



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0220.50

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	MICHAEL S FRANCIS 4812 DON JULIO BLVD SACRAMENTO, CA 95842	Application date	Apr 26, 2025
Property description	MARUSO JOANNE R EST OF 7825 LE JEUNE DR PENSACOLA, FL 32514 7825 LE JEUNE DR 01-0636-000 LT 8 BLK B EAU CLAIRE ESTATES UNIT 1 PB 6 P 47 OR 2770 P 154	Certificate #	2023 / 62
		Date certificate issued	06/01/2023

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2023/62	06/01/2023	972.82	116.54	1,089.36
→ Part 2: Total*				1,089.36

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2024/68	06/01/2024	3,212.77	6.25	213.52	3,432.54
Part 3: Total*					3,432.54

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	4,521.90
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	3,262.31
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	8,159.21

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here: <u>Candice Lewis</u>	<u>Escambia, Florida</u>
Signature, Tax Collector or Designee	Date <u>April 29th, 2025</u>

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>02/04/2026</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500518

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

MICHAEL S FRANCIS
4812 DON JULIO BLVD
SACRAMENTO, CA 95842,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-0636-000	2023/62	06-01-2023	LT 8 BLK B EAU CLAIRE ESTATES UNIT 1 PB 6 P 47 OR 2770 P 154

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
MICHAEL S FRANCIS
4812 DON JULIO BLVD
SACRAMENTO, CA 95842

04-26-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

Nav. Mode ☒ Account ☐ Parcel ID

[Printer Friendly Version](#)

General Information		Assessments				
Parcel ID:	0715293000008002	Year	Land	Imprv	Total	Cap Val
Account:	010636000	2024	\$30,000	\$159,456	\$189,456	\$189,135
Owners:	MARUSO JOANNE R EST OF	2023	\$21,000	\$150,941	\$171,941	\$171,941
Mail:	7825 LE JEUNE DR PENSACOLA, FL 32514	2022	\$21,000	\$134,686	\$155,686	\$88,312
Situs:	7825 LE JEUNE DR 32514	Disclaimer				
Use Code:	SINGLE FAMILY RESID	Tax Estimator				
Taxing Authority:	PENSACOLA CITY LIMITS	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List:							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi	Parcel Records	WIDOW	
10/1989	2770	154	\$55,000	WD	N		Legal Description LT 8 BLK B EAU CLAIRE ESTATES UNIT 1 PB 6 P 47 OR 2770 P 154	
09/1988	2598	789	\$51,000	WD	N			
09/1988	2598	788	\$100	QC	N			
03/1983	1747	447	\$100	WD	N			
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features	
							None	

Section Map Id:
07-15-29-2

Approx. Acreage:
0.2826

Zoned:
R-1AAA

Evacuation & Flood Information
[Open Report](#)

Parcel Information

Launch Interactive Map

[View Florida Department of Environmental Protection\(DEP\) Data](#)

Buildings

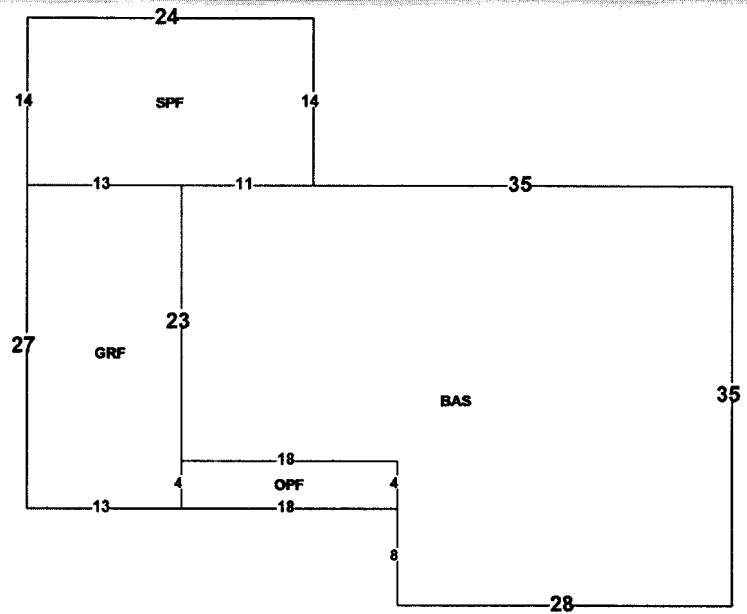
Address: 7825 LE JEUNE DR, Improvement Type: SINGLE FAMILY, Year Built: 1968, Effective Year: 1968, PA Building ID#: 34140

Structural Elements

DECOR/MILLWORK-ABOVE AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-BRICK-FACE/VENEER
FLOOR COVER-CARPET
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-6
NO. STORIES-1
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABLE
STORY HEIGHT-0
STRUCTURAL FRAME-WOOD FRAME

Areas - 2153 Total SF

BASE AREA - 1394
GARAGE FIN - 351
OPEN PORCH FIN - 72
SCRN PORCH FIN - 336



Images



1/22/2024 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated: 05/21/2025 (tc.8206)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **MICHAEL S FRANCIS** holder of **Tax Certificate No. 00062**, issued the **1st** day of **June, A.D., 2023** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

LT 8 BLK B EAU CLAIRE ESTATES UNIT 1 PB 6 P 47 OR 2770 P 154

SECTION 07, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 010636000 (0226-50)

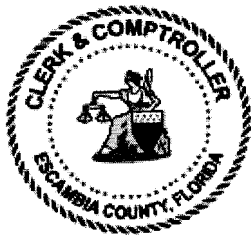
The assessment of the said property under the said certificate issued was in the name of

EST OF JOANNE R MARUSO

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Wednesday in the month of February, which is the **4th** day of **February 2026**.

Dated this 23rd day of May 2025.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

PROPERTY INFORMATION REPORT

3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-0636-000 CERTIFICATE #: 2023-0062

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that encumber the title to said land as listed on page 2 herein.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions, and covenants of record; encroachments, overlaps, boundary line disputes.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 13, 2005 to and including November 13, 2025 Abstractor: Pam Alvarez

BY



Michael A. Campbell,
As President
Dated: November 13, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 13, 2025

Tax Account #: **01-0636-000**

1. The Grantee(s) of the last deed(s) of record is/are: **ESTATE OF JOANNE R MARUSO**

By Virtue of Warranty Deed recorded 10/23/1989 in OR 2770/154 and Probate Case #2025 CP 000606

ABTRACTOR'S NOTE: PERSONAL REPRESENTATIVE OF THE ABOVE ESTATE IS EDMUND W HOLT BY VIRTUE OF ORDER RECORDED 7/10/2025 IN OR 9346/873. WE HAVE ALSO INCLUDED GWENDOLYN SMITH AKA GWEN SMITH FOR NOTICE AS POSSIBLE HEIR.

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Notice of Lien in favor of City of Pensacola recorded 6/2/2022 OR 8795/1950**
 - b. **Code Enforcement Order in favor of City of Pensacola recorded 7/24/2017 OR 7748/1050**
 - c. **Code Enforcement Order in favor of City of Pensacola recorded 7/31/2023 OR 9016/920 together with Abatement Order recorded 1/22/2024 OR 9093/1684**
 - d. **Duplicate Code Enforcement Order in favor of City of Pensacola recorded 4/12/2024 OR 9130/1961**
 - e. **Code Enforcement Order in favor of City of Pensacola recorded 4/12/2024 OR 9130/1966**

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 01-0636-000

Assessed Value: \$189,135.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book, and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a Property Information Report or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE SOLUTIONS
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: FEB 4, 2026

TAX ACCOUNT #: 01-0636-000

CERTIFICATE #: 2023-0062

In compliance with Section 197.522, Florida Statutes, the following is a list of names and addresses of those persons, firms, and/or agencies having legal interest in or claim against the above-described property. The above-referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2025</u> tax year.

**ESTATE OF JOANNE R MARUSO, EDMUND W
HOLT AS PERSONAL REPRESENTATIVE OF
ESTATE OF JOANNE R MARUSO AND GWEN
SMITH AKA GWENDOLYN SMITH
7825 LE JEUNE DR
PENSACOLA, FL 32514**

**EDMUND W HOLT AS PERSONAL
REPRESENTATIVE OF ESTATE OF
JOANNE R MARUSO
2407 TRONJO TERRACE
PENSACOLA, FL 32503**

**PENSACOLA CODE ENFORCEMENT
AUTHORITY
2849 N PALAFOX STREET
PENSACOLA, FL 32501**

**GWENDOLYN SMITH AKA GWEN SMITH
1228 W BOBE STREET
PENSACOLA, FL 32501**

Certified and delivered to Escambia County Tax Collector, this 19th day of November 2025.

**PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.**



BY: Michael A. Campbell, As Its President

NOTE: The above-mentioned addresses are based upon current information available, but addresses are not guaranteed to be true or correct.

PROPERTY INFORMATION REPORT

November 13, 2025

Tax Account #:01-0636-000

**LEGAL DESCRIPTION
EXHIBIT "A"**

LT 8 BLK B EAU CLAIRE ESTATES UNIT 1 PB 6 P 47 OR 2770 P 154

SECTION 07, TOWNSHIP 1 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-0636-000(0226-50)

PREPARED BY:
Ray P. Pope

OF CORDOVA LAW CENTER
PENSACOLA, FLORIDA 32503
(904) 477-9999

State of Florida
County of ESCAMBIA

CLC File No. 277016 154
R-4-2

WARRANTY DEED

ST
6.00 REC. FEE
302.50 ST. STAMPS
308.50 TOTAL

7825 Le Jeune Dr., Pensacola, FL 32514
Grantee's Address

Know All Men by These Presents that DONALD G. KEEN and SHARON D. KEEN,
husband and wife

hereafter called Grantor, for and in consideration
of One Dollar and other good and valuable considerations, the receipt whereof is hereby acknowledged, do bargain, sell, convey, and
grant to JOANNE R. MARUSO, a widow

hereafter called Grantee (but which words Grantor and Grantee
herein shall be construed in the plural as well as the singular if the context so permits or requires), and the heirs, executors, adminis-
trators, successors and assigns of Grantee, forever, the real property in Escambia County, Florida, described as:

Lot 8, Block B of EAU CLAIRE ESTATES UNIT NO. 1, a subdivision of a portion
of Section 7, Township 1-South, Range 29-West, as recorded in Plat Book 6
at page 47 of the Public Records of Escambia County, Florida.

O.S. PD. 302.50
DATE 10-23-89
JOE A. FLOWERS, COMPTROLLER
BY: J. Flowers, D.C.
CERT. REG. #59-204332B-27-01

Subject to taxes for the current year and later years and all valid easements and restrictions of record, if any, which are not hereby reim-
posed; and also subject to any claim, right, title, or interest arising from any recorded instrument reserving, conveying, leasing, or other-
wise alienating any interest in the oil, gas, or other minerals.

To have and to hold unto the said Grantee and the heirs, successors, and assigns of Grantee, forever, together with all and singular the
tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in the said property, and has a good right to
convey the same; that it is free of any lien or encumbrance not mentioned above, and that Grantor, and the heirs, executors, and ad-
ministrators of Grantor, to the said Grantee, and the heirs, executors, administrators, successors, and assigns of Grantee, in the quiet
and peaceable possession and enjoyment thereof, against all persons lawfully claiming the same, shall and will forever warrant and
defend.

IN WITNESS WHEREOF, this instrument has been executed by Grantor under the hand and seal of Grantor this 19th day of
October, 1989.

Signed, sealed and delivered in the presence of:

Al Ingram
[Signature]

[Signature] (SEAL)
DONALD G. KEEN
[Signature] (SEAL)
SHARON D. KEEN
(SEAL)
(SEAL)

State of FLORIDA

County of ESCAMBIA

The foregoing instrument was acknowledged before me this 19th
October, 1989, by DONALD G. KEEN and SHARON D. KEEN,
husband and wife



Notary Public

My commission expires 12/28/89

CLERK FILE NO.

7.52575
9/23 3 23 PM '89
FILED IN
THE PUBLIC RECORDS OF
ESCAMBIA COUNTY, FLORIDA

Recorded in Public Records 6/2/2022 1:22 PM OR Book 8795 Page 1950,
Instrument #2022056338, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$10.00



**This instrument was prepared
by and is to be returned to:**
John Madden, Customer Service Manager
City of Pensacola / Pensacola Energy
P.O. Box 12910
Pensacola, Florida 32521-0044

Tax Parcel ID No.: 0715293000008002

NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

Property Owner: JOANNE R MARUSO
Legal description: LT 8 BLK B EAU CLAIRE ESTATES UNIT 1 PB 6 P 47 OR 2770 P 154
More commonly known as: 7825 LE JEUNE DR

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, this lien shall be void and of no effect.

The total amount due the City of Pensacola through June 17, 2022 is \$1,475.87, together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, JOANNE MARUSO, 7825 LE JEUNE DR PENSACOLA FL 32514-6532 via certified mail return receipt requested and regular U.S. mail this 2nd day of JUNE, 2022.

CITY OF PENSACOLA,
a Florida municipal corporation

BY:


John Madden

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 2nd day of JUNE, 2022, by John Madden, of the City of Pensacola, who is personally known to me and who did not take an oath.

[Notary Seal]

Stephanie A. Chwastyk
Notary Public-State of Florida
My Comm. Expires: April 28, 2024
Notary Comm. No. GG982747


Notary Public - State of Florida

Customer Service Division | PO Box 12910, Pensacola, FL 32521 | 850.435.1800 | PensacolaEnergy.Com

Recorded in Public Records 7/24/2017 2:38 PM OR Book 7748 Page 1050,
Instrument #2017055992, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation, :
by its Code Enforcement Office (436-5500)
Petitioner, :

vs. :

JOANNE R. MARUSO,
Respondent(s). : **Case # 17-139**

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate Judge having heard and considered sworn testimony and other evidence presented in this matter on January 17, 2017, after due notice to the respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 7825 Le Jeune Drive, Pensacola, Escambia County, Florida, legally described as:

LT 8 BLK B EAU CLAIRE ESTATES UNIT 1 PB 6 P 47 OR 2770 P 154. TAX ACCT. #010636000.

2. The following described condition exists on the property: there is a blue tarp covering possible roof damage and the eaves and facias are damaged and the condition constitutes lack of maintenance.

3. The date this condition was first observed was September 26, 2016; re-inspection made on January 17, 2017, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
X the posting of a notice on the property and at City Hall for ten (10) days beginning
_ certified mail, return receipt requested,

on January 6, 2017, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on January 17, 2017, at which hearing the respondent(s) did not appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
_ of the Code of the City of Pensacola, Florida.

BK: 7748 PG: 1051

of the Florida Building Code.
of the Standard Housing Code.
304.7 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must correct the violation(s) before February 21, 2017, by (a) removing the tarp from the roof and repairing or replacing any damage and (b) repairing or replacing the damaged eaves and fascia. [Before commencing this work, contact the City Inspection Services Activity at (850) 436-5600 to determine if, and by whom, a City work permit(s) must be pulled beforehand.]. Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.

2. In the event this order is not complied with before the above compliance date, as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, February 21, 2017, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the abovenamed City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of this and/or any subsequent Special Magistrate Judge's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on January 20, 2017, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray, Jr.

(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.

(Printed Name of Special Magistrate Judge)

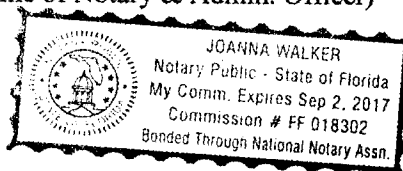
STATE OF FLORIDA
COUNTY OF ESCAMBIA

20 The execution of the foregoing order was acknowledged before me on January 20, 2017, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This Order was Prepared by:
Joanna Walker
Administrative Officer
Code Enforcement Authority
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001

Joanna Walker
(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 7/31/2023 9:49 AM OR Book 9016 Page 920,
Instrument #2023061052, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation, :
by its Code Enforcement Office (436-5500)
Petitioner, :

vs. :

JOANNE R. MARUSO,
Respondent(s). : **Case # 22-053**

CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on February 1, 2022, after due notice to the respondent(s), makes the following findings of fact, conclusions of law, and orders that:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 7825 Le Jeune Drive, Pensacola, Escambia County, Florida, legally described as:

LT 8 BLK B EAU CLAIRE ESTATES UNIT 1 PB 6 P 47 OR 2770 P 154. TAX ACCT. #010636000.

2. The following described condition exists on the property: there is one or more inoperable and/or unlicensed motor vehicles (dark colored Ford minivan) parked, kept or stored outside on the premises of this residence and miscellaneous household items, rubbish and/or garbage, litter and debris being openly stored and exposed to the elements on the property and/or outside on the porch of the apparently occupied residence on the premises and the condition constitutes unlawful parking, keeping and/or storage of inoperable and/or unlicensed motor vehicles and a litter nuisance.

3. The date this condition was first observed was November 4, 2021; re-inspection made on February 1, 2022, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
_ the posting of a notice on the property and at City Hall for ten (10) days beginning
☒ certified mail, return receipt requested,

on January 8, 2022, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate beginning at 3:00 p.m. on February 1, 2022, at which hearing the respondent(s) DID NOT appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):
14-3-3 of the Code of the City of Pensacola, Florida.

BK: 9016 PG: 921

 of the Florida Building Code.
 of the Standard Housing Code.
302.8 of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. **ORDER:**

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. **The respondent(s) must completely correct all of the aforesaid violation(s) before February 15, 2022, by (a) either making each vehicle operable and licensed or storing each in a completely enclosed structure or removing each from the property, (b) either removing and properly disposing of the miscellaneous household items on the property or storing them in a completely enclosed structure, (c) removing and properly disposing of all rubbish and/or garbage and excessive trash scattered throughout the exterior property and premises, and the interior of every structure thereon, and (d) keeping the entire premises free of litter and debris. Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed**

2. In the event this order is not complied with before the above compliance date(s), **as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, February 15, 2022, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).**

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance **AS SOON AS IT IS ACHIEVED.**

BK: 9016 PG: 922 Last Page

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on February 7, 2022, at Pensacola, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

(Signature of Special Magistrate Judge)

Louis F. Ray, Jr.

(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The execution of the foregoing order was acknowledged before me on February 7, 2022, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

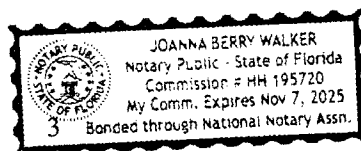
This original order was prepared by
and ATTESTED to by:

Joanna Walker
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
2849 N. Palafox Street
Pensacola, FL 32501
(850) 436-5500

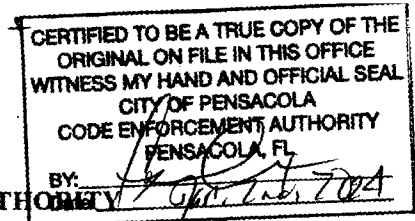
(Signature of Notary and Administrative Officer)

Joanna Walker

(Printed Name of Notary & Admin. Officer)



Recorded in Public Records 1/22/2024 12:18 PM OR Book 9093 Page 1684,
Instrument #2024004785, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00



**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA
SPECIAL MAGISTRATE
IN AND FOR THE CITY OF PENSACOLA, a Florida municipal corporation**

**Petitioner,
Code Enforcement Office of the City of
Pensacola**

**Case No.: 22-053
Location: 7825 Le Jeune Dr Pensacola,
Florida 32514
Parcel ID#: 071S293000008002**

**Respondent,
Joanne R Maruso**



ABATEMENT ORDER

The CAUSE having come before the Code Enforcement Authority Special Magistrate on the Petition of the Code Enforcement Authority Officer for alleged violation of the ordinances of the City of Pensacola, a Florida municipal corporation, and the Special Magistrate having heard and considered sworn testimony and other evidence presented by the Code Enforcement Officer and the Respondent(s) or representative thereof, Ed Holt, Attorney, and after consideration of the appropriate sections of Pensacola Code of Ordinances and of the International Property Maintenance Code (as incorporated in Pensacola Code of Ordinances 14-2-222), finds that a violation of the following Code(s) has occurred and continues, and which present an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources:

14-4-3 Nuisance

THEREFORE, the Special Magistrate, being otherwise fully apprised, finds as follows:

It is hereby ORDERED.

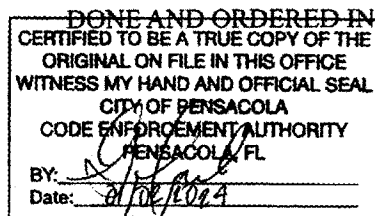
1. Pursuant to Florida Statute 162.06 and Pensacola Code of Ordinances 13-2-5 the violations stated above present an immediate and serious threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.
2. Pursuant to Florida Statute 162.09(1) the City of Pensacola shall make all reasonable repairs related to immediate and serious threats to public health, safety, or welfare or imminent destruction of habitat or sensitive resources. and charge the violator with the reasonable costs of the repairs along with fines imposed.
3. Pursuant to Pensacola Code of Ordinances Sec. 13-2-6(c), court costs in the amount of **\$1000.00** are awarded in favor of the City of Pensacola as the prevailing party against respondent(s). Court costs must be paid within sixty (60) days of the date of this order.

Pursuant to sections 162.03, 162.07, and 162.09 Florida Statutes, without further hearing or notice to the respondent(s), a certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator, and once recorded this order constitutes notice and makes the findings of this order binding on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within (30) days of the entry of this order.

BK: 9093 PG: 1686 Last Page



PENSACOLA CODE ENFORCEMENT AUTHORITY

Tracey Robinson-Coffee

Signature of Special Magistrate

Tracey Robinson

Printed Name of Special Magistrate

Copies to: 4343 Langley Ave Pensacola, Florida
Ed Holt, Esq

Recorded in Public Records 4/12/2024 2:22 PM OR Book 9130 Page 1961,
Instrument #2024027304, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$44.00

**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation, :
by its **Code Enforcement Office (850) 436-5500** :
Petitioner, :

vs. :

JOANNE R. MARUSO,
Respondent(s). :

Case # 23-206

DUPLICATE ORIGINAL CITY CODE VIOLATION ORDER

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on August 1, 2023, after due notice to the above-named respondent(s), makes the following findings of fact and conclusions of law:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 7825 Le June Drive, Pensacola, Escambia County, Florida, legally described in:

16-DIGIT FLORIDA REAL PROPERTY PARCEL ID # 071S293000008002

2. The property is/was in the condition described in the first paragraph of the attached Notice of City Code Violation(s) letter or Field Notice dated May 23, 2023, and the condition constitutes(d) violation(s) of the Code of the City of Pensacola section(s) cited in the letter.

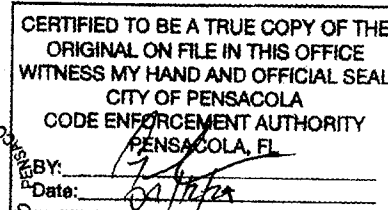
3. Reinspection of the property on this day confirmed the condition still exists.

4. The respondent(s) received notice of this hearing by:
 X the posting of a notice on the property and at City Hall for ten (10) days beginning
 certified mail, return receipt requested,

on July 20, 2023, that the condition constitutes a violation of the Codes of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate beginning at 3:00 p.m. on this above hearing date, at which hearing the respondent(s) DID NOT APPEAR.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of the cited section(s):
 X of the Code of the City of Pensacola, Florida (CCOP).



BK: 9130 PG: 1962

- ___ of the Florida Building Code (FBC).
- ___ of the Standard Housing Code (SHC).
- ___ of the International Property Maintenance Code (IPMC).

2. The City prevailed in prosecuting this case before the Special Magistrate. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) **does (do) not** present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) **is (are) not** irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. **Before Tuesday, August 15, 2023, the respondent(s) must fully correct all of the violation(s), by taking the actions described in the attached Notice of City Code Violation(s) letter. Immediately after all required work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that all required work has been completed to code and/or that the violation(s) has/have been completely corrected.**

2. In the event this order is not complied with before the above compliance date, **as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on the above compliance deadline, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s): A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).**

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance **AS SOON AS IT IS ACHIEVED.**

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code

BK: 9130 PG: 1963

Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original, a duplicate original or a certified copy of this and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED in duplicate on August 3rd 2023, at Pensacola, Escambia County, Florida.



PENSACOLA CODE ENFORCEMENT AUTHORITY

Louis F. Ray Jr.
(Signature of Special Magistrate)

Louis F. Ray, Jr.
(Printed Name of Special Magistrate)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing duplicate original order was executed and acknowledged before me by means of physical presence on August 3, 2023, by the above-named Special Magistrate for the City of Pensacola, Florida, who is personally known to me.

This duplicate original order was prepared by and attested to, and is certified by me to be a duplicate original and, as such, is a true and correct copy of the other duplicate original on file in this office, by:

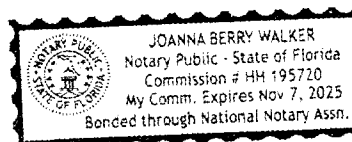
Joanna Berry Walker

Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
Post Office Box 12910
Pensacola, FL 32521-0001
(850) 436-5500

Joanna Berry Walker
(Signature of Notary and Administrative Officer)

Joanna Berry Walker
(Printed Name of Notary & Administrative Officer)

[NOTARY SEAL]



BK: 9130 PG: 1964



CODE ENFORCEMENT

FLORIDA'S FIRST & FUTURE

May 23, 2023

NOTICE OF CITY CODE VIOLATION(S)

MARUSO JOANNE R
7825 LE JEUNE DR
PENSACOLA FL 32514

RE: 7825 LE JEUNE DR 32514

To All Concerned Parties:

The property you own at **7825 LE JEUNE DR 32514**, Pensacola, Florida, is in violation of City Codes. There is an RV on the property being resided in.

The RV must be vacated and only connected to electricity. No other utilities is permissible.

As soon as this task has been completed, please contact **Code Enforcement** at (850) 436-5504 for re-inspection of the property. **Code compliance must be obtained within TWENTY-ONE (21) days from the date you receive this notice. If you are not the owner of the property described herein, please advise this office of the new owner(s) name and address.**

VIOLATION(S)**Sec. 12-3-59. Parking and storage of major recreational equipment.**(a) *General requirements.*

- (1) Parking or storage of major recreational equipment, except for loading and unloading not to exceed 24 hours, shall not be permitted in any portion of any public right-of-way.
- (2) Repairing or maintaining major recreational equipment, except repairs necessitated by an emergency, shall not be permitted in any portion of any public right-of-way.

2849 North Palafox Street Pensacola, FL 32501 / T: 850.436.5500 / F: 850.595.1470 / www.cityofpensacola.com

BK: 9130 PG: 1965 Last Page

- (6) Must be maintained in an operable condition and must be properly licensed in accordance with all laws of the state.

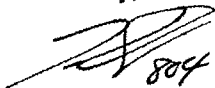
FAILURE TO COMPLY

Failure to comply with this notice may result in your case being presented to the Code Enforcement Authority for appropriate enforcement action. **The Code Enforcement Authority has the power to levy fines of up to \$250 a day, or \$500 a day in the event of repeat violation, against you and the property for every day that any violation continues beyond the compliance date set in an order of the Code Enforcement Authority.** You are also advised that violations may be brought before the Code Enforcement Authority even though they may have been corrected prior to the meeting. **An alternative to the case being presented to the Authority may result in a summons to appear in front of a County Judge or a civil citation issued to the violator.**

PLEASE NOTE: It is unlawful for any person, firm, corporation, partnership, or entity to allow the condition of the property they own, control, or have custody of or responsibility for to violate the provisions of the Code of Ordinances on more than four (4) occasions per calendar year. Violation of Section 8-1-21 (Excessive generation of code complaints) can result in an additional fee of \$150.00 per violation for each subsequent Notice of Violation issued after the fourth within a calendar year.

Your cooperation on this project will be appreciated. Let us work together to provide a cleaner and healthier environment for the citizens of Pensacola. **If you have any questions concerning this notice or may possibly need additional time to achieve compliance, please feel free to contact me or our office at (850) 436-5504.** Together, we can make a difference in our community.

Sincerely,

A handwritten signature in black ink, appearing to be 'KS' with '804' written below it.

Kevin Smith
Enforcement Officer

Recorded in Public Records 4/12/2024 2:22 PM OR Book 9130 Page 1966,
Instrument #2024027305, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

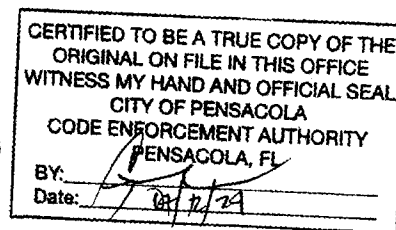
**BEFORE THE CODE ENFORCEMENT AUTHORITY
OF THE CITY OF PENSACOLA, FLORIDA**

THE CITY OF PENSACOLA,
a Florida municipal corporation,
by its **Code Enforcement Office (436-5500)**
Petitioner,

vs.

JOANNE R. MARUSO,
Respondent(s).

Case # **22-111**



CODE VIOLATION ORDER AND SUBSEQUENT AMENDMENTS

The Special Magistrate having heard and considered sworn testimony and other evidence presented in this matter on July 5, 2022, after due notice to the respondent(s), makes the following findings of fact, conclusions of law, and orders that:

A. FINDINGS OF FACT:

1. The respondent(s) own(s) and/or is (are) in possession of the real property located at 7825 Le Jeune Dr., Pensacola, Escambia County, Florida, legally described as:

LT 8 BLK B EAU CLAIRE ESTATES UNIT 1 PB 6 P 47 OR 2770 P 154. TAX ACCT. #010636000.

2. The following described condition exists on the property: there is no separate subscription to City solid waste collection and disposal services at this occupied residence and the condition constitutes no mandatory trash pickup.

3. The date this condition was first observed was April 22, 2022; re-inspection made on July 5, 2022, confirmed the condition still existed on that date.

4. The respondent(s) received notice by:
☒ the posting of a notice on the property and at City Hall for ten (10) days beginning
☐ certified mail, return receipt requested,

on June 23, 2022, that the condition constitutes a violation of the Code of the City of Pensacola, Florida, and that a public quasi-judicial hearing thereon would be held before the Special Magistrate Judge beginning at 3:00 p.m. on July 5, 2022, at which hearing the respondent(s) DID NOT appear.

B. CONCLUSIONS OF LAW:

1. The respondent(s) and the property are in violation of Section(s):

BK: 9130 PG: 1967

4-3-41 of the Code of the City of Pensacola, Florida.
_ of the Florida Building Code.
_ of the Standard Housing Code.
_ of the International Property Maintenance Code.

2. The City prevailed in prosecuting this case before the Special Magistrate Judge. If the City has already incurred costs to date in attempting to abate this violation and has requested that they be determined at this time, the Special Magistrate Judge finds the City's costs to be \$ _____. [If the City has not as yet requested that its costs to date, if any, be determined at this time and/or if it later incurs costs to abate this violation, those total costs shall be administratively entered in this blank: \$ _____.]

3. The aforesaid violation(s) or the condition causing the violation(s) does (do) not present a serious threat to the public health, safety, or welfare and/but the violation(s) or the condition causing the violation(s) is (are) not irreparable or irreversible in nature.

C. ORDER:

Based on the above and foregoing findings and conclusions, it is hereby

ORDERED that:

1. The respondent(s) must completely correct all of the aforesaid violation(s) before July 19, 2022, by either (a) subscribing to (or causing any occupant of this structure to subscribe to) and maintaining the City's trash pickup service from this occupied residence or (b) vacating or causing the structure to be vacated. Immediately after this work has been completed, the respondent(s) must call the City Code Enforcement Office at (850) 436-5500 to schedule a re-inspection of the property to confirm that it has been done to code and/or completed

2. In the event this order is not complied with before the above compliance date(s), as early as at the City Code Enforcement Authority Meeting and Hearings scheduled to take place beginning at 3:00 P.M. (Central Time) on Tuesday, July 19, 2022, or at any such meeting and hearings thereafter, without further hearing or notice to the respondent(s), : A FINE MAY BE ASSESSED AGAINST EACH RESPONDENT AND THE ABOVE-DESCRIBED PROPERTY IN AN AMOUNT UP TO AND INCLUDING TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$250.00) PER DAY for that day and each and every day thereafter any violation continues to exist; and, without further hearing or notice to the respondent(s), A LIEN MAY BE IMPOSED AGAINST ANY AND ALL REAL AND PERSONAL PROPERTY OWNED BY THE RESPONDENT(S) WHICH IS NOT LEGALLY PROTECTED FROM ENCUMBERANCE AND LEVY; AND THE COSTS INCURRED BY THE CITY IN SUCCESSFULLY PROSECUTING THIS CASE MAY BE ASSESSED AGAINST THE RESPONDENT(S).

3. It is the responsibility of the respondent(s) to contact the above-named City Office prosecuting this case to arrange for re-inspection of the property to verify compliance AS SOON AS IT IS ACHIEVED.

BK: 9130 PG: 1968 Last Page

4. If the violation(s) is (are) corrected and, thereafter, a City Code Enforcement Officer finds that a repeat violation has occurred, a fine in the amount of up to and including Five Hundred and no/100 Dollars (\$500.00) per day may be assessed against the respondent(s) for each day the repeat violation is found to have occurred by the City Code Enforcement Officer and for each and every day thereafter the repeat violation continues to exist.

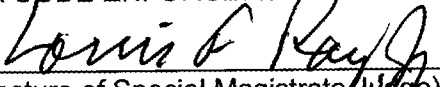
5. Pursuant to Sections 162.07 and 162.09, Florida Statutes, without further hearing or notice to the respondent(s), the original or a certified copy of this and/or any subsequent Special Magistrate's order may be recorded in the public records of Escambia County, Florida, and, once recorded, CONSTITUTES NOTICE TO AND MAKES THE FINDINGS OF THIS ORDER BINDING on the respondent(s) and any subsequent purchasers of the property, and any successors in interest or assigns of the respondent(s).

6. Jurisdiction of this matter and the parties is retained to enter such further orders as may be appropriate and necessary.

7. Any aggrieved party hereto, including the City, may appeal this order to the Circuit Court of Escambia County, Florida, within thirty (30) days of the entry of this order.

ENTERED on July 6, 2022, at Pensacola, Florida.

PENSACOLA CODE ENFORCEMENT AUTHORITY


(Signature of Special Magistrate Judge)

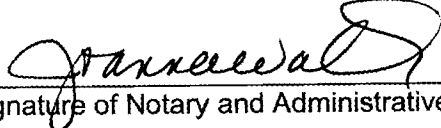
Louis F. Ray, Jr.
(Printed Name of Special Magistrate Judge)

STATE OF FLORIDA
COUNTY OF ESCAMBIA

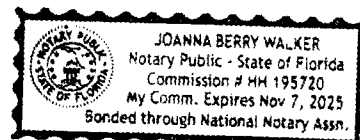
The execution of the foregoing order was acknowledged before me on July 6, 2022, by Louis F. Ray, Jr., as Special Magistrate Judge for the City of Pensacola, Florida, who is personally known to me and who did take an oath.

This original order was prepared by
and ATTESTED to by:

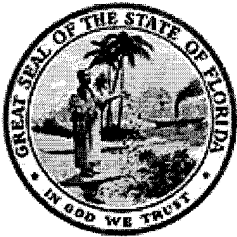
Joanna Walker
Florida Notary Public &
Administrative Officer of the
Code Enforcement Authority of the
City of Pensacola, Florida
2849 N. Palafox Street
Pensacola, FL 32501


(Signature of Notary and Administrative Officer)

Joanna Walker
(Printed Name of Notary & Admin. Officer)



Search Property	Property Sheet	Lien Holder's	Redeem New	Forms	Courtview	Benchmark
Redeemed From Sale						



**PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA**

Tax Deed Sales - Redeemed From Sale
Account: 010636000 Certificate Number: 000062 of 2023

Date Of Redemption

Clerk's Check Clerk's Total \$828.00

Postage Tax Deed Court Registry \$794.00

Payor Name
C/O AIS MAILROOM
2603 AUGUST DRIVE SUITE 1125

Notes

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