



City of Pensacola

Code Enforcement Authority

Agenda

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

September 1, 2026, 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. CODE ENFORCEMENT AUTHORITY HEARING MINUTES AUGUST 18, 2026

Attachments: CODE ENFORCEMENT AUTHORITY HEARING MINUTES AUGUST 18, 2026

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

2. CASE NUMBER: CE264593 - 3310 MARCUS DR PENSACOLA FL 32503
ANDRA DERELL TOWNSEND 4/8 INT
MICHELLE HOUSTON 2/8 INT
CHRISTOPHER TOWNSEND JR 1/8 INT
CORNELIUS SYMONE TOWNSEND 1/8 INT
OFFICER RONALD BOUTIN

MO 4-3-18	EXCESSIVE GROWTH OF WEEDS PROHIBITED
MO 11-4-72	MAINTENANCE OF RIGHT OF WAY BY OWNER OF ABUTTING PROPERTY
MO 14-4-3	NUISANCE

REQUESTS TO FIND CODE VIOLATIONS

3. CASE NUMBER: CE265696 - 615 N R ST PENSACOLA FL 32503
RACHELLE DAWN ADAIR
CHRISTIAN DAVIS PIEDRAHITA TRIVALDOS
OFFICER TOM LUCIA

MO 4-3-41 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED;
EXCEPTION

4. CASE NUMBER: CE265840 - 1200 N H ST PENSACOLA FL 32503
(REPEAT CASE OF CE231194)
EST OF WILLIE MATTHEW BROWN
EST OF FLORA BELL FLOYD JOHNSON
OFFICER DAVID PARTRICK

IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE
MO 4-3-412 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED;
EXCEPTION

5. CASE NUMBER: CE265649 - 1132 HAYDEN CT PENSACOLA FL 32501
JAMES CALVIN LEWIS 16.6% INT
BENNIE EARL HESTER 16.7% INT
SHERON VENITA JENKINS 16.7% INT
MARCIA LYNETTE HESTER 16.7% INT
VONTRELL SIMMONS 5.57% INT
WILLIE CLARENCE SIMMONS 5.57% INT
ASYLAN SIMMONS 5.56% INT
ESTATE OF PHYLLIS PEARL SIMPSON 16.6% INT
OFFICER TOM LUCIA

MO 4-3-41 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED

6. CASE NUMBER: CE262702 - 4025 CONNELL DR, PENSACOLA FL 32503
BARRY E HUDSPETH
OFFICER KEVIN SMITH

MO 4-3-18 EXCESSIVE GROWTH OF WEEDS PROHIBITED
MO 11-4-72 MAINTENANCE OF RIGHT OF WAY BY OWNER OF ABUTTING
PROPERTY

7. CASE NUMBER: CE265479 - 707 BOXWOOD DR PENSACOLA FL 32503
PAUL BRZEZINSKI
ELIANA BRZEZINSKI
OFFICER TOM LUCIA

MO 4-3-41 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED;
EXCEPTION

REQUESTS TO INCREASE FINES/LIENS

8. NONE

UNFINISHED BUSINESS

9. 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

10. NONE

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 850-436-5600 (or TDD 850-435-1666) for further information. Requests must be made at least 48 hours in advance of the event 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

Minutes

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

August 18, 2026, 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

Prior minutes approved

1. CODE ENFORCEMENT AUTHORITY HEARING MINUTES AUGUST 4, 2026

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

2. CASE NUMBER: CE262109 - 1317 W JACKSON PENSACOLA FL 32501
LARRY ROPER
LETITIA ROPER
OFFICER KEVIN SMITH

MO 4-3-18	EXCESSIVE GROWTH OF WEEDS PROHIBITED
MO 11-4-66	OBSTRUCTIONS ON PUBLIC RIGHTS OF WAY PROHIBITED
MO 11-4-72	MAINTENANCE OF RIGHT OF WAY BY OWNER OF ABUTTING PROPERTY

Officer Kevin Smith testified that the cited code violation(s) observed on 05/01/2026 no longer exist. The respondent did not appear. The SMJ determined that the property and the respondent are in compliance with the applicable sections of the City Code as of 08/18/2026. Court costs were paid on 08/04/2026.

3. CASE NUMBER: CE262824 – 4000 BLK N DAVIS PENSACOLA FL 32503
GULF COAST CAPITAL GROUP LLC
OFFICER RON BOUTIN

MO 4-3-18 EXCESSIVE GROWTH OF WEEDS PROHIBITED
MO 11-4-72 MAINTENANCE OF RIGHT OF WAY BY OWNER OF ABUTTING
PROPERTY

Officer Boutin testified that the cited code violation(s) first observed on 06/03/2026 no longer exist. The respondent did not appear. The SMJ found that the property and the respondent are in compliance with the applicable sections of the City Code as of 08/01/2026. Court costs of the amount of \$200.00 were assessed and are due within 30 days. Court costs have not been paid as of 8/18/2026.

4. CASE NUMBER: CE261458 - 6110 VIRWOOD RD PENSACOLA FL 32504
TERRY L MCLANE
LAURIE H MCLANE
OFFICER KEVIN SMITH

MO 8-1-2 REGULATION OF VEGETATION BARRIERS
MO 14-4-3 NUISANCE
IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE

Officer Smith testified that the cited code violations, first observed on 03/03/2026, still exist. The respondent did not appear. The SMJ found the property and the respondent in violation of certain sections of the City Code and issued a standard Code Violation Order, giving the respondent until August 17, 2026, to come into compliance. The nuisance violation MO 14-4-3 remains out of compliance, and daily fines of \$50.00 will begin on August 18, 2026. Court costs of \$200.00 were assessed on June 21, 2026, and are due within 30 days. Court costs have not been paid as of 08/18/2026.

5. CASE NUMBER: CE262613 - 3580 BLUERIDGE DR PENSACOLA FL 32504
EST OF BARBARA A BEDELL
OFFICER KEVIN SMITH

IPMC 302.8 MOTOR VEHICLES
MO 14-4-3 NUISANCE

Officer Smith testified that the cited code violations first observed on May 22, 2026, still exist. The respondent did not appear. The SMJ found the property and the respondent in violation of certain sections of the City Code and issued a standard Code Violation Order, giving the respondent until August 17, 2026, to come into compliance. If the property is not in compliance, daily fines of \$50.00 will begin on August 18, 2026. Court costs of \$200.00 were assessed on June 21, 2026, and are due within 30 days. The court costs have not been paid as of 08/18/2026.

REQUESTS TO FIND CODE VIOLATIONS

6. CASE NUMBER: CE264593 - 3310 MARCUS DR PENSACOLA FL 32503
ANDRA DERELL TOWNSEND 4/8 INT
MICHELLE HOUSTON 2/8 INT
CHRISTOPHER TOWNSEND JR 1/8 INT
CORNELIUS SYMONE TOWNSEND 1/8 INT
OFFICER RONALD BOUTIN

MO 4-3-18 EXCESSIVE GROWTH OF WEEDS PROHIBITED
MO 11-4-72 MAINTENANCE OF RIGHT OF WAY BY OWNER OF ABUTTING
PROPERTY
MO 14-4-3 NUISANCE

Officer Boutin testified that the cited code violation(s) first observed on 06/29/2026 still exists. The respondent (Christopher Townsend, 1/8 INT) appeared. The SMJ found the property and the respondent in violation of certain sections of the City Code and issued a standard Code Violation Order, giving the respondent until August 31, 2026, to come into compliance. Daily fines of \$50.00 will begin on September 1, 2026, if compliance is not achieved. Court costs of \$200.00 were assessed and are due within 30 days

7. CASE NUMBER: CE264344 - 4280 LA BORDE LN PENSACOLA FL 32514
ESTATE OF WILLIE J ELLIS
ESTATE OF SANDRA P ELLIS
OFFICER KEVIN SMITH

MO 4-3-18 EXCESSIVE GROWTH OF WEEDS PROHIBITED
MO 11-4-72 MAINTENANCE OF RIGHT OF WAY BY OWNER OF ABUTTING
PROPERTY

Officer Kevin Smith testified that the cited code violation(s) first observed on 06/25/2026 no longer exist. The respondent did not appear. The SMJ found that the property and the respondent are in compliance with the applicable sections of the City Code as of 08/18/2026. No court cost was assessed.

8. CASE NUMBER: CE26478 – 546 CHADWICK PENSACOLA FL 32503
ESTATE OF LIFE ESTATE WILLENE J FOWLER
OFFICER RONALD BOUTIN

MO 4-3-18 EXCESSIVE GROWTH OF WEEDS PROHIBITED
MO 11-4-72 MAINTENANCE OF RIGHT OF WAY BY OWNER OF ABUTTING
PROPERTY

Officer Boutin testified that the cited code violation(s) first observed on 07/06/2026 no longer exist. The respondent did not appear. The SMJ found that the property and the respondent are in compliance with certain sections of the City Code as of 08/11/2026. Court costs in the amount of \$200.00 were assessed and are due within 30 days.

9. CASE NUMBER: CE261884 - 1198 ELLISON DR PENSACOLA FL 32503
BOBBIE FINKLEA
OFFICER JASON HENDRICKS

IPMC 302.8 MOTOR VEHICLES

Officer Jason Hendricks testified that the cited code violation(s) first observed on 04/23/2029 no longer exist. The respondent, Bobbie A. Finklea, appeared. The SMJ found that the property and the respondent are in compliance with certain sections of the City Code as of 08/18/2026. No court cost was assessed.

REQUESTS TO INCREASE FINES/LIENS

10. NONE

UNFINISHED BUSINESS

11. 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

12. NONE

ADJOURNMENT

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

9/1/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER: CE264593 - 3310 MARCUS DR PENSACOLA FL 32503
ANDRA DERELL TOWNSEND 4/8 INT
MICHELLE HOUSTON 2/8 INT
CHRISTOPHER TOWNSEND JR 1/8 INT
CORNELIUS SYMONE TOWNSEND 1/8 INT
OFFICER RONALD BOUTIN

MO 4-3-18	EXCESSIVE GROWTH OF WEEDS PROHIBITED
MO 11-4-72	MAINTENANCE OF RIGHT OF WAY BY OWNER OF ABUTTING PROPERTY
MO 14-4-3	NUISANCE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

9/1/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE265696 - 615 N R ST PENSACOLA FL 32503
RACHELLE DAWN ADAIR
CHRISTIAN DAVIS PIEDRAHITA TRIVALDOS
OFFICER TOM LUCIA

MO 4-3-41 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED; EXCEPTION



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

9/1/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE265840 - 1200 N H ST PENSACOLA FL 32503

(REPEAT CASE OF CE231194)

EST OF WILLIE MATTHEW BROWN

EST OF FLORA BELL FLOYD JOHNSON

OFFICER DAVID PARTRICK

IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE

MO 4-3-412 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED; EXCEPTION



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

9/1/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE265649 - 1132 HAYDEN CT PENSACOLA FL 32501
JAMES CALVIN LEWIS 16.6% INT
BENNIE EARL HESTER 16.7% INT
SHERON VENITA JENKINS 16.7% INT
MARCIA LYNETTE HESTER 16.7% INT
VONTRELL SIMMONS 5.57% INT
WILLIE CLARENCE SIMMONS 5.57% INT
ASYLAN SIMMONS 5.56% INT
ESTATE OF PHYLLIS PEARL SIMPSON 16.6% INT
OFFICER TOM LUCIA

MO 4-3-41 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

9/1/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE262702 - 4025 CONNELL DR, PENSACOLA FL 32503
BARRY E HUDSPETH
OFFICER KEVIN SMITH

MO 4-3-18 EXCESSIVE GROWTH OF WEEDS PROHIBITED
MO 11-4-72 MAINTENANCE OF RIGHT OF WAY BY OWNER OF ABUTTING
PROPERTY



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

9/1/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE265479 - 707 BOXWOOD DR PENSACOLA FL 32503
PAUL BRZEZINSKI
ELIANA BRZEZINSKI
OFFICER TOM LUCIA

MO 4-3-41 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED; EXCEPTION



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

9/1/2026

CODE VIOLATIONS

SUBJECT:

NONE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

9/1/2026

CODE VIOLATIONS

SUBJECT:

NONE