Summary of Special Magistrate Hearing
held Wednesday, November 1, 2023, at 2:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida

CaseNumber: 23-130 **Homestead:** No

Name/Address: 1121 N. 3RD STREET, INC.
1121 North 3rd Street
Jacksonville Beach, FL 32250

Violation Address: 1121 North 3rd Street
Jacksonville Beach, FL 32250

Violation: **City of Jacksonville Beach Code of Ordinances, Chapter 34, Land Development Code, Sec. 34-341 - Commercial professional office: CPO.** 34-342(k), Prohibited Use: the business of outdoor advertising.

Sec. 28-7. -Merchandise and other obstructions. It shall be unlawful for any person to place, park, leave, erect, construct, maintain, expose or display for sale or washing or cleaning any post, pole, goods, wares, furniture, boxes, receptacles, fruits, vegetables, merchandise, building material, fuels, slippery substances or other obstruction of whatsoever nature or kind within, on or upon any street, alley, sidewalk, footway, park, beach, pool or surf without first obtaining written permission therefor from the city manager or chief of police.

Testified: Code Enforcement Inspector Nikki Beavers, Respondents were present; service completed.

Action: **Order Continuing Hearing No. 33-23**

CaseNumber: 23-62 **Homestead:** No

Name/Address: ACA INVESTMENTS, LLC
3018 Alvarado Avenue
Jacksonville, FL 32217

Violation Address: 412 North 7th Street
Jacksonville Beach, FL 32250

Violation: **City of Jacksonville Beach Code of Ordinances, Chapter 34, Land Development Code, Sec. 34-301(a) - Building Permit.** "Permit required. It shall not be lawful to develop land without approval of a building permit pursuant to the procedures and standards of this section."

Testified: Code Enforcement Inspector Nikki Beavers, Respondent was present; service completed.

Action: **Order of Non-Compliance No. 29-23**

CaseNumber: 23-2710 **Homestead:** N/A

Animal Owner/
Address: Madison G. Cobb
411 3rd Avenue South, Apt B
Jacksonville Beach, FL 32250

Violation: **Chapter 5 – ANIMAL CODE ARTICLE II. – ANIMAL CONTROL DIVISION 8. – RABIES VACCINATION Sec. 5-52. - Rabies vaccination required.** (1)The owner(s) of every dog, cat, or ferret four months of age or older shall have it vaccinated against rabies by a veterinarian. Said owner must maintain, on an annual basis or duration of the valid vaccination, proof from the veterinarian who administered it of a current rabies vaccination. If a veterinarian administers a vaccination licensed by the United States Department of Agriculture that is approved for three-year duration of immunity, a dog or cat may be vaccinated at three to four months of age with a booster at one year and every three years thereafter.

A dog, cat, or ferret is exempt from rabies vaccinations if a veterinarian has examined the animal and has certified in writing that vaccinating the animal at that time would endanger the animal's health because of its age, infirmity, disability, illness, or other medical considerations. An exemption under this provision that extends beyond 12 months must be renewed annually through submission of a new exemption letter. No exemption letter shall be deemed valid after one year from the date it was written.

Testified: Animal Control Officer Isis Krech, Respondent was not present; service completed.

Action: **Order of Compliance No. 30-23**

CaseNumber: 23-94 **Homestead:** Yes

Name/Address: Tammy Tauyuko Nishiyama
823 3rd Avenue North
Jacksonville Beach, FL 32250

Violation Address: 823 3rd Avenue North
Jacksonville Beach, FL 32250

Violation: **City of Jacksonville Beach Code of Ordinances, Chapter 34, Land Development Code, Sec. 34-301(a) - Building Permit.** "Permit required. It shall not be lawful to develop land without approval of a building permit pursuant to the procedures and standards of this section."

Testified: Code Enforcement Inspector Nikki Beavers, Respondent was not present; service completed.

Action: **Order of Compliance No. 28-23**

CaseNumber: 22-603 **Homestead:** No

Name/Address: JR Rushing
620 1st Street South
Jacksonville Beach, FL 32250

Violation Address: 620 1st Street South
Jacksonville Beach, FL 32250

Violation: **City of Jacksonville Beach Code of Ordinances, Chapter 34, Land Development Code, Sec. 34-301(a) - Building Permit.** "Permit required. It shall not be lawful to develop land without approval of a building permit pursuant to the procedures and standards of this section."

Testified: Code Enforcement Inspector Nikki Beavers, Respondent was not present; service completed.

Action: **Order of Non-Compliance No. 31-23**

CaseNumber: 23-128 **Homestead:** No

Name/Address: SHARKFIN REAL ESTATE HOLDINGS, LLC
7643 Gate Parkway, Unit 104-1340
Jacksonville, FL 32256

Violation Address: 127 South 16th Avenue
Jacksonville Beach, FL 32250

Violation: **International Property Maintenance Code Section 302.9, Defacement of Property,** "No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti."

IPMC – Section 108.2 Closing of vacant structure. If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and may be collected by any other legal source.

Testified: Code Enforcement Inspector Nikki Beavers, Respondent was not present; service completed.

Action: **Order of Non-Compliance No. 32-23**

The hearing adjourned at 2:45 P.M.

Submitted by: Lauren Loria
Administrative Assistant