



City of Pensacola

Code Enforcement Authority

Agenda

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

September 16, 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. CEA HEARING MINUTES AUGUST 19, 2025

Recommendation:

Sponsors:

Attachments: CEA HEARING - SEPTEMBER 2, 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: CE253528- 1520 W JACKSON ST PENSACOLA FL 32501
LAURA MCCOMB
OFFICER TOM LUCIA

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

3. CASE NUMBER: CE253012 - 103 ESCALONA AVE PENSACOLA FL 32503
SCOOP SCHNEIDER
OFFICER KEVIN SMITH

-MO 4-3-18 EXCESSIVE GROWTH OF WEEDS PROHIBITED
-MO 14-4-3 NUISANCE
-IPMC 308.1 ACCUMULATION OF RUBBISH AND GARBAGE

4. CASE NUMBER: CE253787 - 1715 N DAVIS HWY PENSACOLA FL 32501
CHRISTOPHER PHILLIPS
OFFICER TOM LUCIA

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

REQUESTS TO FIND CODE VIOLATIONS

5. CASE NUMBER: CE254483- 211 FAIRFAX DR PENSACOLA FL 32503
BEE TX REAL ESTATE INVESTMENT LLC
OFFICER TOM LUCIA

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

6. CASE NUMBER: CE252698 - 1619 N 6TH AVE PENSACOLA FL 32503
ESTATE OF DORIS L CARSON
OFFICER JASON HENDRICKS

-MO 4-3-41 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED
-IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE
-IPMC 505.1 GENERAL
-IPMC 505.3 SUPPLY

7. CASE NUMBER: CE253577 - 512 N REUS ST PENSACOLA FL 32501
ELIZA TRIPP
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
-MO 14-4-3 NUISANCE
-IPMC 304.2 PROTECTIVE TREATMENT
-IPMC 304.6 EXTERIOR WALLS
-IPMC 304.13 WINDOW, SKYLIGHT AND DOOR FRAMES
-IPMC 304.13.1 GLAZING
-IPMC 604.1 FACILITIES REQUIRED

8. CASE NUMBER: CE253447 - 1117 E FAIRFIELD DR PENSACOLA FL 32503
TIA MARCHEA ELIZABETH MOREY
WILLIAM A MOREY
OFFICER JASON HENDRICKS

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

REQUESTS TO INCREASE FINES/LIENS

9. NONE

UNFINISHED BUSINESS

10. 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

11. 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 at 850-436-5600 (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

Agenda

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

September 2, 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

Prior minutes approved.

1. AUGUST 19, 2025

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

2. CASE NUMBER: CE253264 - 3580 BLUERIDGE DR PENSACOLA FL 32504 BARBARA A BEDELL OFFICER KEVIN SMITH

-MO 14-4-3 NUISANCE
-IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE
-IPMC 302.8 MOTOR VEHICLES

Officer Smith testified that the cited code violation(s) first observed on June 24, 2025 still exist(s). Respondent did not appear. On August 19, 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 September 1, 2025 for compliance. Daily fines of \$25.00 start today, September 2, 2025.

3. CASE NUMBER : CE253181 - 107 ALTAMONT PENSACOLA FL 32503
RODERICK D HARDAWAY 1/4 INT
ROSALIND L GODFREY 1/4 INT
OSCAR MANNING 1/4 INT
MATTHEW MANNING 1/4 INT
OFFICER TOM LUCIA

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

Officer Lucia testified that the cited code violation(s) first observed on June 13, 2025 still exist(s). Respondent did not appear. On August 19, 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 September 1, 2025 for compliance. Daily fines of \$25.00 start today, September 2, 2025.

4. CASE NUMBER: CE253364 - 3640 WELLINGTON RD PENSACOLA FL 32504
JOHN C RIVERA
CORTNEY E RIVERA
OFFICER KEVIN SMITH

-MO 14-4-3 NUISANCE
-IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE
-IPMC 308.2.2 REFRIGERATORS

Officer Smith testified that the cited code violation(s) first observed on July 1, 2025 still exist(s). Respondent did not appear. On August 19, 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 September 1, 2025 for compliance. Daily fines of \$25.00 start today, September 2, 2025.

5. CASE NUMBER: CE253361 - 1304 E HERNANDEZ ST PENSACOLA FL 32503
STEVEN TODD MCWATERS
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 June 30, 2025, no longer exist(s). Respondent did not appear. The SMJ found the property and the respondent are in compliance of certain sections of the City Code as of August 26, 2025.

REQUESTS TO FIND CODE VIOLATIONS

6. CASE NUMBER: CE253528- 1520 W JACKSON ST PENSACOLA FL 32501
LAURA MCCOMB
OFFICER TOM LUCIA

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

Officer Lucia testified that the cited code violation(s) first observed on July 10, 2025 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 September 15, 2025, for compliance and that daily fines of \$25.00 are to start on September 16, 2025. Court costs in the amount of \$200.00 were assessed and are due within 30 days.

7. CASE NUMBER: CE253012 - 103 ESCALONA AVE PENSACOLA FL 32503
SCOOP SCHNEIDER
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
-MO 14-4-3 NUISANCE
-IPMC 308.1 ACCUMULATION OF RUBBISH AND GARBAGE

Officer Smith testified that the cited code violation(s) first observed on June 2, 2025 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 September 15, 2025, for compliance and that daily fines of \$25.00 are to start on September 16, 2025. Court costs in the amount of \$200.00 were assessed and are due within 30 days.

8. CASE NUMBER: CE253787 - 1715 N DAVIS HWY PENSACOLA FL 32501
CHRISTOPHER PHILLIPS
OFFICER TOM LUCIA

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

Officer Lucia testified that the cited code violation(s) first observed on July 25, 2025 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 September 15, 2025, for compliance and that daily fines of \$25.00 are to start on September 16, 2025. Court costs in the amount of \$200.00 were assessed and are due within 30 days

REQUESTS TO INCREASE FINES/LIENS

9. NONE

UNFINISHED BUSINESS

10. 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

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

Date approved: _____

Signature: _____
Special Magistrate



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

9/16/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER: CE253528- 1520 W JACKSON ST PENSACOLA FL 32501
LAURA MCCOMB
OFFICER TOM LUCIA

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



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SUBJECT:

CASE NUMBER: CE253012 - 103 ESCALONA AVE PENSACOLA FL 32503
SCOOP SCHNEIDER
OFFICER KEVIN SMITH

-MO 4-3-18	EXCESSIVE GROWTH OF WEEDS PROHIBITED
-MO 14-4-3	NUISANCE
-IPMC 308.1	ACCUMULATION OF RUBBISH AND GARBAGE



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CHRISTOPHER PHILLIPS
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9/16/2025

CODE VIOLATIONS

SUBJECT:

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BEE TX REAL ESTATE INVESTMENT LLC
OFFICER TOM LUCIA

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9/16/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE252698 - 1619 N 6TH AVE PENSACOLA FL 32503
ESTATE OF DORIS L CARSON
OFFICER JASON HENDRICKS

-MO 4-3-41	USE OF SOLID WASTE COLLECTION SERVICES REQUIRED
-IPMC 308.1	ACCUMULATION OF RUBBISH OR GARBAGE
-IPMC 505.1	GENERAL
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CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE253577 - 512 N REUS ST PENSACOLA FL 32501
ELIZA TRIPP
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
-MO 14-4-3	NUISANCE
-IPMC 304.2	PROTECTIVE TREATMENT
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Memorandum

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CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE253447 - 1117 E FAIRFIELD DR PENSACOLA FL 32503
TIA MARCHEA ELIZABETH MOREY
WILLIAM A MOREY
OFFICER JASON HENDRICKS

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9/16/2025

CODE VIOLATIONS

SUBJECT:

NONE



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9/16/2025

CODE VIOLATIONS

SUBJECT:

NONE