

**Summary of Special Magistrate Hearing
held Wednesday, September 25, 2024, at 2:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CaseNumber: 23-73

Homestead: No

Name/Address: Samuel Thomas
2249 South Beach Parkway
Jacksonville Beach, FL 32250

Violation Address: 108 South 11th Street
Jacksonville Beach, FL 32250

Violation: **Section 19-2(2)**, "Accumulation of trash, litter, debris, garbage, bottles, paper, cans, rags, dead or decayed fish, fowl, meat or other animal matter; fruit, vegetables, offal, bricks, concrete, scrap lumber or other building debris or other refuse of any nature;"

Section 19-2(3), "Any condition which provides harborage for rats, mice, snakes and other vermin."

Section 27-1 Residential & small commercial solid waste, rubbish or refuse receptacle shall mean a container of not more than forty (40) or less than three (3) gallons capacity and with weight not to exceed fifty (50) pounds which shall be watertight and provided with a tight-fitting lid and which shall be free of jagged or sharp edges, shall not have any inside structures such as inside bands or reinforcing angles or anything within that shall prevent the free discharge of the contents and shall be of impervious material; or a waterproof bag of not more than forty (40) or less than three (3) gallons capacity and of not less than one (1) mill in thickness, securely closed, not torn or ruptured, and which is of a type approved by the city.

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

Action: **Order of Compliance No. 27-24**

CaseNumber: 23-130

Homestead: No

Name/Address: T. Gregory Imports
1121 N 3rd Street Inc
1121 North 3rd Street
Jacksonville, FL 32250

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

Violation: **Section 34-342(b), (c) & (d)** "Permitted, Accessory and Conditional Uses". The use of outside sales and display of merchandise is not a listed use in the C-1 Zoning District.

Section 34-31(16) of the Land Development Code states "Exclusivity of uses in zoning districts. The permitted uses and conditional uses in the zoning districts established in Article VII, Zoning Districts, are exclusive,

and shall be permitted subject to the standards and procedures of the LDC”.

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

Action: **Order of Compliance No. 25-24**

CaseNumber: 23-46 **Homestead:** No

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

Violation Address: 1023 North 14th Avenue
Jacksonville Beach, FL 32250

Violation: **LDC Section 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. 26-24**

The hearing adjourned at 3:47 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II