



# City of Jacksonville Beach

## Code Enforcement Agenda

11 North Third Street  
Jacksonville Beach, Florida

### Special Magistrate

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Wednesday, July 23, 2025 2:00 PM Council Chambers

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| A. | <p><b><u>CASE NUMBER : 24-267</u></b></p> <p>Property Owner: DESLUNA LLC<br/>223 S 9TH AVE</p> <p>Violations: Sec. 34-450. - Nonconforming signs.</p>  | <b><u>Homestead: No</u></b> |
| B. | <p><b><u>CASE NUMBER : 24-281</u></b></p> <p>Property Owner: PARRISH RENTALS LLC</p> <p>Violation Address: 725 N 3RD ST</p> <p>Violations: Sec. 34-450. - Nonconforming signs.</p>   | <b><u>Homestead: No</u></b> |
| C. | <p><b><u>CASE NUMBER : 25-303</u></b></p> <p>Property Owner: RHC ASSOCIATES<br/>C/O DUNKIN DONUTS</p> <p>Violation Address: 1325 BEACH BLVD<br/>JACKSONVILLE BEACH FL</p> <p>Violations: Sec. 34-450. - Nonconforming signs.</p>   | <b><u>Homestead: No</u></b> |
| D. | <p><b><u>CASE NUMBER : 25-318</u></b></p> <p>Property Owner: AUSTIN'S SURF SHOP</p> <p>Violation Address: 615 3RD ST S<br/>JACKSONVILLE BEACH FL</p> <p>Violations: Sec. 34-450. - Nonconforming signs.</p>  | <b><u>Homestead: No</u></b> |
| E. | <p><b><u>CASE NUMBER : 24-217</u></b></p> <p>Property Owner: PARRISH RENTALS LLC</p> <p>Violation Address: 725 3<sup>rd</sup> St N Jacksonville Beach FL</p> <p>Violations: Ch. 7; Sec. 7-16. - Florida Building Code—Adopted. Work Without Permit (<b>[A]105.1 Required.</b>)</p> <p>Ch. 7; Sec. 7-16. - Florida Building Code—Adopted. Exceeding Scope of Permit (<b>[A]105.4.1 Permit intent.</b>)</p> <p>Ch. 7; Sec. 7-16. - Florida Building Code—Adopted. Occupying a Structure without a Certificate of Occupancy. (<b>[A]111.1 Use and occupancy.</b>)</p> <p>Ch. 10; Sec. 10-3.03. - NFPA 1—Adopted. Failure to Notify for Inspection (<b>1.7.13.1</b>)</p> <p>Ch. 10; Sec. 10-3.03. - NFPA 1—Adopted. No Inspection Prior to Request fro CO (<b>1.7.14 Certificate of Occupancy.</b>)</p> <p>Ch. 34; Sec. 34-547 (Authority) &amp; 34-548 (Authorized) Exceeding scope of approved Conditional Use PC#02-24</p> <p>Ch. 34; Sec. 34-553 (Standards) Violating the Standards for an Authorized Conditional Use</p> <p>Ch. 34; Sec. 34-557 Amending a Conditional Use without the</p> | <b><u>Homestead: No</u></b> |

(Amendments to permits for conditional uses. )	approval of the Planning Commission.
Ch. 34; Sec. 34-617. Commercial limited: C-1.	Conditional Use required
Ch. 34; Sec. 34-615. Residential, multi-family: RM-2.	Exceeding maximum number of units, per LDC Dimensional standards
Ch. 34; Sec. 34-615. Residential, multi-family: RM-2.	Lack of Adequate Parking
Ch. 34; Sec. 34-700. (Applicability), Sec. 34-702. (Design standards), Sec. 34-703. (Location of parking facilities), and Table 34-706.1 (Parking Space Requirements)	Lack of Adequate Parking
Ch. 34, Sec. 34-615. Residential, multi-family: RM-2.	Violation of Short-Term Vacation Rental requirements (STVR)
Ch. 34; Sec. 34-731. Short-term vacation rentals.	Violation of Short-Term Vacation Rental requirements (STVR)

#### NOTICE

***In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.***

*The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience.*

*If you are a person with a disability who needs an accommodation to participate in a meeting, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the ADA Coordinator by phone 904-712-6297 or submit an [Accommodation Request](#) to the ADA Coordinator as far in advance of the meeting as possible; preferably 7 days but no less than 2 business days, before the meeting. If you are hearing or voice impaired, please call Florida Relay at 711 for assistance.*