



City of Pensacola

Code Enforcement Authority - Building

Inspections

Agenda

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

June 23, 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. 26-717 APRIL 28, 2026 MEETING MINUTES

Recommendation:

Sponsors:

Attachments: April 28 2026 Minutes

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

2. CASE NUMBER 26-3, 4306 N. DAVIS HWY., FSN BROTHERS LLC, OFFICER BILBY COOLER, ELECTRICAL, PLUMBING, REFRIGERATION AND ADDITION NO PERMIT

Attachments: None

3. CASE NUMBER 26-11, 909 N. 6TH AVE., STANLEY GRUBER REALTY INC TRUSTEE FOR GH #1 LAND TRUST 10/22/2025, OFFICER BILBY ALTERATION, FLOOR JOISTS, ELECTRICAL AND PLUMBING NO PERMIT

Attachments: None

4. CASE NUMBER 26-20, 218 N. SPRING ST., PHAM CHI DO TRUSTEE PHAM CHI DO REVOCABLE TRUST 10/14/22, OFFICER BILBY INTERIOR WORK, DRYWALL NO PERMIT

Attachments: None

REQUESTS TO FIND CODE VIOLATIONS

5. CASE NUMBER 25-27, 1750 N. PALAFOX ST., REAL BUSINESS CONSULTANTS

INC C/O DENNIS REISMAN, OFFICER BILBY
UNSAFE STRUCTURE

Attachments: *None*

6. CASE NUMBER 26-5, 418 N. G ST., SANTIAGO CINTIA PAMELA, OFFICER BILBY
ALTERATION, BUILDING, PLUMBING, MECHANICAL, ELECTRICAL AND SIDING
NO PERMIT

Attachments: *None*

7. CASE NUMBER 26-10, 2206 DR. MARTIN LUTHER KING JR. DR., MONTGOMERY
DWIGHT, OFFICER BILBY
ALTERATION, ADDITION AND PIER WORK WITHOUT PERMITS

Attachments: *None*

8. CASE NUMBER 26-15, 310 S. C ST., GRAND BAYVIEW HOLDINGS LLC, OFFICER
BILBY
UNSAFE EQUIPMENT

Attachments: *None*

9. CASE NUMBER 26-22, 609 PERRY AVE., BAY TO GULF HOLDINGS LLC, OFFICER
BILBY

WINDOWS AND HVAC NO PERMIT

Attachments: *None*

10. CASE NUMBER 26-34, 471 TANGLEWOOD DR, ORTEGA TEODORO K ORTEGA
ESTELA R, OFFICER BILBY
ADDITION TO ACCESSORY STORAGE BUILDING AND ADDITION TO ACCESSORY
GARAGE NO PERMIT

Attachments: *None*

11. CASE NUMBER 26-45, 5042 BAYOU BLVD., WELSH WILLIAM E B K 50% INT &
HEISLER LORNA S 50% INT, OFFICER BILBY
INTERIOR REMODEL NO PERMIT

Attachments:

None

12. CASE NUMBER 26-53, 527 E. GOVERNMENT ST., WARNER INTERSTATE PROPERTIES III LLC, OFFICER BILBY
FRONT PORCH AND SIDING REMOVED, POSSIBLE STRUCTURAL WORK 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.



City of Pensacola

Code Enforcement Authority - Building

Inspections

Agenda

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

April 28, 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

February 24, 2026 minutes approved

1. 26-506 FEBRUARY 24, 2026

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

2. 26-507 CASE NUMBER 23-102, 1210 N. 8TH AVE., PENSACOLA, FL 32503, TRAN
HUY GIA, OFFICER BILBY, UNSAFE STRUCTURE

Officer Bilby testified that the cited code violation(s) first observed on July 6, 2023 still exists. Respondent did not appear. On February 24, 2026 SMJ found the property and respondent in violation of certain section of the City Code and entered a standard Code Order giving the respondent until April 27, 2026 for compliance. Daily fines of \$25.00 start today, April 28, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

3. 26-508 CASE NUMBER 25-67, 3140 LEESBURG SQ., PENSACOLA, FL 32504, SHI
MING & LI CHUN YUN, OFFICER BILBY, ACCESSORY STRUCTURE & DECK
WITHOUT PERMITS

Officer Bilby testified that the cited code violation(s) first observed on May 28, 2025 no longer exists. Respondent did not appear. On February 24, 2026 SMJ found the property and respondent in violation of certain sections of the City Code and entered a standard Code Order giving the respondent until April 27, 2026 for compliance. The SMJ found the property and respondent is in compliance of certain section of the City Code as

of April 1, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

4. 26-509 CASE NUMBER 25-97, 4730 N. DAVIS HWY., PENSACOLA, FL 32503, KAFE KORNER LLC, OFFICE BILBY, INTERIOR ALTERATION WITH ELECTRICAL & PLUMBING WITHOUT PERMITS

Officer Bilby testified that the cited code violation(s) first observed on July 30, 2025 no longer exists. Respondent did not appear. On January 27, 2026 SMJ found the property and respondent in violation of certain code sections of the City Code and entered a standard Code Order giving the respondent until February 23, 2026 for compliance. On February 24, 2026 the SMJ granted a continuance giving the respondent until April 27, 2026 for compliance. The SMJ found the property and respondent is in compliance of certain section of the City Code as of April 17, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

REQUESTS TO FIND CODE VIOLATIONS

5. 26-510 CASE NUMBER 26-20, 218 N. SPRING ST., PENSACOLA, FL 32502, PHAM CHI DO TRUSTEE PHAM CHI DO REVOCABLE TRUST 10/14/22, OFFICER BILBY, DRYWALL BEING INSTALLED TO COVER FIRE DAMAGE WITHOUT PERMITS

Officer Bilby testified that the cited code violation(s) first observed on February 4, 2026 still exist(s). Respond did 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 June 22, 2026, for compliance and that daily fines of \$25 to start on June 23, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

6. 26-511 CASE NUMBER 26-11, 909 N. 6TH AVE., PENSACOLA, FL 32501, STANLEY GRUBER REALTY INC TRUSTEE FOR GH #1 LAND TRUST 10/22/2025 AGEE ROBERT LEE, OFFICER BILBY, ALTERATION, FLOOR JOISTS, ELECTRICAL AND PLUMBING WITHOUT PERMITS

Officer Bilby testified that the cited code violation(s) first observed on January 23, 2026 still exist(s). Respond 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 June 22, 2026, for compliance and that daily fines of \$25 to start on June 23, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

7. 26-512 CASE NUMBER 26-3, 4306 N. DAVIS HWY., PENSACOLA, FL 32503, FSN BROTHERS LLC, OFFICER BILBY, FENCE, NEW COOLER, ADDITION, ELECTRICAL, PLUMBING AND REFRIGERATION WITHOUT PERMITS

Officer Bilby testified that the cited code violation(s) first observed on January 6, 2026 still exist(s). Respond did 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 June 22, 2026, for compliance and that daily fines of \$100 to start on June 23, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-735

Code Enforcement Authority

6/23/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 26-3, 4306 N. DAVIS HWY., FSN BROTHERS LLC, OFFICER BILBY
COOLER, ELECTRICAL, PLUMBING, REFRIGERATION AND ADDITION NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-736

Code Enforcement Authority

6/23/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 26-11, 909 N. 6TH AVE., STANLEY GRUBER REALTY INC TRUSTEE FOR
GH #1 LAND TRUST 10/22/2025, OFFICER BILBY
ALTERATION, FLOOR JOISTS, ELECTRICAL AND PLUMBING NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-737

Code Enforcement Authority

6/23/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 26-20, 218 N. SPRING ST., PHAM CHI DO TRUSTEE PHAM CHI DO
REVOCABLE TRUST 10/14/22, OFFICER BILBY
INTERIOR WORK, DRYWALL NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-723

Code Enforcement Authority

6/23/2026

CODE VIOLATIONS

SUBJECT:

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-727

Code Enforcement Authority

6/23/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 26-5, 418 N. G ST., SANTIAGO CINTIA PAMELA, OFFICER BILBY
ALTERATION, BUILDING, PLUMBING, MECHANICAL, ELECTRICAL AND SIDING NO
PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-728

Code Enforcement Authority

6/23/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 26-10, 2206 DR. MARTIN LUTHER KING JR. DR., MONTGOMERY
DWIGHT, OFFICER BILBY
ALTERATION, ADDITION AND PIER WORK WITHOUT PERMITS



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-729

Code Enforcement Authority

6/23/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 26-15, 310 S. C ST., GRAND BAYVIEW HOLDINGS LLC, OFFICER BILBY
UNSAFE EQUIPMENT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-730

Code Enforcement Authority

6/23/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 26-22, 609 PERRY AVE., BAY TO GULF HOLDINGS LLC, OFFICER BILBY
WINDOWS AND HVAC NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-731

Code Enforcement Authority

6/23/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 26-34, 471 TANGLEWOOD DR, ORTEGA TEODORO K ORTEGA ESTELA
R, OFFICER BILBY
ADDITION TO ACCESSORY STORAGE BUILDING AND ADDITION TO ACCESSORY
GARAGE NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-732

Code Enforcement Authority

6/23/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 26-45, 5042 BAYOU BLVD., WELSH WILLIAM E B K 50% INT & HEISLER
LORNA S 50% INT, OFFICER BILBY
INTERIOR REMODEL NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-733

Code Enforcement Authority

6/23/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 26-53, 527 E. GOVERNMENT ST., WARNER INTERSTATE PROPERTIES
III LLC, OFFICER BILBY
FRONT PORCH AND SIDING REMOVED, POSSIBLE STRUCTURAL WORK NO PERMIT