist(s). Christine Landers 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 April 21, 2025, for compliance and that daily fines of \$25.00 to start on April 22, 2025. Court costs in the amount of \$200.00 were assessed and are due within 30 days.

9. 25-351 CASE NUMBER 24-8, 2101 W. GREGORY ST., DLMBAM PROPERTIES LLC, OFFICER BILBY

NEW DOOR AND ACCESSORY STRUCTURE NO PERMIT

Officer Bilby testified that the cited code violation(s) first observed on January 10, 2024 still exist(s). David Mayo 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 April 7, 2025, for compliance and that daily fines of \$25.00 to start on April 8, 2025 Court costs in the amount of \$200.00 were assessed and are due within 30 days.

10. 25-352 CASE NUMBER 24-85, 2369 N. PALAFOX ST., MOYE PATRINA P PETERSON, OFFICER WEEKLEY

INTERIOR REMODEL INCLUDING ELECTRICAL AND MECHANICAL DUCT WORK NO PERMIT

Officer Weekley testified that the cited code violation(s) first observed on April 5, 2024 still exist(s). Respondent Patrina and Greg Moye 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 April 21, 2025, for compliance and that daily fines of \$100.00 to start on April 22, 2025 Court costs in the amount of \$200.00 were assessed and are due within 30 days.

11. 25-353 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

Officer Weekley testified that the cited code violation(s) first observed on December 3, 2024 still exist(s). 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 April 7, 2025, for compliance and that daily

finest of \$25.00 to start on April 8, 2025 Court costs in the amount of \$200.00 were assessed and are due within 30 days.

12. 25-354 CASE NUMBER 24-232, 1400 BARRANCAS AVE., NW SUNSHINE RENTALS LLC, OFFICER WEEKLEY

PLUMBING & FENCE NO PERMIT

Officer Weekley testified that the cited code violation(s) first observed on December 4, 2024 still exist(s). 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 April 7, 2025, for compliance and that daily fines of \$50.00 to start on April 8, 2025 Court costs in the amount of \$200.00 were assessed and are due within 30 days.

13. 25-358 CASE NUMBER 24-91, 1200 N. PALAFOX ST., COGI CORP, OFFICER BILBY

UNSAFE STRUCTURE

Officer Bilby testified that the cited code violation(s) first observed on April 19, 2024 still exist(s). 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 June 23, 2025, for compliance and that daily fines of \$25.00 to start on June 24, 2025 Court costs in the amount of \$200.00 were assessed and are due within 30 days.

14. 25-359 CASE NUMBER 23-1, 115 W. HIGHLAND DR., RIOS CONSTRUCTION GROUP LLC, OFFICER BILBY

UNSAFE STRUCTURE

Officer Bilby testified that the cited code violation(s) first observed on January 5, 2023 still exist(s). 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 April 21, 2025, for compliance and that daily fines of \$25.00 to start on April 22, 2025 Court costs in the amount of \$200.00 were assessed and are due within 30 days.

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

Motion to correct the next hearing date listed on the March 11, 2025, Order of Continuance to April 22, 2025. Attorney LeeAnn Lockett appeared on behalf of the owner. Motion granted.

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

INTERIOR DEMOLITION, FRAMING & FLOOR NO PERMIT

Motion to correct the next hearing date listed on the March 11, 2025, Order of Continuance to April 22, 2025. Attorney LeeAnn Lockett appeared on behalf of the owner. Motion granted.

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

Officer Bilby testified that the cited code violation(s) first observed on June 24, 2024 still exist(s). Respondent did appear. 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 2/24/2025 for compliance. Court costs in the amount of \$200 were assessed and are due within 30 days. SMJ Peterson recused himself from the case on February 20, 2025 therefore we are asking for daily fines of \$25.00 start today, March 25, 2025.

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

Motion to correct the next hearing date listed on the March 11, 2025, Order of Continuance to April 22, 2025. The respondent did not appear. Motion granted.

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 #: 25-443

Code Enforcement Authority

4/8/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 24-231, 908 E. LEE ST., VALLEY WIDE INVESTMENTS PROPERTIES LLC
MY DREAM HOMES INVESTMENT PROPERTIES LLC COSMOS 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 #: 25-444

Code Enforcement Authority

4/8/2025

NOTIFICATION OF NON-COMPLIANCE

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 #: 25-445

Code Enforcement Authority

4/8/2025

NOTIFICATION OF NON-COMPLIANCE

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 #: 25-447

Code Enforcement Authority

4/8/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 24-248, 1000 S. K ST., ZELICA GROTTA MOVPER INC., OFFICER BILBY
FENCE NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-448

Code Enforcement Authority

4/8/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 23-184, 380 S. C ST., GRAND BAYVIEW HOLDINGS LLC, OFFICER BILBY
HVAC CHANGEOUT NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-451

Code Enforcement Authority

4/8/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 23-185, 350 S. C ST., GRAND BAYVIEW HOLDINGS LLC, OFFICER BILBY



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-452

Code Enforcement Authority

4/8/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 25-12, 21 W. ROMANA ST., 21 W ROMANA LLC, OFFICER WEEKLEY

FRONT EXTERIOR MODIFICATIONS, FENCE, AND COVERED STRUCTURE IN REAR NO PERMITS



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-453

Code Enforcement Authority

4/8/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 25-22, 2215 W. CERVANTES ST., MUGHAL ARSHAD ALI, OFFICER WEEKLEY

ACCESSORY STRUCTURE NO PERMIT