



City of Pensacola

Code Enforcement Authority

Agenda

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

March 3, 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. CEA HEARING MINUTES FEBRUARY 17, 2026

Recommendation:

Sponsors:

Attachments: CEA HEARING MINUTES FEBRUARY 17, 2026

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

2. CASE NUMBER: CE2619 - 3470 BROOKSHIRE DR PENSACOLA FL 32504
TRACEY I ELLIS
WILLIAM H ELLIS IV
OFFICER KEVIN SMITH

-IPMC 302.8 MOTOR VEHICLES

3. CASE NUMBER: CE255566 - 6390 BEAUCLAIR DR PENSACOLA FL 32504
LAWRENCE L BIXBY
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

4. CASE NUMBER: CE256103 - 4960 SPRINGHILL DR PENSACOLA FL 32503
CODY GRAY
RONALD BOUTIN

-IPMC 302.8 MOTOR VEHICLES

5. CASE NUMBER: CE255885 - 3525 WELLINGTON RD PENSACOLA FL 32504
LIFE EST FRANCIS E NEELY
LIFE EST ELSIE E NEELY
FRANCIS EUGENE NEELY &
ELSIE E NEELY CO TRUSTEES FOR
GENE AND ELSIE NEELY LIVING TRUST JULY 2, 2020 49% INT
TAMMY BOHANNON 51% INT
OFFICER KEVIN SMITH

-IPMC 302.7 ACCESSORY STRUCTURES
-IPMC 304.2 PROTECTIVE TREATMENT
-IPMC 304.7 ROOFS AND DRAINAGE
-IPMC 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES
-IPMC 304.13 WINDOW, SKYLIGHT AND DOOR FRAMES

REQUESTS TO FIND CODE VIOLATIONS

6. CASE NUMBER: CE26278 - 2617 N 7TH AVE PENSACOLA FL 32503
SHRADHANAND GURDIAL
OFFICER TOM LUCIA

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

7. CASE NUMBER: CE254806 - 800 BLK N 7TH AVE PENSACOLA FL 32501
DGSFC LLC
OFFICER JASON HENDRICKS

-IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE
-MO 4-4-11 PERMITTING PROPERTY TO BE A NUISANCE
-MO 4-4-5 DUTY OF OPERATORS, OWNERS TO KEEP ADJACENT AREAS
FREE OF LITTER
-MO 14-4-3 NUISANCE

8. CASE NUMBER: CE26105 - 200 W HIGHLAND DR PENSACOLA FL 32503

RICHARD WILSON
PAULA WILSON
OFFICER RONALD BOUTIN

-IPMC 302.8 MOTOR VEHICLES
-MO 14-4-3 NUISANCE

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 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 e-notifications for Agendas and Minutes, which will be delivered 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 the City Council may be in attendance.



City of Pensacola

Code Enforcement Authority

Minutes

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

February 17, 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. CEA HEARING MINUTES FEBRUARY 3, 2026

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

2. CASE NUMBER: CE255671 - 2100 BLK AIRPORT BLVD PENSACOLA FL 32504
GODWIN HOLDINGS LTD
OFFICER KEVIN SMITH

-IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE
-MO 11-4-72 MAINTENANCE OF RIGHT-OF-WAY BY OWNER OF ABUTTING
PROPERTY

Officer Smith testified that the cited code violation(s) were first observed on November 17, 2025 still exist(s). Respondent did not appear. On February 3, 2026, 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 February 16, 2026, for compliance. Daily fines of \$25 start today, February 17, 2026.

REQUESTS TO FIND CODE VIOLATIONS

3. CASE NUMBER: CE2619 - 3470 BROOKSHIRE BLVD PENSACOLA FL 32504
TRACEY I ELLIS
WILLIAM H ELLIS IV
OFFICER KEVIN SMITH

-IPMC 302.8 MOTOR VEHICLES

Officer Smith testified that the cited code violation(s) were first observed on January 5, 2026. 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 March 2, 2026, for compliance and that daily fines of \$50.00 are to start on March 3, 2026. Court costs in the amount of \$200.00 were assessed and are due within 30 days.

4. 26-257 CASE NUMBER: CE256103 - 4960 SPRINGHILL DR PENSACOLA FL 32503
CODY GRAY
RONALD BOUTIN

-IPMC 302.8 MOTOR VEHICLES
-MO 4-3-18 EXCESSIVE GROWTH OF WEEDS PROHIBITED

Officer Boutin testified that the cited code violation(s) were first observed on December 18, 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 March 2, 2026, for compliance and that daily fines of \$25.00 are to start on March 3, 2026. Court costs in the amount of \$200.00 were assessed and are due within 30 days.

5. 26-258 CASE NUMBER: CE255885 - 3525 WELLINGTON RD PENSACOLA FL 32504
LIFE EST FRANCIS E NEELY
LIFE EST ELSIE E NEELY
FRANCIS EUGENE NEELY &
ELSIE E NEELY CO TRUSTEES FOR
GENE AND ELSIE NEELY LIVING TRUST JULY 2, 2020 49% INT
TAMMY BOHANNON 51% INT
OFFICER KEVIN SMITH

-IPMC 302.7 ACCESSORY STRUCTURES
-IPMC 304.2 PROTECTIVE TREATMENT

- IPMC 304.7 ROOFS AND DRAINAGE
- IPMC 304.10 STAIRWAYS, DECKS, PORCHES AND BALCONIES
- IPMC 304.13 WINDOW, SKYLIGHT AND DOOR FRAMES

Officer Smith testified that the cited code violation(s) were first observed on December 5, 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 March 2, 2026, for compliance and that daily fines of \$50.00 are to start on March 3, 2026. Court costs in the amount of \$200.00 were assessed and are due within 30 days.

6. 26-259 CASE NUMBER: CE255566 - 6390 BEAUCLAIR DR PENSACOLA FL 32504
LAWRENCE L BIXBY
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 Smith testified that the cited code violation(s) were first observed on November 7, 2025. 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 March 2, 2026, for compliance and that daily fines of \$25.00 are to start on March 3, 2026. Court costs in the amount of \$200.00 were assessed and are due within 30 days.

REQUESTS TO INCREASE FINES/LIENS

7. NONE

UNFINISHED BUSINESS

8. 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

9. NONE

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

Date Minutes Approved: _____

Printed Name of Special Magistrate

Signature of Special Magistrate



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

3/3/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER: CE2619 - 3470 BROOKSHIRE DR PENSACOLA FL 32504
TRACEY I ELLIS
WILLIAM H ELLIS IV
OFFICER KEVIN SMITH

-IPMC 302.8 MOTOR VEHICLES



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

3/3/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER: CE255566 - 6390 BEAUCLAIR DR PENSACOLA FL 32504
LAWRENCE L BIXBY
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

3/3/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER: CE256103 - 4960 SPRINGHILL DR PENSACOLA FL 32503

CODY GRAY

RONALD BOUTIN

-IPMC 302.8 MOTOR VEHICLES



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

3/3/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER: CE255885 - 3525 WELLINGTON RD PENSACOLA FL 32504
LIFE EST FRANCIS E NEELY
LIFE EST ELSIE E NEELY
FRANCIS EUGENE NEELY &
ELSIE E NEELY CO TRUSTEES FOR
GENE AND ELSIE NEELY LIVING TRUST JULY 2, 2020 49% INT
TAMMY BOHANNON 51% INT
OFFICER KEVIN SMITH

-IPMC 302.7	ACCESSORY STRUCTURES
-IPMC 304.2	PROTECTIVE TREATMENT
-IPMC 304.7	ROOFS AND DRAINAGE
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-IPMC 304.13	WINDOW, SKYLIGHT AND DOOR FRAMES



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Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

3/3/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE26278 - 2617 N 7TH AVE PENSACOLA FL 32503
SHRADHANAND GURDIAL
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

3/3/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE254806 - 800 BLK N 7TH AVE PENSACOLA FL 32501
DGSFC LLC
OFFICER JASON HENDRICKS

-IPMC 308.1	ACCUMULATION OF RUBBISH OR GARBAGE
-MO 4-4-11	PERMITTING PROPERTY TO BE A NUISANCE
-MO 4-4-5	DUTY OF OPERATORS, OWNERS TO KEEP ADJACENT AREAS FREE OF LITTER
-MO 14-4-3	NUISANCE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

3/3/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER: CE26105 - 200 W HIGHLAND DR PENSACOLA FL 32503
RICHARD WILSON
PAULA WILSON
OFFICER RONALD BOUTIN

-IPMC 302.8 MOTOR VEHICLES
-MO 14-4-3 NUISANCE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

3/3/2026

INCREASE FINES/LIENS

SUBJECT:

NONE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

3/3/2026

CODE VIOLATIONS

SUBJECT:

NONE