Summary of Special Magistrate Hearing
held Wednesday, June 26, 2024, at 2:02 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida

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

Name/Address: 1121 N 3rd St Inc
1121 North 3rd Street
Jacksonville Beach, FL 32250

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

Violation: **Sec. 34-341. - Commercial professional office: CPO.** 34-342(k), Prohibited Use: the business of outdoor advertising.

Testified: Code Enforcement Inspector Nikki Beavers, Director of Planning and Development Heather Ireland, Senior Planner Christian Popoli, Respondent, and tenant were present; service completed.

Action: **Order of Continuance No. 23-24**

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

Name/Address: ACA Investments LLC
3018 Alvarado Ave
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 process and standards of this section."

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

Action: **Order of Non-Compliance No. 22-24**

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 process and standards of this section."

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

Action: **Order of Compliance No. 21-24**

The hearing adjourned at 3:48 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II