



City of Jacksonville Beach

Code Enforcement Agenda

11 North Third Street
Jacksonville Beach, Florida

Special Magistrate

Wednesday, August 27, 2025

2:00 PM

Council Chambers

MEMORANDUM TO:

Special Magistrate for the
City of Jacksonville Beach, Florida

The following Code Enforcement Agenda has been prepared for consideration and action at the Regular Special Magistrate Hearing.

CALL TO ORDER

OLD BUSINESS

- | | | |
|----|---|-----------------------------|
| A. | <u>CASE NUMBER : 25-318</u>
Property Owner: MILLENNIUM TRUST COMPANY
AUSTINS SURF SHOP
Violation Address: 615 3RD ST S
JACKSONVILLE BEACH FL
Violations: SEC. 34-450 NONCONFORMING SIGNS | <u>Homestead: No</u> |
| B. | <u>CASE NUMBER : 25-303</u>
Property Owner: RHC ASSOCIATES
DBA DUNKIN DONUTS
Violation Address: 1325 BEACH BLVD
JACKSONVILLE BEACH FL
Violations: SEC. 34-450 NONCONFORMING SIGNS | <u>Homestead: No</u> |
| C. | <u>CASE NUMBER : 24-217</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 Exceeding scope of approved Conditional Use
(Authority) & 34-548 PC#02-24
(Authorized) | <u>Homestead: No</u> |

Ch. 34; Sec. 34-553 (Standards)	Violating the Standards for an Authorized Conditional Use
Ch. 34; Sec. 34-557 (Amendments to permits for conditional uses.)	Amending a Conditional Use without the 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)

NEW BUSINESS

- A. **CASE NUMBER : 25-372** **Homestead: No**
Property Owner: REBECCA HEWETT ET AL
JOSEPH M CASEY AND LINDA BREWER
Violation Address: 2715 AMERICA AVE
JACKSONVILLE BEACH FL
Violations: SEC. 19-2 (1) NUISANCE
SEC. 19-2 (2) NUISANCE
SEC. 19-2 (3) NUISANCE
- B. **CASE NUMBER : 25-271** **Homestead: No**
Property Owner: ALEXANDER GEORGE MOORE AND MICHELLE MARGARET MOORE
Violation Address: 1316 S 1ST ST
JACKSONVILLE BEACH FL
Violations: SEC. 19-2 (1) NUISANCE
SEC. 19-2 (2) NUISANCE
SEC. 19-2 (3) NUISANCE
- C. **CASE NUMBER : 25-357** **Homestead: No**
Property Owner: KEVIN J BRESHIKE ET AL
MARY F BRESHIKE AND MEGAN RIHERD
Violation Address: 1403 DECLARATION DR
JACKSONVILLE BEACH FL
Violations: SEC.19-2 (1) NUISANCE

SEC.19-2 (2) NUISANCE
SEC.19-2 (3) NUISANCE

D. **CASE NUMBER : 25-345** **Homestead: YES**

Property Owner: LINDA C HUFFMAN

Violation Address: 501 16TH AVE S
JACKSONVILLE BEACH FL

Violations: SEC. 19-2(2) NUISANCE
SEC. 19-2(3) NUISANCE

E. **CASE NUMBER : 25-373** **Homestead: No**

Property Owner: 2018 2 IH BORROWER LP INVITATION HOMES
CURRENT TENANT

Violation Address: 822 10TH AVE S
JACKSONVILLE BEACH FL

Violations: SEC. 34-402 Parking of heavy vehicles in RS-1, RS-2, RS-3, RM-1, and
RM-2 zoning districts, or residential uses in RD or PUD zoning districts.

ITEMS FOR DISCUSSION

ADJOURNMENT

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.