

**Summary of Special Magistrate Hearing
held Wednesday, November 29, 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. 34-342(b), 34-342(c) & 34-342(d)** (unique for each zoning code) The outside display and sale of merchandise is not a permitted, accessory or conditional use in the C-1 Zoning District. Per chapter 34-31 any use not specifically enumerated as a permitted use, accessory use or conditional use, or has been determined to be sufficiently similar to those uses identified as permitted, accessory or conditional, as derived from The North American Industry Classification System shall not be considered an allowable use in the C-1 Zoning District except for seasonal sales as allowed per Chapter 21-51.

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

Action: **Order of Compliance No. 37-23**

CaseNumber: 23-89 **Homestead: Yes**

Name/Address: TEEN AGE HOMES LLC
903 South 4th Avenue
Jacksonville Beach, FL 32250

Violation Address: 903 South 4th Avenue
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. 34-23**

CaseNumber: 23-46 **Homestead: Yes**

Name/Address: Joseph Benza
1023 North 14th Avenue
Jacksonville Beach, FL 32250

Violation Address: 1023 North 14th Avenue
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. 35-23**

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 advised the case would be brought back to the Special Magistrate on January 24, 2024. Respondent was not present.

Action: **None**

CaseNumber: 18-157

Homestead: Yes

Name/Address: Kevin and Maureen O'Malley
712 Bonaire Circle
Jacksonville Beach, FL 32250

Violation Address: 712 Bonaire Circle
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, Respondents were not present; service completed.

Action: **Order of Non-Compliance No. 36-23**

The hearing adjourned at 2:27 P.M.

Submitted by: Lauren Loria
Administrative Assistant