



City of Jacksonville Beach

Code Enforcement Agenda

11 North Third Street
Jacksonville Beach, Florida

Special Magistrate

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

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

(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.



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	July 23, 2025

CASE NUMBER : 24-267

Homestead: No

Property Owner: DESLUNA LLC
 223 S 9TH AVE
 Violations: Sec. 34-450. - Nonconforming signs.

BACKGROUND

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.

AGENDA ITEM:	A.
MEETING DATE:	July 23, 2025



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.

Business has been closed over 180 days.

TIMELINE

Inspection	Th. 10/03/24
Sign-Wall Sign Abandoned	Th. 10/03/24
Inspection	Mon. 10/28/24
Sign-Wall Sign Abandoned	Th. 10/31/24
Special Magistrate Notice of Hearing	Wed. 03/05/25
Special Magistrate Hearing	Wed. 03/26/25
Special Magistrate Order Issued	Wed. 03/26/25
Special Magistrate Order Mailed	Fri. 04/04/25
Notice of Hearing Mailed	Tues. 07/08/25
Inspection	Th. 07/17/25
Special Magistrate Hearing	Wed. 07/23/25

RECOMMENDATION

CLOSE CASE- OWNER HAS COMPLIED THE VIOLATION

ATTACHMENTS

1. 223 S 9TH AVE OCTOBER 3 2024

End Street
HILLBILLYS
WING SHACK

THUR KARAO
FRIL IVEMUSI YOC

Oct 3, 2024 at 2:39:38 PM



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	July 23, 2025

CASE NUMBER : 24-281

Homestead: No

Property Owner: PARRISH RENTALS LLC
 Violation Address: 725 N 3RD ST
 Violations: Sec. 34-450. - Nonconforming signs.

BACKGROUND

Ch 34, 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.

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- 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.

BUSINESS HAS BEEN CLOSED OVER 180 DAYS

TIMELINE

INFORMATION RECEIVED	O	
SIGN-PROHIBITED	I	Thu 10/31/24
INSPECTION	N	Thu 3/05/26
SPECIAL MAGISTRATE HEARING	B	Wed 3/26/25
INSPECTION	I	Thu 3/05/26
SPECIAL MAGISTRATE NOH	N	Wed 3/05/25
SPECIAL MAGISTRATE HEARING	B	Wed 3/26/25
SPECIAL MAG. ORDER ISSUED	O	Wed 3/26/25
SPECIAL MAGISTRATE ORDER MAILD	O	Fri 4/04/25
SPECIAL MAGISTRATE NOH	N	Mon 7/07/25
INSPECTION	I	Mon 7/07/25

RECOMMENDATION

CLOSE CASE-OWNER HAS COMPLIED THE VIOLATION

ATTACHMENTS

- 725 N 3RD ST MARCH 2025

Mar 26, 2025 at 12:08:59 PM
FL, Jacksonville Beach





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	July 23, 2025

CASE NUMBER : 25-303

Homestead: No

Property Owner: RHC ASSOCIATES
C/O DUNKIN DONUTS

Violation Address: 1325 BEACH BLVD
JACKSONVILLE BEACH FL

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

BACKGROUND

Sec. 34-450. - Nonconforming signs.

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AGENDA ITEM:	C.
MEETING DATE:	July 23, 2025



- b. A nonconforming sign deemed discontinued shall immediately terminate the right to maintain such sign.
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2022 IS THE LAST VERIFIABLE YEAR THAT SIGN WAS NOT DAMAGED

TIMELINE

INSPECTION	I	1/06/25
SIGNS- OVERSIZED	N	Mon 1/06/25 1/08/25
INSPECTION	I	Wed 3/05/25 3/05/25
SPECIAL MAGISTRATE NOH	N	Wed 3/05/25 3/05/25
INSPECTION	I	Tue 3/25/25 3/26/25
SPECIAL MAGISTRATE HEARING	B	Wed 3/26/25 3/26/25
SPECIAL MAG. ORDER ISSUED	O	Wed 3/26/25 3/26/25
SPECIAL MAGISTRATE ORDER MAILD	O	Wed 3/26/25 3/26/25
SPECIAL MAGISTRATE NOH	N	Thu 6/05/25 6/05/25
INSPECTION	I	Tue 6/24/25
SPECIAL MAGISTRATE HEARING	B	Wed 6/25/25
SPECIAL MAG. ORDER ISSUED	O	Wed 6/25/25
SPECIAL MAGISTRATE ORDER MAILD	O	Thu 7/03/25
SPECIAL MAGISTRATE NOH	N	Mon 7/07/25

RECOMMENDATION

DAILY FINE \$250 PER DAY UNTIL VIOLATION HAS BEEN COMPLIED

ATTACHMENTS

1. 1325 BEACH BLVD JANUARY 6 2025

Jan 6, 2025 at 2:25:41 PM
FL, Jacksonville Beach





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	July 23, 2025

CASE NUMBER : 25-318

Homestead: No

Property Owner: AUSTIN'S SURF SHOP
 Violation Address: 615 3RD ST S
 JACKSONVILLE BEACH FL
 Violations: Sec. 34-450. - Nonconforming signs.

BACKGROUND

Sec. 34-450. - Nonconforming signs.

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FEBRUARY 2021 IS THE LAST VERIFIABLE DATE BEFORE IT WAS DAMAGED

TIMELINE

INSPECTION	I	2/06/25
SIGN-WALL SIGN ABANDONED	N	Thu 2/06/25 3/05/25
INSPECTION	I	Wed 5/07/25 5/07/25
SIGN-WALL SIGN ABANDONED	N	Wed 5/07/25 5/08/25
INSPECTION	I	Fri 5/23/25 5/23/25
SPECIAL MAGISTRATE NOH	N	Fri 6/06/25 6/06/25
INSPECTION	I	Tue 6/24/25 6/24/25
SPECIAL MAGISTRATE HEARING	B	Wed 6/25/25 6/25/25
SPECIAL MAG. ORDER ISSUED	O	Wed 6/25/25 6/25/25
SPECIAL MAGISTRATE ORDER MAILD	O	Thu 7/03/25
SPECIAL MAGISTRATE NOH	N	Mon 7/07/25

RECOMMENDATION

DAILY FINE OF \$250 PER DAY UNTIL VIOLATION HAS BEEN COMPLIED

ATTACHMENTS

1. 615 3RD ST S MAY 7 2025

May 7, 2025 at 1:41:19 PM
FL, Jacksonville Beach





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	July 23, 2025

CASE NUMBER : 24-217

Homestead: No

Property PARRISH RENTALS LLC
 Owner:

Violation 725 3rd St N Jacksonville Beach FL
 Address:

- Violations: Ch. 7; Sec. 7-16. - Florida Building Code—Adopted.
 Ch. 7; Sec. 7-16. - Florida Building Code—Adopted.
 Ch. 7; Sec. 7-16. - Florida Building Code—Adopted.
 Ch. 10; Sec. 10-3.03. - NFPA 1—Adopted.
 Ch. 10; Sec. 10-3.03. - NFPA 1—Adopted.
 Ch. 34; Sec. 34-547 (Authority) & 34-548 (Authorized)
 Ch. 34; Sec. 34-553 (Standards)

 Ch. 34; Sec. 34-557 (Amendments to permits for conditional uses.)
 Ch. 34; Sec. 34-617. Commercial limited: C-1.
 Ch. 34; Sec. 34-615. Residential, multi-family: RM-2.
 Ch. 34; Sec. 34-615. Residential, multi-family: RM-2.
 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)
 Ch. 34, Sec. 34-615. Residential, multi-family: RM-2.
 Ch. 34; Sec. 34-731. Short-term vacation rentals.

- Work Without Permit (**[A]105.1 Required.**)

 Exceeding Scope of Permit (**[A]105.4.1 Permit intent.**)
 Occupying a Structure without a Certificate of Occupancy. (**[A]111.1 Use and occupancy.**)
 Failure to Notify for Inspection (**1.7.13.1**)

 No Inspection Prior to Request fro CO (**1.7.14 Certificate of Occupancy.**)
 Exceeding scope of approved Conditional Use PC#02-24
 Violating the Standards for an Authorized Conditional Use
 Amending a Conditional Use without the approval of the Planning Commission.

 Conditional Use required

 Exceeding maximum number of units, per LDC Dimensional standards
 Lack of Adequate Parking

 Lack of Adequate Parking

 Violation of Short-Term Vacation Rental requirements (STVR)
 Violation of Short-Term Vacation Rental requirements (STVR)

AGENDA ITEM:	E.
MEETING DATE:	July 23, 2025



BACKGROUND

The subject property is a former commercial structure with auxiliary apartments above. The property was most recently the Seahorse Florist, which closed prior to, or during Covid. The property remained vacant from then until 2024. During that time, a variance was granted for a salon, but the project never came to fruition.

In 2024, the property was purchased by the current owners, under the name of Parrish Rentals LLC. At that time there were three residential units above the existing commercial space. The new owner began renovation work without permits, and was given a stop work order to prevent further work without permits. The applicant had an on-site inspection with the Building Official and the Fire Marshall, where he outlined his plans for minimal renovations, and the Building Division issued an electrical permit for meter bank upgrades, and for the external stairs.

Since that time, the applicant has continued to make substantial renovations, including adding a fourth unit, which they were instructed from the first discussion about the project with Planning staff that they were not allowed to add a fourth unit based on lot size and density. Additionally, the work done was almost a complete renovation, with new internal electrical work, plumbing, new kitchens installed, and new bathrooms.

The applicant was informed they were required to go before the Planning Commission for Conditional Use approval for Multifamily in the C-1 zoning district. In the submitted request, and site plan indicated three units only, with the garage shown as parking spaces.

Also, it was recently discovered that the property is advertised for rental as four separate AirBnbs (Short Term Vacation Rentals {STVR}) without any Certificates of Occupancy (COs), nor any registration for the rental units as STVRs per the LDC. Based on a review of the online listings, it appears rental of some of the units were occupied at least as far back as February 2025. Meaning the property has been illegally occupied with no COs or fire inspections, which are clear violations of both the building and fire code, but also the LDC's STVR requirements for registration and inspection.

The fourth unit still exceeds the allowable number of units, and with a fourth unit, the property does not have adequate parking. The fourth unit was added within the garage that was designed for parking and/or storage. Additionally, this exceeds the scope of the approved Conditional Use, and the Planning Commission would be within their right to revoke the conditional use approval, thus rendering the building not approved for residential use.

To date, the applicant does not have any approved permits for the interior work, and continues to list the units as available for rent online.

Physical Notices attached to the Structure were removed by COB June 25, 2025.

TIMELINE

Stop Work Order Issued	Feb. 9, 2024
Change of occupancy request	Feb. 9, 2024
Conditional Use Application	Feb. 29, 2024



Change of occupancy issued	Sept. 13, 2024
Fence Permit Application	Dec. 10, 2024
External Electrical Permit Issued	Feb. 3, 2025
Internal Electrical Permit Application	June 24, 2025
Internal Plumbing Permit Applied	June 25, 2025
Roofing Permit Issued	June 24, 2025
Discovery of STVR listings and proof of occupancy since 2024	June 24, 2025
Notice of Violation / Notice of Hearing - Physical Notice	June 25, 2025
Notice of Violation / Notice of Hearing - Certified Mail	June 25, 2025

RECOMMENDATION

Cease and desist all human occupation until CO's are approved.

Remove the illegal 4th unit and revert the space back to a garage, including all outlets and plumbing that allow conversion to a dwelling space.

Apply and have permits issued for all work, both completed and any not addressed but needed per the Building Official and Fire Marshal.

Request and pass all inspections, received Certificates of Occupancy for three units only.

Register STVRs, provide proof of fire safety inspections per STVR registration.

**\$500 dollar a day fines until compliance with all rental and occupation.
\$250 dollars a day fines to meet all other requirements within 3 months.**

ATTACHMENTS

1. Attachment 1 Building Records
2. Attachment 3 STVR Listings
3. Notice
4. Attachment 4 Sunbiz listing
5. Attachment 2 posting

BP401I01

CITY OF JACKSONVILLE BEACH

6/25/25

Permit Inquiry

16:45:56

PARCEL NUMBER : 174266.0000.
 Property address : 725 N 3RD ST
 Application, str, pmt nbr . . : 24 00000199 000 000 SWO 00
 Application type : CHANGE OF USE OR OCCUPANCY APPLICATION
 Permit type : STOP WORK ORDER VIOLATION
 Permit status, date : FINAL INSPECTION COMPLETE 9/19/24
 Issue date by : 2/09/24 CMEDFORD
 Expiration date : 12/21/25
 Reissue date by :
 Permit value : 0
 Permit square footage . . . : 0
 Property owner : PARISH RENTALS LLC.
 Contractor : TIER 1 CONSTRUCTION INC
 Additional permit desc . . : INT ALTER/EXT STAIR-LANDING
 Phone interface number . . : 1424852
 Permit pin number : 1424852
 Last maintained by : GKNIGHT 6/24/25 11:01:00

F3=Exit F5=Land inq F6=Sub-contractors F8=Permit fees F9=Req'd insp
 F12=Cancel

BP401I01

CITY OF JACKSONVILLE BEACH

6/25/25

Permit Inquiry

16:44:20

PARCEL NUMBER : 174266.0000.
 Property address : 725 N 3RD ST
 Application, str, pmt nbr . : 24 00000199 000 000 BLDG 00
 Application type : CHANGE OF USE OR OCCUPANCY APPLICATION
 Permit type : BUILDING PERMIT
 Permit status, date : PERMIT PRINTED 9/13/24
 Issue date by : 9/13/24 CMEDFORD
 Expiration date : 12/21/25
 Reissue date by : 9/13/24 CMEDFORD
 Permit value : 82000
 Permit square footage . . . : 0
 Property owner : PARISH RENTALS LLC.
 Contractor : TIER 1 CONSTRUCTION INC
 Additional permit desc . . : CONVERT COMM TO MF/LEVEL 2 ALT
 Phone interface number . . : 1436724
 Permit pin number : 1436724
 Last maintained by : GKNIGHT 6/24/25 11:01:00

F3=Exit F5=Land inq F6=Sub-contractors F8=Permit fees F9=Req'd insp
 F12=Cancel

Application Inquiry

Application number : 24 00100010
 Application status, date . . : CONDITIONAL USE APPROVED 6/13/24
 Property : 725 N 3RD ST
 PARCEL NUMBER. : 174266.0000.
 R.E. NUMBER. : 174266-0000

 Zoning : C-1 C-1, COMMERCIAL LIMITED
 Application type : SE CONDITIONAL USE APPLICATION
 Application date : 2/29/24
 Tenant number, name : BRENT PARRISH
 Master plan number, rev'wd by: CP
 Estimated valuation :
 Total square footage : 0
 Public building : NO
 Work description, qty :
 Pin number : 305340
 Application desc : PC#02-24; 3/25/24 MULTIFAMILY-PARRISH RENTALS,LL
 Press Enter to continue.
 F3=Exit F5=Land inq F7=Appl names F8=Tracking inq F9=Bond inquiry F10=Fees
 F11=Receipts F12=Cancel F13=Val calcs F14=Misc info F24=More keys

Application Inquiry

Application number : 24 00000199
 Application status, date . . : APPROVED FOR PERMIT 9/13/24
 Property : 725 N 3RD ST
 PARCEL NUMBER. : 174266.0000.
 R.E. NUMBER. : 174266-0000

 Zoning : C-1 C-1, COMMERCIAL LIMITED
 Application type : COU CHANGE OF USE OR OCCUPANCY APP
 Application date : 2/09/24
 Tenant number, name : REF CE#24-217
 Master plan number, rev'wd by: GK
 Estimated valuation : 82000
 Total square footage : 0
 Public building : NO
 Work description, qty :
 Pin number : 503068
 Application desc : CHANGE B TO R2 W/LEVEL2 ALTERATION ON 1ST FLOOR
 Press Enter to continue.
 F3=Exit F5=Land inq F7=Appl names F8=Tracking inq F9=Bond inquiry F10=Fees
 F11=Receipts F12=Cancel F13=Val calcs F14=Misc info F24=More keys

Application Inquiry

Application number : 24 00002169
 Application status, date . . : APPROVED FOR PERMIT 5/06/25
 Property : 725 N 3RD ST
 PARCEL NUMBER. : 174266.0000.
 R.E. NUMBER. : 174266-0000

Zoning : C-1 C-1, COMMERCIAL LIMITED
 Application type : B30 FENCE
 Application date : 12/10/24
 Tenant number, name :
 Master plan number, rev'wd by: CP
 Estimated valuation : 2000
 Total square footage : 0
 Public building : NO
 Work description, qty :
 Pin number : 941060
 Application desc : LF: 53' BOLLARDS & CABLES

Press Enter to continue.

F3=Exit F5=Land inq F7=Appl names F8=Tracking inq F9=Bond inquiry F10=Fees
 F11=Receipts F12=Cancel F13=Val calcs F14=Misc info F24=More keys

BP401I01

CITY OF JACKSONVILLE BEACH

6/25/25

Permit Inquiry

16:44:40

PARCEL NUMBER : 174266.0000.
 Property address : 725 N 3RD ST
 Application, str, pmt nbr . . : 24 00000199 000 000 EL01 00
 Application type : CHANGE OF USE OR OCCUPANCY APPLICATION
 Permit type : ELECTRICAL MISC.
 Permit status, date : FINAL INSPECTION COMPLETE 6/24/25
 Issue date by : 2/03/25 EMCLAVISH
 Expiration date : 12/21/25
 Reissue date by :
 Permit value : 2000
 Permit square footage : 0
 Property owner : PARISH RENTALS LLC.
 Contractor : TIER 1 CONSTRUCTION INC
 Additional permit desc . . . : REPLACE 3 METERS- 200A
 Phone interface number . . . : 1466374
 Permit pin number : 1466374
 Last maintained by : GKNIGHT 6/24/25 11:01:00

F3=Exit F5=Land inq F6=Sub-contractors F8=Permit fees F9=Req'd insp
 F12=Cancel

BP401I01

CITY OF JACKSONVILLE BEACH

6/25/25

Permit Inquiry

16:45:05

PARCEL NUMBER : 174266.0000.
 Property address : 725 N 3RD ST
 Application, str, pmt nbr . . : 24 00000199 000 000 EL01 01
 Application type : CHANGE OF USE OR OCCUPANCY APPLICATION
 Permit type : ELECTRICAL MISC.
 Permit status, date : PERMIT PRINTED 6/24/25
 Issue date by : 6/24/25 EMCLAVISH
 Expiration date : 12/21/25
 Reissue date by :
 Permit value : 7000
 Permit square footage . . . : 0
 Property owner : PARISH RENTALS LLC.
 Contractor : TIER 1 CONSTRUCTION INC
 Additional permit desc . . : INTERIOR REMODEL/ ALT OF ELEC
 Phone interface number . . : 1484062
 Permit pin number : 1484062
 Last maintained by : GKNIGHT 6/24/25 11:01:00

F3=Exit F5=Land inq F6=Sub-contractors F8=Permit fees F9=Req'd insp
 F12=Cancel

BP401I01

CITY OF JACKSONVILLE BEACH

6/25/25

Permit Inquiry

16:45:42

PARCEL NUMBER : 174266.0000.
 Property address : 725 N 3RD ST
 Application, str, pmt nbr . : 24 00000199 000 000 P-1 00
 Application type : CHANGE OF USE OR OCCUPANCY APPLICATION
 Permit type : PLUMBING REPLACEMENT PERMIT
 Permit status, date : PERMIT PRINTED 6/25/25
 Issue date by : 6/25/25 EMCLAVISH
 Expiration date : 12/22/25
 Reissue date by :
 Permit value : 6500
 Permit square footage . . . : 0
 Property owner : PARISH RENTALS LLC.
 Contractor : TIER 1 CONSTRUCTION INC
 Additional permit desc . . : REPIPE AND ADD FIXTURES- 14
 Phone interface number . . : 1484351
 Permit pin number : 1484351
 Last maintained by : EMCLAVISH 6/25/25 14:39:11

F3=Exit F5=Land inq F6=Sub-contractors F8=Permit fees F9=Req'd insp
 F12=Cancel

BP401I01

CITY OF JACKSONVILLE BEACH

6/25/25

Permit Inquiry

16:37:28

PARCEL NUMBER : 174266.0000.
 Property address : 725 N 3RD ST
 Application, str, pmt nbr . . : 25 00001150 000 000 ROOF 00
 Application type : RE-ROOF, REPAIRS, ROOF-OVER
 Permit type : ROOFING PERMIT
 Permit status, date : PERMIT PRINTED 6/24/25
 Issue date by : 6/24/25 EMCLAVISH
 Expiration date : 12/21/25
 Reissue date by :
 Permit value : 15000
 Permit square footage . . . : 34
 Property owner : PARRISH RENTALS LLC.
 Contractor : TIER 1 ROOFING
 Additional permit desc . . : COMPLETE REROOF
 Phone interface number . . : 1484237
 Permit pin number : 1484237
 Last maintained by : EMCLAVISH 6/24/25 16:31:38

F3=Exit F5=Land inq F6=Sub-contractors F8=Permit fees F9=Req'd insp
 F12=Cancel

Beachside Retreat Jax Beach | The Wheelhouse Unit

Beachside Retreat Jax Beach | The Wheelhouse Unit


[Share](#) [Save](#)




Entire rental unit in Jacksonville Beach, Florida


10 guests · 2 bedrooms · 5 beds · 2 baths

★ New

 **Hosted by Parrish Rentals LLC**
Superhost · 6 months hosting

 **4-min walk to the beach**
This home is by Neptune Beach.

 **Vibrant neighborhood**
This area is walkable with lots to explore, especially for dining out.

 **Parrish Rentals LLC is a Superhost**
Superhosts are experienced, highly rated Hosts.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

[Check availability](#)

 [Report this listing](#)













Full kitchen











Bedroom 1

- California king bed







Bedroom 2

- 2 bunk beds



-



Full bathroom 1











Full bathroom 2







Office



Laundry area





WASHROOM.



Beachside Retreat Jax Beach | The Quarterdeck Unit



Anywhere | Any week | Add guests

Become a host



Beachside Retreat Jax Beach | The Quarterdeck Unit

[Share](#) [Save](#)



Show all photos

Entire rental unit in Jacksonville Beach, Florida

6 guests · 2 bedrooms · 3 beds · 1 bath

Guest favorite **One of the most loved homes on Airbnb, according to guests** **5.0** ★★★★★ **9** Reviews

Hosted by Parrish Rentals LLC
Superhost · 6 months hosting

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

[Check availability](#)







Living room 2

















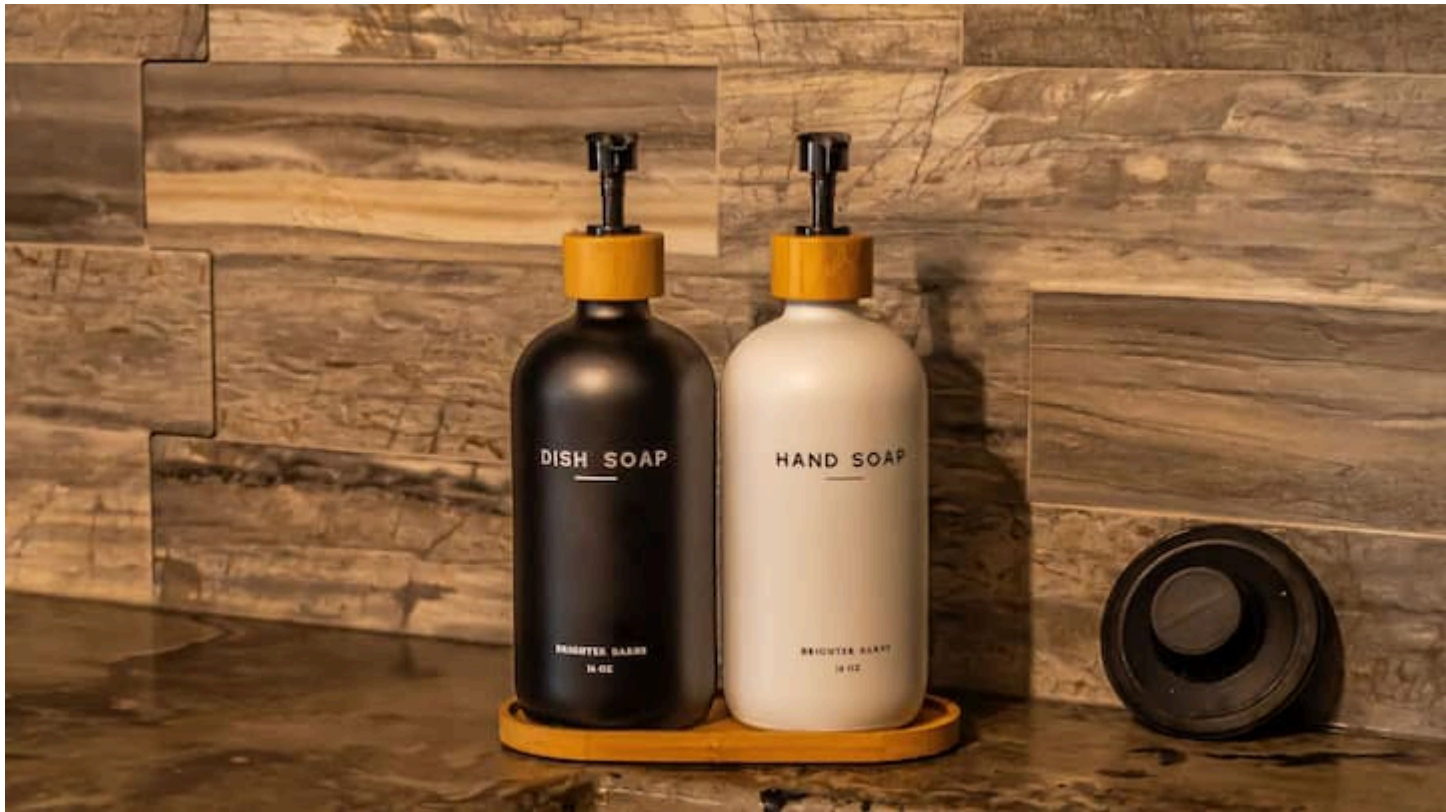
Kitchenette













Dining area





Bedroom 1

- King bed





Bedroom 2







Full bathroom









SHAMPOO

ESSENTIALS
21 FL OZ | 621 ML

CONDITIONER

ESSENTIALS
21 FL OZ | 621 ML

BODY WASH

ESSENTIALS
21 FL OZ | 621 ML





HAND SOAP
Morgue Collection

LOTION
Morgue Collection

Snickers

Beachside Retreat Jax Beach | The Bosun Locker



Anywhere Any week Add guests

Become a host

Beachside Retreat Jax Beach | The Bosun Locker



Entire place in Jacksonville Beach, Florida

2 guests · 1 bed · 1 bath

★ New · [1 review](#)

Hosted by Parrish Rentals LLC
Superhost · 6 months hosting

4-min walk to the beach
This home is by Neptune Beach.

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest <input type="button" value="v"/>	
<input type="button" value="Check availability"/>	





e





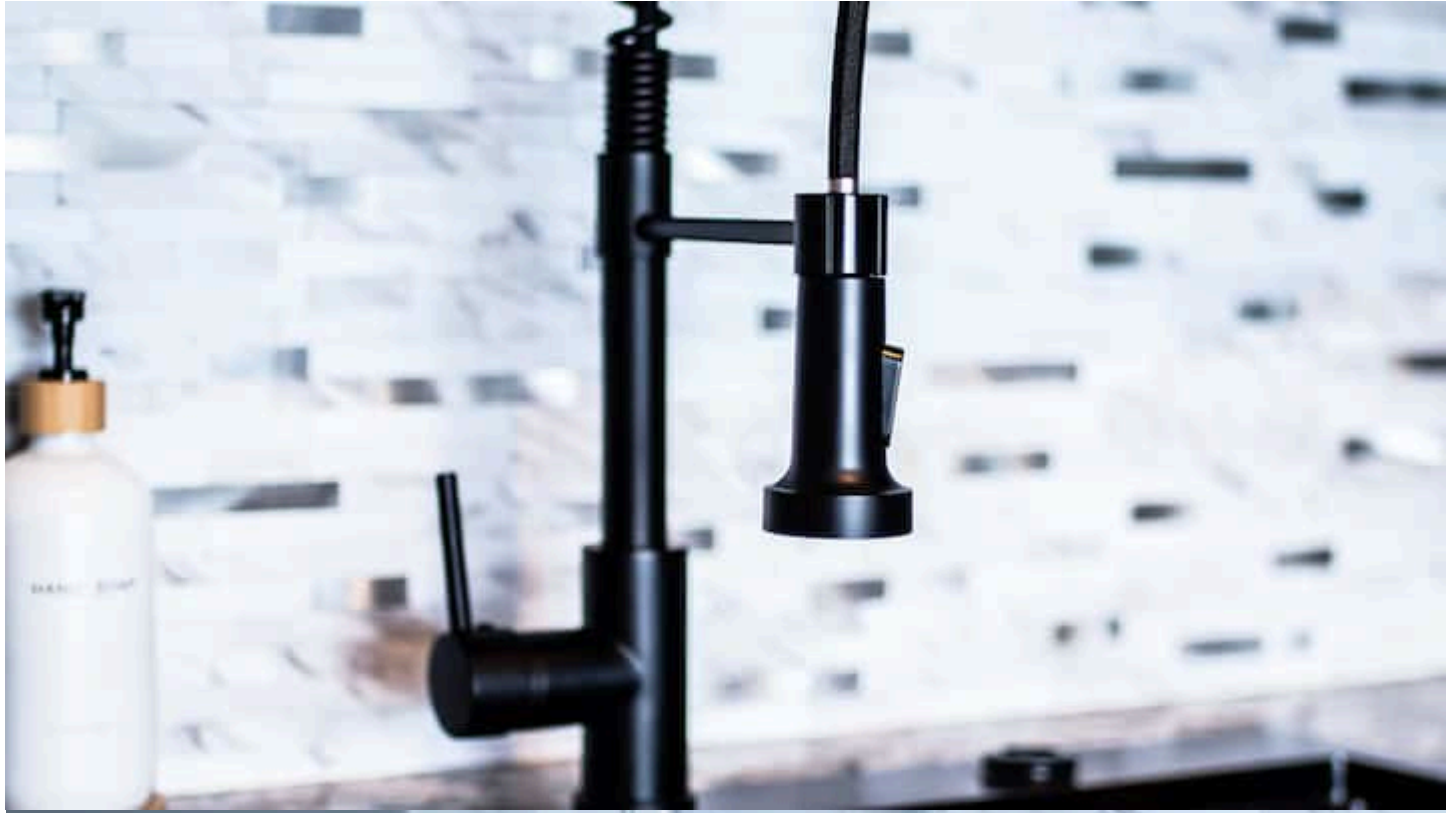














Additional photos





SEE YOU
AT THE BEACH



Beachside Retreat Jax Beach | The Midship Unit



Anywhere Any week Add guests

Become a host



Beachside Retreat Jax Beach | The Midship Unit

Share Save



Entire rental unit in Jacksonville Beach, Florida

4 guests · 2 bedrooms · 2 beds · 1 bath

★ New · [1 review](#)



Hosted by Parrish Rentals LLC
Superhost · 6 months hosting



4-min walk to the beach
This home is by Neptune Beach.



Self check-in

Add dates for prices

CHECK-IN Add date	CHECKOUT Add date
GUESTS 1 guest	

Check availability

Report this listing



Full kitchen













Bedroom 1

- Queen bed









Bedroom 2

- Queen bed









WORK LIKE A
CAPTAIN



PLAY LIKE A
PIRATE

Full bathroom





June 26, 2025

PARRISH RENTALS LLC
2836 PESCARA DR
JACKSONVILLE, FL 32246

PARRISH RENTALS LLC
13245 ATLANTIC BLVD #2124
JACKSONVILLE, FL 32225

RE: **CODE OF ORDINANCES VIOLATION**
725 3rd St N Jacksonville Beach FL
Parcel ID: 174266-0000
Case Number: 24-217

Dear PROPERTY OWNER

An inspection of your property referenced above reveals you are in violation of the City of Jacksonville Beach Code of Ordinances, Part II, Chapter 7, Chapter 10 and Chapter 34 known as the Land Development Code (LDC) as follows:

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6232

Fax: 904.247.6107

CodeEnforcement@jaxbchfl.net

www.jacksonvillebeach.org

VIOLATIONS

Chapter 7

Sec. 7-16. - Florida Building Code—Adopted.

Work Without Permit

[A]105.1 Required.

Any *owner* or owner's authorized agent who intends to construct, enlarge, alter, *repair*, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, *repair*, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the *building official* and obtain the required *permit*.

Exceeding Scope of Permit

105.4.1 Permit intent.

A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction or violations of this code. Every permit issued shall become invalid unless the



work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

Occupying a Structure without a Certificate of Occupancy.

A]111.1 Use and occupancy.

A building or structure shall not be used or occupied, and a change in the existing use or occupancy classification of a building or structure or portion thereof shall not be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* in accordance with Section 105.2

Chapter 10

Sec. 10-3.03. - Codes adopted

NFPA 1

1.7.13.1

The AHJ shall be notified by the person performing the work when the installation is ready for a required inspection.

1.7.14 Certificate of Occupancy.

When the building code requires a certificate of occupancy, the certificate of occupancy shall not be issued until approved by the AHJ for fire code enforcement.

Chapter 34

Exceeding scope of approved Conditional Use PC#02-24

Sec. 34-547 (Authority)

The Planning Commission, in accordance with the procedures, standards and limitations of this Section, shall approve, approve with conditions, or deny an application for a development permit for a conditional use after consideration of the report from the Planning and Development Department.

34-548 (Authorized Conditional Uses)

Only those uses which are authorized as conditional uses in Article VI, Division 2 may be approved as conditional uses. The designation of a use as a conditional use in a Zoning District in Article VI, Division 2 does not constitute an authorization of such use or an assurance that such use will be approved under the LDC; rather, each proposed conditional use shall be

City of

Jacksonville Beach

City Hall

11 North Third Street

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FL 32250

Phone: 904.247.6231

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Planning@jaxbchfl.net

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evaluated by the Planning and Development Department and the Planning Commission for compliance with the standards, individual criteria, and conditions set forth in this Section and the applicable Zoning District.

Violating the Standards for an Authorized Conditional Use

34-553 (Standards)

(h) The proposed conditional use is consistent with the requirements of the LDC;

(j) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the Comprehensive Plan authorizing such use and all other applicable requirements of the LDC including specific conditional uses below.

Amending a Conditional Use without approval of the Planning Commission.

Sec. 34-557. Amendments to permits for conditional uses.

A development order for a conditional use may be amended, extended, varied or altered only pursuant to the current standards and procedures established for its original approving body.

Conditional Use required

Sec. 34-617. Commercial limited: C-1.

(d) Conditional uses. The following uses are permitted as conditional uses in the C-1 Zoning District, subject to the standards and procedures established in Section 34-546 et seq.

(14) Townhouse dwelling (per RM-1 dimensional standards) and multi-family dwellings, per Section 34-614 residential, multi-family: RM-1, and that for properties located east of 3rd Street, the minimum lot size and density for multi-family dwellings shall be determined in accordance with paragraph (e)(3)a. of Section 34-615

Exceeding maximum numbers of units, per LDC Dimensional standards

Sec. 34-615. Residential, multi-family: RM-2.

(e) Dimensional standards. The following dimensional standards shall apply to all permitted, conditional, and accessory uses in the RM-2 Zoning District.

(3) Multi-family dwellings.

a. Minimum lot area: Five thousand (5,000) square feet, plus one thousand (1,000) square feet for each unit in excess of two (2), except that the gross density shall not exceed forty (40) units an acre



Lack of Adequate Parking

Sec. 34-615. Residential, multi-family: RM-2.

(f) Off-street parking and loading. The off-street parking and loading standards for the RM-2 Zoning District are found in Article VII, Division 1.

Sec. 34-700. Applicability.

Off-street parking and loading spaces shall be provided for all uses in accordance with the requirements of this division. Expansions of and changes to existing land uses shall also comply with such requirements.

Sec. 34-702. Design standards.

(a) Spaces. The minimum dimensions of off-street parking and loading spaces shall be as follows:

(1) Off-street parking: Nine (9) feet by seventeen (17) feet.

(f) Construction standards. Off-street parking and loading areas and the vehicular access way thereto shall be paved, striped and landscaped.

Required parking and parking space access in residential parking areas may include turf block, permeable pavers or other similar materials, not including gravel. All landscaping shall be in accordance with Section 34-745. The requirements provided herein for striping and landscaping are not applicable to driveways for single-family residences and townhouses.

Sec. 34-703. Location of parking facilities.

Parking spaces for all uses shall be located on the same site (parcel) as the principal structure or use unless off-site parking is approved pursuant to Section 34-704. However, handicapped spaces (ADA) may be located within the City's right-of-way upon approval from the Public Works Department.

Table 34-706.1 Parking Space Requirements

Residential and Lodging Uses

Single-family, mobile home, and multiple-family dwellings 2 spaces per dwelling unit.

Violation of Short-Term Vacation Rental requirements (STVR)

Sec. 34-615. Residential, multi-family: RM-2.

(g) Supplemental standards. The supplemental standards for the RM-2 Zoning District are found in Article VII, Division 2.

Sec. 34-731. Short-term vacation rentals.

(a) Applicability. This Section shall apply to short-term vacation rentals as defined in Article III.

(b) Short-term vacation rental minimum requirements. Short-term vacation rentals shall be permitted in all Zoning Districts where residential use is a permitted or conditional use provided they are in compliance with this Section. No person shall rent or lease all or any portion of a dwelling unit as a

short-term vacation rental as defined in Article III without initially and on a continuing basis:

- (1) Obtaining a short-term vacation rental registration certificate from the City of Jacksonville Beach pursuant to this Section;
- (2) Obtaining a county business tax receipt from the Consolidated City of Jacksonville / Duval County pursuant to its ordinances, as may be amended;
- (3) Obtaining a local business tax receipt from the City of Jacksonville Beach pursuant to Chapter 15 of the Code of Ordinances, as may be amended;
- (4) Obtaining a Florida Department of Revenue certificate of registration for purposes of collecting and remitting sales surtaxes, transient rental taxes, and other taxes as may be required by law;
- (5) Obtaining a Florida Department of Business and Professional Regulation license as a transient public lodging establishment; and
- (6) Maintaining an active account with Duval County Tax Collector for the purpose of collecting and remitting tourist development taxes and other taxes as may be required by law.
- (7) As demonstrated through an affidavit:
 - a. Maintaining initial and ongoing compliance with short-term vacation rental standards contained herein;
 - b. Maintaining compliance with the Florida Fire Prevention Code, Florida Building Code, and F.S. § 509.215; and
 - c. Maintaining compliance with any local, state, and federal laws, regulations, and standards as may be applicable or amended including Florida Administrative Code Chapters 61C (Division of Hotels and Restaurants) and 69A (Division of State Fire Marshal), as may be amended.

(d) Short-term vacation rental registration certificate. To verify compliance with these short-term vacation rental standards, any property owner who wishes to use his or her dwelling unit as a short-term vacation rental must first apply for and receive a short-term vacation rental registration certificate from the City of Jacksonville Beach. The following requirements further apply:

- (1) The short-term vacation rental registration certificate shall be renewed annually for as long as the unit is used as a short-term vacation rental.
- (2) Short-term vacation rental registration certificates may be issued as a single or collective registration certificate.
- (3) An annual single or collective short-term vacation rental registration certificate fee shall be paid in an amount as determined by resolution of the City Council of the City of Jacksonville Beach.
- (4) Short-term vacation rental registration certificate fees shall be implemented to cover the costs of administration of the short-term vacation rental registration certificate, inspection, and enforcement programs.

City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

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(5) Short-term vacation rental certificates must be posted on the inside of the window of the unit that is located closest to the front door, facing outward.

(6) Failure to comply with any of the requirements of this Section shall be grounds for revocation or suspension of the short-term vacation rental registration certificate in accordance with the requirements contained herein.

(f) Initial and routine compliance inspections of short-term vacation rentals.

(1) An inspection of the short-term vacation rental unit for compliance with this Section is required prior to issuance of an initial short-term vacation rental registration certificate.

a. The local fire official or designee shall perform all inspections and be allowed entry as permitted or required under this Section or by Section 10-3.04 and Section 10-3.05, City of Jacksonville Beach Code of Ordinances.

b. If violations are found, all violations must be corrected and the short-term vacation rental unit must be reinspected prior to issuance of the initial short-term vacation rental registration certificate.

(2) Once issued, a short-term vacation rental unit must be properly maintained in accordance with the short-term vacation rental standards as defined in the Section and may be reinspected at the time of transfer of ownership, modification, or upon receipt of complaint related to noncompliance with the Florida Fire Prevention Code, Florida Building Code, and F.S. § 509.215.

a. For an inspection, all violations must be corrected and reinspected within thirty (30) calendar days.

b. Failure to correct inspection deficiencies in the timeframe provided shall result in the suspension of the short-term vacation rental registration certificate until such time as the violation(s) is/are corrected and reinspected.

(3) The inspections shall be made by appointment with the short-term vacation rental responsible party.

a. If the inspector(s) has made an appointment with the short-term vacation rental responsible party to complete an inspection and the short-term vacation rental responsible party fails to admit the inspector(s) at the scheduled time, the owner shall be charged a "no show" fee in an amount as determined by resolution of the City Council of the City of Jacksonville Beach to cover the inspection expense incurred.

City of

Jacksonville Beach

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11 North Third Street

Jacksonville Beach

FL 32250

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Corrective action(s) required, cease and desist all human occupation and rental of dwelling units, reduce number of dwelling units to three (3), apply for/ receive approval of all required permits and certificates of occupancy. It is your responsibility to contact the Inspector to arrange for an inspection to verify compliance.

Failure to comply with this notice will require you to appear before the Special Magistrate for disposition of this violation. The Special Magistrate may impose a fine up to two hundred fifty (\$250.00) dollars per day for continuing violations.

Please contact the Planning and Development Department at (904) 247-6231 within (15) fifteen days of the date of this notice to obtain the required permit. Upon or email planning@jaxbchfl.net.

Thank you,
Nikki Beavers
Code Enforcement Inspector

Christian Popoli
Senior Planner

George Knight
Building Official

Steve Sciotto
Fire Marshall



PARRISH RENTALS LLC
2836 PESCARA DR
JACKSONVILLE, FL 32246

PARRISH RENTALS LLC
13245 ATLANTIC BLVD #2124
JACKSONVILLE, FL 32225



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
PARRISH RENTALS LLC

Filing Information

Document Number L23000537202
FEI/EIN Number 93-4870644
Date Filed 12/04/2023
Effective Date 11/28/2023
State FL
Status ACTIVE

Principal Address

725 3RD STREET N
JACKSONVILLE BEACH, FL 32250

Mailing Address

13245 ATLANTIC BLVD
4-212
JACKSONVILLE, FL 32225

Registered Agent Name & Address

PARRISH, PATRICIA
13245 ATLANTIC BLVD 4-212
JACKSONVILLE, FL 32225

Authorized Person(s) Detail

Name & Address

Title MGR

PARRISH, PATRICIA
13245 ATLANTIC BLVD 4-212
JACKSONVILLE, FL 32225

Title MGR

PARRISH, BRENT
13245 ATLANTIC BLVD 4-212
JACKSONVILLE, FL 32225

Annual Reports

Report Year	Filed Date
2024	03/09/2024
2025	01/28/2025

Document Images

[01/28/2025 -- ANNUAL REPORT](#)

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[03/09/2024 -- ANNUAL REPORT](#)

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[12/04/2023 -- Florida Limited Liability](#)

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Jun 26, 2025 at 12:09:52 PM

15 Third St N

Jacksonville Beach FL 32250

United States



DEPARTMENT OF PLANNING & DEVELOPMENT

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net

www.jacksonvillebeach.org

June 26, 2025

PARRISH RENTALS LLC
13245 ATLANTIC BLVD #2124
JACKSONVILLE, FL 32225

PARRISH RENTALS LLC
2836 PESCARA DR
JACKSONVILLE, FL 32246

RE: **CODE OF ORDINANCES VIOLATION**
725 3rd St N Jacksonville Beach FL
Parcel ID: 174266-0000
Case Number: 24-217

Dear PROPERTY OWNER

An inspection of your property referenced above reveals you are in violation of the City of Jacksonville Beach Code of Ordinances, Part II, Chapter 7, Chapter 10 and Chapter 34 known as the Land Development Code (LDC) as follows:

VIOLATIONS

Chapter 7

Sec. 7-16. - Florida Building Code—Adopted.

Work Without Permit

[A]105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Exceeding Scope of Permit



Jun 26, 2025 at 12:11:35 PM

15 Third St N

Jacksonville Beach FL 32250

United States

DEPARTMENT OF PLANNING & DEVELOPMENT



City of Jacksonville Beach City Hall 11 North Third Street Jacksonville Beach FL 32250 Phone: 904.247.6231 Fax: 904.247.6107 Planning@jaxbchfl.net www.jacksonvillebeach.org

June 26, 2025

PARRISH RENTALS LLC 13245 ATLANTIC BLVD #2124 JACKSONVILLE, FL 32225

PARRISH RENTALS LLC 2836 PESCARA DR JACKSONVILLE, FL 32246

RE: CODE OF ORDINANCES VIOLATION 725 3rd St N Jacksonville Beach FL Parcel ID: 174266-0000 Case Number: 24-217

Dear PROPERTY OWNER

An inspection of your property City of Jacksonville Beach Chapter 34 known as the

Chapter 7



Exceeding Scope of Permit



City of Jacksonville Beach City Hall 11 North Third Street Jacksonville Beach FL 32250 Phone: 904.247.6231 Fax: 904.247.6107 Planning@jaxbchfl.net www.jacksonvillebeach.org

June 26, 2025

PARRISH RENTALS LLC 13245 ATLANTIC BLVD #2124 JACKSONVILLE, FL 32225

PARRISH RENTALS LLC 2836 PESCARA DR JACKSONVILLE, FL 32246

RE: CODE OF ORDINANCES VIOLATION 725 3rd St N Jacksonville Beach FL Parcel ID: 174266-0000 Case Number: 24-217

Dear PROPERTY OWNER

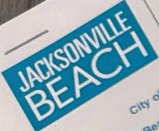
An inspection of your property referenced above reveals you are in violation of the City of Jacksonville Beach Code of Ordinances, Part II, Chapter 7, Chapter 10 and Chapter 34 known as the Land Development Code (LDC) as follows:

VIOLATIONS

Chapter 7 Sec. 7-16. - Florida Building Code—Adopted. Work Without Permit

[A]105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. Exceeding Scope of Permit



City of Jacksonville Beach City Hall 11 North Third Street Jacksonville Beach FL 32250 Phone: 904.247.6231 Fax: 904.247.6107 Planning@jaxbchfl.net www.jacksonvillebeach.org

June 26, 2025

PARRISH RENTALS LLC 13245 ATLANTIC BLVD #2124 JACKSONVILLE, FL 32225

PARRISH RENTALS LLC 2836 PESCARA DR JACKSONVILLE, FL 32246

RE: CODE OF ORDINANCES VIOLATION 725 3rd St N Jacksonville Beach FL Parcel ID: 174266-0000 Case Number: 24-217

Dear PROPERTY OWNER

An inspection of your property referred to above reveals you are in violation of the City of Jacksonville Beach Code of Ordinances, Chapter 34 known as the Land Development Code (LDC) as follows:

Chapter 7

Sec. 7-16. - Florida Building Code—Adopted. Work Without Permit

[A]105.1 Required.

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit. Exceeding Scope of Permit



Jun 26, 2025 at 2:01:39 PM
756-770 Third St N
Jacksonville Beach FL 32250
United States

JACKSONVILLE BEACH
DEPARTMENT OF PLANNING & DEVELOPMENT

City of Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6331
Fax: 904.247.6107
Planning@jacksonvillebeach.org
www.jacksonvillebeach.org

June 26, 2025

PARRISH RENTALS LLC
13245 ATLANTIC BLVD #2124
JACKSONVILLE, FL 32225

PARRISH RENTALS LLC
9338 PESCONA DR
JACKSONVILLE, FL 32246

RE: CODE OF ORDINANCES VIOLATION
723 37 St N Jacksonville Beach FL
Parcel ID: 174266-0000
Case Number: 24-217

Dear PROPERTY OWNER

An inspection of your property referenced above reveals you are in violation of the City of Jacksonville Beach Code of Ordinances, Part II, Chapter 7, Chapter 10 and Chapter 54 known as the Land Development Code (LDC) as follows:


VIOLATIONS

Chapter 7 - *General Ordinance*
Sec. 7-16 - Florida Building Code—Adopted

Work Without Permit

[A]165.1 Required.
Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

Exceeding Scope of Permit



Jun 26, 2025 at 2:01:46 PM
725 Third St N
Jacksonville Beach FL 32250
United States



Jun 26, 2025 at 2:02:38 PM
705 Third St N
Jacksonville Beach FL 32250
United States

JACKSONVILLE BEACH

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904.247.6231
Fax: 904.247.6107
Planning@jaxbchfl.net
www.jacksonvillebeach.org

DEPARTMENT OF PLANNING & DEVELOPMENT

June 26, 2025

PARRISH RENTALS LLC
13245 ATLANTIC BLVD #2124
JACKSONVILLE, FL 32225

PARRISH RENTALS LLC
2838 PESCARA DR
JACKSONVILLE, FL 32246

RE: **CODE OF ORDINANCES VIOLATION**
725 3rd St N Jacksonville Beach FL
Parcel ID: 174266-0000
Case Number: 24-217

Dear PROPERTY OWNER

An inspection of your property referenced above reveals you are in violation of the City of Jacksonville Beach Code of Ordinances, Part II, Chapter 7, Chapter 10 and Chapter 34 known as the Land Development Code (LDC) as follows:

VIOLATIONS

Chapter 7


Sec. 7-16 - Florida Building Code—Adopted.

Work Without Permit

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Exceeding Scope of Permit



Jun 26, 2025 at 2:02:40 PM
705 Third St N
Jacksonville Beach FL 32250
United States

JACKSONVILLE BEACH

City of
Jacksonville Beach
City Hall
11 North Third Street
Jacksonville Beach
FL 32250
Phone: 904 247 6231
Fax: 904 247 6107
Planning@jaxbcfl.net
www.jacksonvillebeach.org

DEPARTMENT OF PLANNING & DEVELOPMENT

June 26, 2025

PARRISH RENTALS LLC
13245 ATLANTIC BLVD #2124
JACKSONVILLE, FL 32225

PARRISH RENTALS LLC
2836 PESCARA DR
JACKSONVILLE, FL 32246

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Parcel ID: 174266-0000
Case Number: 24-217

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Exceeding Scope of Permit



Jun 26, 2025 at 2:02:48 PM
725 Third St N
Jacksonville Beach FL 32250
United States

The Beach Ticker Blvd
SEAHORSE RENTALS
30 2953 N. - 313 329 W



Jun 26, 2025 at 2:02:55 PM
725 Third St N
Jacksonville Beach FL 32250
United States



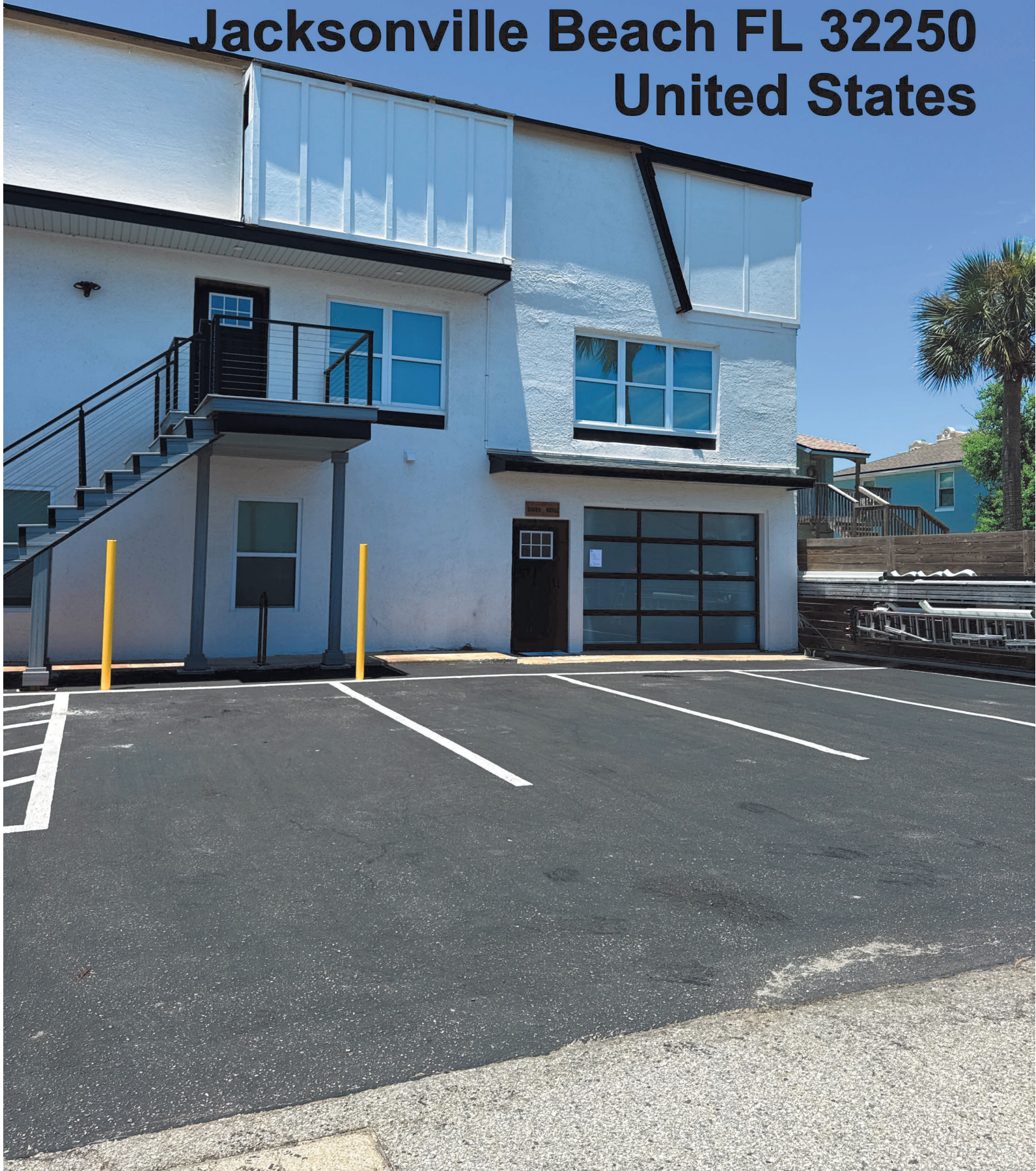
Jun 26, 2025 at 2:03:47 PM
725 Third St N
Jacksonville Beach FL 32250
United States



Jun 26, 2025 at 2:03:58 PM
711 Third St N
Jacksonville Beach FL 32250
United States



Jun 26, 2025 at 2:04:00 PM
711 Third St N
Jacksonville Beach FL 32250
United States



Jun 26, 2025 at 2:04:15 PM
725 Third St N
Jacksonville Beach FL 32250
United States



Jun 26, 2025 at 2:04:19 PM
725 Third St N
Jacksonville Beach FL 32250
United States



Jun 26, 2025 at 2:04:25 PM
725 Third St N
Jacksonville Beach FL 32250
United States

