



City of Pensacola

Code Enforcement Authority - Building

Inspections

Agenda

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

November 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. 25-1555 OCTOBER 28, 2025 MINUTES

Recommendation:

Sponsors:

Attachments: Minutes October 28, 2025

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

2. CASE NUMBER 24-181, 313 W. INTENDENCIA ST., BAYNES JAMES L JR, OFFICER BILBY
UNSAFE STRUCTURE

Attachments: None

3. CASE NUMBER 24-216, 525 CHADWICK ST., GUTIERREZ SANTOS A CRUZ & RODRIGUEZ CONCEPCION ELENA, OFFICER BILBY
UNSAFE STRUCTURE

Attachments: None

4. CASE NUMBER 23-41, 710 N. 7TH AVE., B & E HOLDINGS LLC, OFFICER BILBY
SIDING, STEPS, STRUCTURAL WORK TO REPAIR TERMITE DAMAGE NO PERMIT

Attachments: None

5. CASE NUMBER 25-51, 2805 E. LLOYD ST., SHUFORD TOM & SHUFORD SHARON
TRUSTEES FOR SHUFORD LIVING TRUST, OFFICER BILBY
ACCESSORY STRUCTURE NO PERMIT

Attachments: None

REQUESTS TO FIND CODE VIOLATIONS

6. CASE NUMBER 25-93, 2010 CYPRESS ST., NGUYEN KHOAN V & TRINKTHI KIEU, OFFICER BILBY
CARPORT AND ROOM ADDITION/BREEZEWAY NO PERMIT

Attachments: None

7. CASE NUMBER 25-107, 5030 BAYOU BLVD., JAZMIN ONE INC., OFFICER BILBY
ROOF REPAIRS, FACADE ADDITION/CHANGES 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 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.



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CALL TO ORDER

APPROVAL OF MINUTES

Minutes approved

1. 25-1403 SEPTEMBER 23, 2025 HEARING

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

2. 25-1404 CASE NUMBER 24-216, 525 CHADWICK ST., GUTIERREZ SANTOS A CRUZ & RODRIGUEZ CONCEPCION ELENA, OFFICER BILBY UNSAFE STRUCTURE

Officer Bilby testified that the cited code violation(s) first observed October 23, 2024, still exists. The respondent did not appear. On August 26, 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 October 27, 2025 for compliance. Court Costs in the amount of \$200 were assessed and have been paid. As of today the property is still in violation however Officer Bilby asked for a continuance until the November 25, 2025 magistrate hearing to allow the owner additional time. If property is not in compliance by November 25, 2025 fines will be retroactive to October 28, 2025.

3. 25-1405 CASE NUMBER 25-27, 1750 N. PALAFOX ST., REAL BUSINESS CONSULTANTS C/O DENNIS REISMAN, OFFICER BILBY UNSAFE STRUCTURE

Officer Bilby testified that the cited code violation(s) first observed on March 3, 2025 still exists. 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 October 27, 2025 to correct the immediate life safety concerns by securing all first floor doors and windows. and that daily fines of \$100 to start on October 28, 2025. As of today the first floor of the building has been secured so we will not ask for fines to begin. Officer Bilby asked to table the case pending further action as necessary. Court costs in the amount of \$200 were assessed and are due within 30 days.

4. 25-1406 CASE NUMBER 24-79, 2010 E. AVERY ST., PEACE REAL ESTATE LLC,
OFFICER BILBY
FRAMING, ELECTRICAL, PLUMBING IN GARAGE APARTMENT NO PERMIT

Officer Bilby testified that the cited code violation(s) first observed on March 28, 2024 have been corrected and no longer exist. Respondent did not appear. On September 23, 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 October 27, 2025 for compliance. Court costs in the amount of \$200 were assessed and have been paid.

5. 25-1407 CASE NUMBER 25-51, 2805 E. LLOYD ST., SHUFORD TOM & SHUFORD
SHARON TRUSTEES FOR SHUFORD LIVING TRUST, OFFICER BILBY
REMODEL INCLUDING ELECTRICAL AND ACCESSORY STRUCTURE NO PERMIT

Officer Bilby testified that the cited code violation(s) first observed on April 14, 2025 have been partially corrected. Respondent did not appear. On September 23, 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 October 27, 2025 for compliance. A portion of the violation has been corrected and the respondent is working towards correcting the remaining violation. Officer Bilby asked for a continuance until the November 25, 2025 magistrate hearing. Court costs in the amount of \$200 were assessed and have been paid. Daily fines of \$25 will be retroactive to October 28, 2025 if not in compliance by November 25, 2025

6. 25-1408 CASE NUMBER 24-4, 3302 E. LLOYD ST., TRUJILLIO ZACHARY C, OFFICER
BILBY
STRUCTURAL REPAIRS TO FLOOR, PLUMBING AND ELECTRICAL NO PERMIT

Officer Bilby testified that the cited code violation(s) first observed on January 8, 2024 have been corrected and no longer exist. Respondent did not appear On September 23, 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 October 27, 2025 for compliance. No court costs were assessed.

REQUESTS TO FIND CODE VIOLATIONS

7. 25-1456 CASE NUMBER 23-74, 3721 SCENIC HWY., ABBOTT ERNEST W. JR & LILLIE FLOYD CO TRUSTEES OF ABBOTT LILLIE FLOYD TRUST, OFFICER BILBY ACCESSORY STRUCTURE NO PERMIT

Officer Bilby testified that the code violation has been corrected and the case would not be presented.

8. 25-1457 CASE NUMBER 23-74, 3721 1/2 SCENIC HWY, ABBOTT ERNEST W. JR & LILLIE FLOYD CO TRUSTEES OF ABBOTT LILLIE FLOYD TRUST, OFFICER BILBY ADDITION TO STRUCTURE NO PERMIT

Officer Bilby testified that the code violation has been corrected and the case would not be presented.

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

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City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1558

Code Enforcement Authority

11/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 24-181, 313 W. INTENDENCIA ST., BAYNES JAMES L JR, OFFICER BILBY
UNSAFE STRUCTURE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1559

Code Enforcement Authority

11/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 24-216, 525 CHADWICK ST., GUTIERREZ SANTOS A CRUZ &
RODRIGUEZ CONCEPCION ELENA, OFFICER BILBY
UNSAFE STRUCTURE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1560

Code Enforcement Authority

11/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 23-41, 710 N. 7TH AVE., B & E HOLDINGS LLC, OFFICER BILBY
SIDING, STEPS, STRUCTURAL WORK TO REPAIR TERMITE DAMAGE NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1561

Code Enforcement Authority

11/25/2025

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 25-51, 2805 E. LLOYD ST., SHUFORD TOM & SHUFORD SHARON
TRUSTEES FOR SHUFORD LIVING TRUST, OFFICER BILBY
ACCESSORY STRUCTURE NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1556

Code Enforcement Authority

11/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 25-93, 2010 CYPRESS ST., NGUYEN KHOAN V & TRINKTHI KIEU,
OFFICER BILBY
CARPORT AND ROOM ADDITION/BREEZEWAY NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 25-1557

Code Enforcement Authority

11/25/2025

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 25-107, 5030 BAYOU BLVD., JAZMIN ONE INC., OFFICER BILBY
ROOF REPAIRS, FACADE ADDITION/CHANGES NO PERMIT