



City of Pensacola

Code Enforcement Authority - Building

Inspections

Agenda

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

August 25, 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. 26-975 JUNE 23, 2026 MEETING MINUTES

Recommendation:

Sponsors:

Attachments: Code Enforcement Authority-Building
Inspections_Minutes_Preview

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

2. CASE NUMBER 26-15, 310 SOUTH C ST., GRAND BAYVIEW HOLDINGS LLC,
OFFICER WEEKLEY
UNSAFE EQUIPMENT

Attachments: None

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

Attachments: None

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

Attachments: None

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

Attachments: None

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

Attachments: None

7. CASE NUMBER 26-45, 5042 BAYOU BLVD., WELSH WILLIAM EBK 50% INT
HEISLER LORNA S 50% INT, OFFICER WEEKLEY
INTERIOR REMODEL NO PERMIT

Attachments: None

REQUESTS TO FIND CODE VIOLATIONS

8. CASE NUMBER 26-50, 214 E. LAKEVIEW AVE., GUEVARA PATROCINIO, OFFICER
WEEKLEY
ACCESSORY STRUCTURE NO PERMIT

Attachments: None

9. CASE NUMBER 25-20, 518 W. LA RUA ST., GEORGE FRED VINCENT III, OFFICER
WEEKLEY
ACCESSORY STRUCTURE NO PERMIT

Attachments: None

10. CASE NUMBER 25-28, 708 NORTH N ST., GULLEY JERRY L EST OF, OFFICER
WEEKLEY
UNSAFE STRUCTURE

Attachments: None

11. CASE NUMBER 26-34, 471 TANGLEWOOD DR., ORTEGA TEODORO K & ORTEGA
ESTELA R, OFFICER WEEKLEY
ACCESSORY STRUCTURES, ADDITIONS TO ACCESSORY STRUCTURES 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

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

Prior meeting minutes are approved

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

2. 26-735 CASE NUMBER 26-3, 4306 N. DAVIS HWY., FSN BROTHERS LLC, OFFICER BILBY
COOLER, ELECTRICAL, PLUMBING, REFRIGERATION AND ADDITION NO PERMIT

Officer Bilby testified that the cited violation(s) first observed on January 6, 2026 still exists. Respondent Rami Okab did appear. On April 28, 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 June 22, 2026 for compliance. A continuance was granted and giving the respondent until August 25, 2026 for compliance. Court costs in the amount of \$200 were assessed and are due within 30 days.

3. 26-736 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

Officer Bilby testified that the cited violation(s) first observed on January 23, 2026 still exists. Respondent did not appear. On April 28, 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 June 22, 2026 for compliance. Daily fines of \$25 start

today June 23, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

4. 26-737 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

Officer Bilby testified that the cited violation(s) first observed on February 4, 2026 still exists. Respondent did not appear. On April 28, 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 June 22, 2026 for compliance. Daily fines of \$25 start today June 23, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

REQUESTS TO FIND CODE VIOLATIONS

5. 26-723 CASE NUMBER 25-27, 1750 N. PALAFOX ST., REAL BUSINESS
CONSULTANTS INC C/O DENNIS REISMAN, OFFICER BILBY
UNSAFE STRUCTURE

Officer Bilby testified that the cited violation(s) first observed on March 3, 2025 still exists. Respondent Alex Andrade did appear. On September 23, 2025 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 October 27, 2025 for compliance. At the October 28, 2025 hearing fines were tolled in exchange for the property owner's commitment to resolve the immediate life safety issues. Mr. Bilby asked that at a minimum the first floor of the structure had to be secured and remain secure. As of March 30, 2026 the first floor is no longer secure. Daily fines of \$100 start today June 23, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

6. 26-727 CASE NUMBER 26-5, 418 N. G ST., SANTIAGO CINTIA PAMELA, OFFICER
BILBY
ALTERATION, BUILDING, PLUMBING, MECHANICAL, ELECTRICAL AND SIDING NO
PERMIT

Officer Bilby testified that the cited violation(s) first observed on January 9, 2026 still exists. Respondent did not appear. The 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 August 24, 2026 for compliance. Daily fines of \$25 to start August 25, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

7. 26-728 CASE NUMBER 26-10, 2206 DR. MARTIN LUTHER KING JR. DR.,
MONTGOMERY DWIGHT, OFFICER BILBY
ALTERATION, ADDITION AND PIER WORK WITHOUT PERMITS

Officer Bilby testified that the cited violation(s) first observed on January 22, 2026 still exists. Respondent Dwight Montgomery did appear. The 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 August 24, 2026 for compliance. Daily fines of \$25 to start August 25, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

8. 26-729 CASE NUMBER 26-15, 310 S. C ST., GRAND BAYVIEW HOLDINGS LLC,
OFFICER BILBY
UNSAFE EQUIPMENT

Officer Bilby testified that the cited violation(s) first observed on January 29, 2026 still exists. Respondent did not appear. The 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 August 24, 2026 for compliance. Daily fines of \$25 to start August 25, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

9. 26-730

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

WINDOWS AND HVAC NO PERMIT

Officer Bilby testified that the cited violation(s) first observed on February 10, 2026 still exists. Respondent did not appear. The 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 August 24, 2026 for compliance. Daily fines of \$25 to start August 25, 2026. Court costs in the amount of \$200 were assessed and are due within 30 days.

10. 26-731 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

SMJ recused himself from this case, it will be rescheduled for the August 25, 2026 hearing.

11. 26-732 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

Officer Bilby testified that the cited violation(s) first observed on March 31, 2026 still exists. Respondent Rodney Allen did appear. The 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 August 24, 2026 for compliance. Daily fines of \$100 to start August 25, 2026. Court costs in the amount of \$200 were assessed and are due

within 30 days.

12. 26-733 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

Officer Bilby testified that the cited violation(s) first observed on March 3, 2026 still exists. Respondent Scott Sallis and Bart Warner did appear. The 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 October 26, 2026 compliance. Daily fines of \$25 to start October 27, 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

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

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-976

Code Enforcement Authority

8/25/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-977

Code Enforcement Authority

8/25/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-978

Code Enforcement Authority

8/25/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-979

Code Enforcement Authority

8/25/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-980

Code Enforcement Authority

8/25/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

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



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-981

Code Enforcement Authority

8/25/2026

NOTIFICATION OF NON-COMPLIANCE

SUBJECT:

CASE NUMBER 26-45, 5042 BAYOU BLVD., WELSH WILLIAM EBK 50% INT HEISLER
LORNA S 50% INT, OFFICER WEEKLEY
INTERIOR REMODEL NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-982

Code Enforcement Authority

8/25/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 26-50, 214 E. LAKEVIEW AVE., GUEVARA PATROCINIO, OFFICER
WEEKLEY
ACCESSORY STRUCTURE NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-983

Code Enforcement Authority

8/25/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 25-20, 518 W. LA RUA ST., GEORGE FRED VINCENT III, OFFICER
WEEKLEY
ACCESSORY STRUCTURE NO PERMIT



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-984

Code Enforcement Authority

8/25/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 25-28, 708 NORTH N ST., GULLEY JERRY L EST OF, OFFICER WEEKLEY
UNSAFE STRUCTURE



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 26-985

Code Enforcement Authority

8/25/2026

CODE VIOLATIONS

SUBJECT:

CASE NUMBER 26-34, 471 TANGLEWOOD DR., ORTEGA TEODORO K & ORTEGA
ESTELA R, OFFICER WEEKLEY
ACCESSORY STRUCTURES, ADDITIONS TO ACCESSORY STRUCTURES NO PERMIT