

**Summary of Special Magistrate Hearing
held Wednesday, June 25, 2025, at 2:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CaseNumber: 25-303

Homestead: No

Name/Address: RHC Associates c/o Dunkin Brands
130 Royall St #1293
Canton, MA 02021-1010

Violation Address: 1325 Beach Boulevard
Jacksonville Beach, FL 32250

Violation: Sec. 34-450. - Nonconforming signs.

All signs that are lawfully in existence or are lawfully erected and that do not conform to the provisions of this division are declared nonconforming signs. It is the intent of this division to recognize that the eventual elimination of nonconforming signs as expeditiously and fairly as possible is as much a subject of health, safety, and welfare as is the prohibition of new signs that would violate the provisions of this division. It is also the intent of this division that any elimination of nonconforming signs shall be effected so as to avoid any unreasonable invasion of established property rights.

(2) Signs rendered nonconforming:

a. Except as provided in this section, a nonconforming sign may continue in the manner and to the extent that it existed at the time of the adoption, amendment or annexation of the division that rendered the sign nonconforming. This section shall not prohibit reasonable repairs and alterations to nonconforming signs.

b. A nonconforming sign shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this division. An existing monument sign that conforms to the size and height limitations set forth herein, but is otherwise nonconforming, may be relocated a single time to another location on the same parcel.

c. Any nonconforming sign shall be removed or rebuilt in full conformity to the terms of this division if it is damaged or allowed to deteriorate to such an extent that the cost of repair or restoration is fifty (50) percent or more of the cost of replacement of such sign.

(4) Signs discontinued:

a. Sign structures that remain vacant, unoccupied or devoid of any message, or display a message pertaining to a time, event or purpose that no longer applies, for a period of one hundred eighty (180) days, shall be deemed to be discontinued.

b. A nonconforming sign deemed discontinued shall immediately terminate the right to maintain such sign.

c. After a sign structure has been deemed discontinued, it shall be the responsibility of the property owner or the property owner's authorized

agent to remove the discontinued sign and to patch and conceal any and all damage to any other structure resulting from removal of the sign.

d. Removal of a discontinued nonconforming sign shall include all sign support components, angle irons, poles, and other remnants of the discontinued sign, that are not currently in use, or proposed for immediate reuse as evidenced by a sign permit application for a permitted sign.

Testified: Code Enforcement Inspector Nikki Beavers, Senior Planner Christian Popoli, Respondent and the prospective new owner of the business were present; service completed.

Action: **Order Continuing Hearing No. 09-25**

CaseNumber: 25-318 **Homestead:** No

Name/Address: Austin's Surf Shop
615 3rd Street South
Jacksonville Beach, FL 32250

Violation Address: 615 3rd Street South
Jacksonville Beach, FL 32250

Violation: **Sec. 34-450. - Nonconforming signs.**

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c. After a sign structure has been deemed discontinued, it shall be the responsibility of the property owner or the property owner's authorized agent to remove the discontinued sign and to patch and conceal any and all damage to any other structure resulting from removal of the sign.

d. Removal of a discontinued nonconforming sign shall include all sign support components, angle irons, poles, and other remnants of the discontinued sign, that are not currently in use, or proposed for immediate reuse as evidenced by a sign permit application for a permitted sign.

Testified: Code Enforcement Inspector Nikki Beavers, Senior Planner Respondent and representative of Respondent were present; service completed.

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

Action: **Order Continuing Hearing No. 10-25**

The hearing adjourned at 3:24 P.M.

Submitted by: Lauren Loria
Operations Support Specialist II