



City of Pensacola

Code Enforcement Authority

Agenda

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

May 19, 2026, 2:00 PM

Council Chambers, 1st Floor

The meeting can be watched via live stream at cityofpensacola.com/video.

CALL TO ORDER

APPROVAL OF MINUTES

1. CODE ENFORCEMENT AUTHORITY HEARING MINUTES MAY 5, 2025

Attachments: CEA Hearing Minutes May 5, 2026

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

2. CASE NUMBER: CE261204 - 504 N G ST PENSACOLA FL 32501
LOWER ALABAMA HOLDINGS LLC
OFFICER TOM LUCIA

-MO 4-3-41 USE OF SOLID WASTE COLLECTION SERVICES REQUIRED
3. CASE NUMBER: CE261490 - 5042 BAYOU BLVD PENSACOLA FL 32503
WILLIAM E B K WELSH 50% INT
LORNA S HEISLER 50% INT
OFFICER KEVIN SMITH

-IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE

REQUESTS TO FIND CODE VIOLATIONS

4. NONE

REQUESTS TO INCREASE FINES/LIENS

5. NONE

UNFINISHED BUSINESS

6. 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

7. 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 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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Minutes

May 5, 2026, 2:00 PM

Council Chambers, 1st Floor

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Date Minutes Approved: _____

CALL TO ORDER

Printed Name of SMJ: _____

APPROVAL OF MINUTES

Prior minutes approved.

1. CODE ENFORCEMENT AUTHORITY HEARING MINUTES APRIL 21, 2026

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

2. NONE

REQUESTS TO FIND CODE VIOLATIONS

3. CASE NUMBER: CE243499 - 7645 WOOD STREAM DR PENSACOLA FL 32514
DOLORES MCCORD MONACO
OFFICER KEVIN SMITH

-IPMC 304.7 ROOFS AND DRAINAGE

Officer Smith testified that the code violation(s) first observed on July 18, 2024, remain uncorrected. The respondent did not appear for the hearing. On May 5, 2026, the Special Magistrate heard the Petition of the Code Enforcement Authority alleging noncompliance with a prior order. Upon the request of the Code Enforcement Authority to continue the matter, it is hereby **ORDERED** that this case is continued until October 20, 2026.

4. CASE NUMBER: CE261204 - 504 N G ST PENSACOLA FL 32501
LOWER ALABAMA HOLDINGS LLC
OFFICER TOM LUCIA

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

Officer Lucia testified that the code violation(s) initially observed on March 17, 2026, remain uncorrected. The respondent did not appear. The Special Magistrate found the property and the respondent in violation of the applicable sections of the City Code and issued a standard Code Violation Order, granting compliance until May 18, 2026. Daily fines of \$25.00 will commence on May 19, 2026. Court costs of \$200.00 were assessed and are due within 30 days.

5. CASE NUMBER: CE261490 - 5042 BAYOU BLVD PENSACOLA FL 32503
WILLIAM EBK WELSH 50% INT
LORNA S HEISLER 50% INT
OFFICER KEVIN SMITH

-IPMC 302.9 DEFACEMENT OF PROPERTY
-IPMC 308.1 ACCUMULATION OF RUBBISH OR GARBAGE

Officer Smith testified that the code violation(s) initially observed on March 31, 2026, remain uncorrected. The respondent did not appear. The Special Magistrate found the property and the respondent in violation of the applicable sections of the City Code and issued a standard Code Violation Order, granting compliance until May 18, 2026. Daily fines of \$100.00 will commence on May 19, 2026. Court costs of \$200.00 were assessed and are due within 30 days.

6. CASE NUMBER: CE261102 - 632 DITMAR PENSACOLA FL 32503
WALTER JOHNSON
HAZEL JOHNSON
OFFICER RON BOUTIN

-IPMC 302.8 MOTOR VEHICLE

Officer Boutin testified that the code violation(s) initially observed on March 11, 2026, have been corrected. The respondent did not appear. The Special Magistrate determined that the property and respondent were in compliance with the applicable sections of the City Code as of May 5, 2026.

REQUESTS TO INCREASE FINES/LIENS

7. NONE

UNFINISHED BUSINESS

8. NONE

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9. NONE

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222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

5/19/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER: CE261204 - 504 N G ST PENSACOLA FL 32501
LOWER ALABAMA HOLDINGS LLC
OFFICER TOM LUCIA

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



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CASE NUMBER: CE261490 - 5042 BAYOU BLVD PENSACOLA FL 32503
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CODE VIOLATIONS

SUBJECT:

NONE



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222 West Main Street
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Memorandum

File #:

Code Enforcement Authority

5/19/2026

IMPOSE LIENS

SUBJECT:

NONE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #:

Code Enforcement Authority

5/19/2026

CODE VIOLATIONS

SUBJECT:

NONE