



# 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. **CASE NUMBER : 25-318** **Homestead: No**  
 Property Owner: MILLENNIUM TRUST COMPANY  
 AUSTINS SURF SHOP  
 Violation Address: 615 3RD ST S  
 JACKSONVILLE BEACH FL  
 Violations: SEC. 34-450 NONCONFORMING SIGNS
  
- B. **CASE NUMBER : 25-303** **Homestead: No**  
 Property Owner: RHC ASSOCIATES  
 DBA DUNKIN DONUTS  
 Violation Address: 1325 BEACH BLVD  
 JACKSONVILLE BEACH FL  
 Violations: SEC. 34-450 NONCONFORMING SIGNS
  
- C. **CASE NUMBER : 24-217** **Homestead: No**  
 Property Owner: PARRISH RENTALS LLC  
 Violation Address: 725 3<sup>rd</sup> 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 (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.*



<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	August 27, 2025

**CASE NUMBER : 25-318**

**Homestead: No**

Property Owner: MILLENNIUM TRUST COMPANY  
 AUSTINS SURF SHOP  
 Violation Address: 615 3RD ST S  
 JACKSONVILLE BEACH FL  
 Violations: SEC. 34-450 NONCONFORMING SIGNS

**BACKGROUND**

(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.

**TIMELINE**

Upt	Action Description	Day	Due
=	INSPECTION	I	
-	SIGN-WALL SIGN ABANDONED	N Thu	2/06/25
- *	INSPECTION	I Wed	5/07/25
-	SIGN-WALL SIGN ABANDONED	N Wed	5/07/25
-	INSPECTION	I Fri	5/23/25
- *	SPECIAL MAGISTRATE NOH	N Fri	6/06/25
- *	INSPECTION	I Tue	6/24/25
- *	SPECIAL MAGISTRATE HEARING	B Wed	6/25/25
- *	SPECIAL MAG. ORDER ISSUED	O Wed	6/25/25



Upt	Action	Description	Day	Due
- *	SPECIAL MAGISTRATE ORDER MAILED		O Thu	7/03/25
- *	SPECIAL MAGISTRATE NOH		N Mon	7/07/25
- *	SPECIAL MAG. ORDER ISSUED		O Wed	7/23/25
- *	SPECIAL MAGISTRATE ORDER MAILED		O Mon	8/04/25
-	INSPECTION		I Mon	8/04/25
-	SPECIAL MAGISTRATE NOH		N Mon	8/04/25

- Inspection - February 26, 2025
- Notice of Sign Abandoned Violation - March 5, 2025
- Inspection - May 7, 2025
- Notice of Sign Abandoned Violation - May 7, 2025
- Inspection - May 23, 2025
- Special Magistrate Notice of Hearing - June 6, 2025
- Inspection - June 24, 2025
- Special Magistrate Hearing - June 25, 2025
- Special Magistrate Order Issued - June 25, 2025
- Special Magistrate Order Mailed - July 3, 2025
- Special Magistrate Notice of Hearing - July 7, 2025
- Special Magistrate Order Issued - July 23, 2025
- Special Magistrate Order Mailed - August 4, 2025
- Inspection - August 4, 2025
- Special Magistrate Notice of Hearing - August 4, 2025

**RECOMMENDATION**

Close Case- All violations have been complied

**ATTACHMENTS**

1. 615 3RD ST S August 27 2025 NOH CERTIFIED MAIL OWNER
2. 615 3RD ST S MAY 7 2025

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 25-318  
CERTIFIED MAIL  
August 20, 2025**

vs.

**MILLENNIUM TRUST COMPANY  
607 3<sup>RD</sup> ST S  
JACKSONVILLE BEACH FL 32250**

**NOTICE OF HEARING**

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 27, 2025, at 2:00 p.m.** a hearing will be held by the City of Jacksonville Beach Special Magistrate, in the **City Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On **February 6, 2025** at 615 3<sup>rd</sup> St S Jacksonville Beach, Florida, more particularly described as Parcel ID# 176036-0000 and legally described as 3-28 33-2s-29E .14 PABLO BEACH SOUTH LOT 5 BLK 63, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

**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.

**You are ordered to appear before the Special Magistrate on Wednesday, August 27, 2025 at 2:00 p.m., to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. If the alleged violation(s) is/are corrected and then recurs, or if the violation(s) is/are not corrected by the time specified for correction by the Inspector, your case may be presented to the Special Magistrate even if the violation(s) has/have been corrected prior to the hearing.**

Should you be found in violation of the Jacksonville Beach Code of Ordinances and fail to comply within the time set forth by the Special Magistrate, the Special Magistrate has the power to levy fines of up to \$250.00 a day for the first violation, or in the case of a repeat violation, up to \$500.00 a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred. An order imposing a fine may be recorded in the public records of Duval County, Florida, and shall constitute a lien against the property upon which the violation(s) exist(s) and upon any other real or personal property owned by you.

You have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the right to present witnesses and documents, question the witnesses

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-318  
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against you and to review any documents presented at the hearing prior to the Special Magistrate making a Finding of Fact. Please be prepared to present evidence at this hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation.

If you have transferred ownership of the property subject to the alleged violation(s) between the time of this Notice of Hearing and the time of the hearing, you must present evidence of your compliance with Section 162.06(5), Florida Statutes, and you must file a notice with the Inspector of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

***If you should have any questions regarding your case, please contact Nikki Beavers, Code Enforcement Inspector at (904) 247-6284.*** We also ask that you not bring small children to the hearing; that you make other arrangements for their care.

Sincerely,

Molly Alleger  
City Clerk  
City of Jacksonville Beach

cc: David Migut, City Attorney  
Nikki Beavers, Code Enforcement Inspector

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.*

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



Enterprise  
rent-a-car

MASSAGE  
321-314-4199

POSTER'S  
SURF SHOP  
SPECIALTY  
PRINTING & MORE

WE BUY  
BOARD

AUSTIN  
SURF SHOP

ROAD  
THE

BARRICADES

ACME

ACME

ACME

BARRICADES



<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	August 27, 2025

**CASE NUMBER : 25-303**

**Homestead: No**

Property Owner: RHC ASSOCIATES  
 DBA DUNKIN DONUTS  
 Violation Address: 1325 BEACH BLVD  
 JACKSONVILLE BEACH FL  
 Violations: SEC. 34-450 NONCONFORMING SIGNS

**BACKGROUND**

2022 IS THE LAST VERIFIABLE YEAR THAT SIGN WAS NOT DAMAGED

**TIMELINE**

- Inspection - January 6, 2025
- Signs - Oversized Notice of Violation - January 8, 2025
- Inspection - March 5, 2025
- Special Magistrate Notice of Hearing - March 5, 2025
- Inspection - March 25, 2025
- Special Magistrate Hearing - March 26, 2025
- Special Magistrate Order Issued - March 26, 2025
- Special Magistrate4 Order Mailed - March 26, 2025
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- Special Magistrate Hearing - July 23, 2025
- Special Magistrate Order Issued - July 23, 2025
- Special Magistrate Order Mailed - August 4, 2025
- Special Magistrate Notice of Hearing - August 4, 2025

**RECOMMENDATION**

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

**ATTACHMENTS**

1. 1325 BEACH BLD August 27 2025 NOH CERTIFIED MAIL owner
2. 1325 BEACH BLVD
3. 518953 - DUN - Jacksonville Beach FL - Q173901 Rep'l Faces (1)
4. 518953 - JACKSONVILLE BEACH FL (1)

AGENDA ITEM:	B.
MEETING DATE:	August 27, 2025



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

AGENDA ITEM:	B.
MEETING DATE:	August 27, 2025

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 25-303  
CERTIFIED MAIL  
August 20, 2025**

vs.

**RHC ASSOCIATES  
C/O DUNKIN BRANDS  
3 GLENLAKE PKWY  
ATLANTA, GA 30325**

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On **January 6, 2025 at 1325 Beach Blvd** Jacksonville Beach, Florida, more particularly described as Parcel ID# 177882-0000 and legally described as 16-94 38-2S-29E .301 PINE GROVE UNIT 3 S/D LOTS 12,19, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

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

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Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-303  
Page 3 of 3

You have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the right to present witnesses and documents, question the witnesses against you and to review any documents presented at the hearing prior to the Special Magistrate making a Finding of Fact. Please be prepared to present evidence at this hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation.

If you have transferred ownership of the property subject to the alleged violation(s) between the time of this Notice of Hearing and the time of the hearing, you must present evidence of your compliance with Section 162.06(5), Florida Statutes, and you must file a notice with the Inspector of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

***If you should have any questions regarding your case, please contact Nikki Beavers, Code Enforcement Inspector at (904) 247-6284.*** We also ask that you not bring small children to the hearing; that you make other arrangements for their care.

Sincerely,

Molly Alleger  
City Clerk  
City of Jacksonville Beach

cc: David Migut, City Attorney  
Nikki Beavers, Code Enforcement Inspector

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



<b>Location Information:</b> Dunkin - Jacksonville Beach, FL 1325 Beach Blvd JACKSONVILLE BEACH, FL 32250  <b>Store#:</b>	<b>Buyer Information:</b> Dunkin - Jacksonville Beach, FL 1325 Beach Blvd JACKSONVILLE BEACH, FL 32250  <b>Contact:</b>	<b>Quote Date:</b> 08/07/2025 <b>Project #:</b> 518953 <b>Quote #:</b> 173905
	<b>Terms:</b> 100% DOWN	<b>Salesperson:</b> Andrew Grape agrape@personasigns.com

QTY	ITEM	Unit Price	Total Price
2	Dunkin Custom 2' x 4' Rigid Pylon Replacement Face	\$1,185.67	\$2,371.34

Signage Total:	<b>\$2,371.34</b>
Freight & Handling:	<b>\$275.55</b>
Packaging:	<b>\$88.93</b>
Tax (Taxes are subject to the tax rules and rates in effect at the time the order is invoiced.):	<b>\$184.52</b>
<b>Total Estimated Project Costs:</b>	<b>\$2,920.34</b>

Support Structure Inspection Service

BUYER acknowledges that BUYER is responsible for all liability arising from failure of the existing Support Structure, per the TERMS AND CONDITIONS of the CONTRACT. SELLER offers a Support Structure inspection service pursuant to which SELLER will perform a visual (noninvasive) safety inspection of your existing sign Support Structure. This visual safety inspection shall only be performed with respect to aboveground portions of the Support Structure and shall not include any inspection of foundations, footings, or any portions of the Support Structure which are belowgrade. If BUYER elects to have SELLER perform this Support Structure inspection, there will be an additional fee of \$500 added to the total project cost.

Yes \_\_\_\_\_ (initials) I would like SELLER to perform this Support Structure inspection service.  
 If BUYER does not initial "Yes" above, BUYER shall be deemed as having requested SELLER not to perform the Support Structure inspection service described above.

**Payment Options**

**View payment option alternatives - <https://personatriangle.com/payment-financing>**

Amount required to place order:	<b>\$2,920.34</b>
Remaining balance prior to shipment:	<b>\$0.00</b>

Leasing options available. Please ask Andrew Grape for more details.

Pricing is guaranteed for 30 days from quote date.

**PERSONA SIGNS, LLC:**  
 BY: Andrew Grape \_\_\_\_\_  
 TITLE: Sales Representative \_\_\_\_\_  
 DATE: 08/07/2025 \_\_\_\_\_

**BUYER:**  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

**The following pages, which include Contract Notes (if any) and Terms & Conditions, are part of this agreement and by signing above the parties agree they are bound thereby to the terms below.**

**Contract Notes:**

\*Pricing for poles, pole structures, foundations and pylon cabinets is subject to change pending verification of state and municipal building codes and regulations. If stamped engineering is required and if that engineering dictates a change to the signage design, pole structure or foundation is required, there may be additional charges.

\* Freight Charges are subject to change due to fuel rates and truck availability. Actual freight charges will be added to the final invoice.

\*\*To place an order, please sign the proposal and return with deposit payment\*\*

\*\*\*To pay by credit card, go to our secure website at <https://www.personatriangle.com/payment-financing>\*\*\*

**TECHNICAL SURVEY**

1. Must be conducted by customer's installer to verify measurements and site location/conditions.
2. Should the scope change following the technical survey a change order will be presented for approval.

**ELECTRICAL POWER**

1. All signs are wired for 120-volt power. See Persona's primary power document for amp loads and electrical requirements.
2. Channel letters require isolated dedicated circuits. See Persona's primary power document for amp loads and electrical information.

**EXCLUSIONS:**

1. Freight charges are estimates only. Freight charges are subject to change due to fuel prices, number of shipments requested, truck availability and final weight of crated product at time of shipment.
2. Price does not include installation, permits or engineering. Customer is responsible for verifying that signs being ordered comply with city code, are permitted, installed per Persona's specs and have corporate approval.

**SIGNAGE**

1. Customer/customer's installer is responsible to receive and inspect signage upon delivery. If damaged, needs to be inspected and signed for as damaged, otherwise owner responsible for damage and replacement costs.
2. Pricing for poles, pole structures, foundations and pylon cabinets (structures) is subject to change pending verification of state and municipal building codes and regulations. If stamped engineering is required and if that engineering dictates a change to the signage design, pole structure or foundation is required, there may be additional charges. Final pricing for structures will be contingent on engineering assessments, permitting, and the prevailing market conditions at the time.
3. Canopy Fascia prices based on initial information provided to sign vendor - pricing subject to change based on final field dimensions. Field dimensions will be verified after trellis installation.
4. All custom signage and outsourced product lead times vary depending on product and will be estimated at time of contract.
5. Persona's warranty is applicable to Persona-manufactured product only. Outsourced items fall under the outsourced manufacturer's warranty.

**Invoicing & Payment Information:**

Billing Contact Name \_\_\_\_\_  
Billing Contact Email \_\_\_\_\_  
Billing Contact Phone Number \_\_\_\_\_  
Billing Contact Address \_\_\_\_\_  
\_\_\_\_\_

How do you prefer to receive your invoices?

- Mail or Email

Do you require applications for payment requests?

- If yes,
  - Please send the application to **AR@personasigns.com**.
  - What day of the month are they due?
    - How many days after the application is submitted is the payment released?

Do you utilize a 3rd party online invoicing portal?

- If yes,
  - Is it required for Persona to use?
  - Are there any fees associated with using it?
  - Please send invitations to your portal to **paypersona@personasigns.com**.

Do you require lien waivers to release payment?

- If yes,
  - Please send your unconditional and conditional samples to **AR@personasigns.com**.

Do you hold retainage?

- If yes,
  - What is the percentage of retainage that you hold?
  - When will it be released?

Are you tax exempt?

- If yes,
  - Please attach your tax exemption form

***We accept credit card and e-check payments on our website at***

***<https://personasigns.com/financing-bill-pay/>***

***We also accept ACH and wire transfers.***

Please send these payments to:

Name of Bank:

ENTERPRISE BANK  
150 N MERAMEC AVENUE  
CLAYTON, MO 63105

Beneficiary: Persona Signs, LLC  
Account #: 1887272  
ABA Routing #: 081006162

\*\*\*FUNDS IN US DOLLARS ONLY\*\*\*

***Checks can be mailed to:***

Persona Signs, LLC  
Attn: Accounting  
700 21st Street SW  
Watertown, SD 57201

## TERMS & CONDITIONS

These Terms & Conditions and the Sales Contract are made and entered into by and between the buyer described in the above Sales Contract (the "BUYER") and Persona Signs, LLC (the "SELLER"). The Sales Contract any Contract Notes above and these Terms & Conditions are collectively referred to as the "CONTRACT". BUYER agrees to buy and SELLER agrees to sell the product, and/or services in the CONTRACT based on the terms and conditions set forth in the CONTRACT.

## PAYMENT TERMS

- A. The Amount Required to Place Order noted on the front of the CONTRACT is due and payable to SELLER with the executed CONTRACT. BUYER'S order will be entered into production (if required) upon receipt of the Amount Required to Place Order and permits are acquired. Ship dates will be given to BUYER upon receipt of the Amount Required To Place Order and all information required by SELLER to produce product. Final payment is due as noted on the front of the CONTRACT. Failure to provide SELLER with payment will delay your shipment and/or installation completion date. No changes in payment schedule will be accepted after your CONTRACT has been executed unless agreed in writing by SELLER.  
Payment Terms: 100% DOWN - 100% DEPOSIT due upon signing
- B. Should BUYER be unable to accept delivery of product covered by the CONTRACT within (10) days of notification by SELLER that the items are available for shipment, payment for the entire balance will be immediately due and payable to SELLER by BUYER.
- C. Terms of payment of all invoices are net upon receipt at BUYER'S company headquarters. Invoices not paid within terms will be subject to a late fee of 1 1/2% per month.
- D. BUYER agrees to pay and satisfy, and to hold SELLER harmless from, all sales, use, privilege, property, excise, value added and other tax obligations, penalties, customs, duties, and interest imposed by any governmental entity and that are the responsibility of BUYER in connection with the goods and services provided hereunder whether or not an allowance therefore was made in the quoted price or in your CONTRACT. Provided, however, SELLER shall be responsible for any corporate franchise tax or tax based on income associated with this transaction and assessed against SELLER.
- E. PERMITS (and the cost to procure) are NOT included in the prices on the front of the CONTRACT. The reasonable costs of permits are the responsibility of the BUYER and will be added to the final invoice. The cost to procure permits can include engineering fees/seals, special drawings and staff time charges necessary to procure the permits.
- F. SELLER does not represent that the products listed on the front of this CONTRACT will be permitted by the municipalities in which they are being installed. Products and services are subject to change until permits are issued by the municipalities involved. If changes are necessary because of the permits, an ADDENDUM will be issued to the CONTRACT.
- G. If the BUYER cancels any item, BUYER will be responsible for any and all costs, including purchased or manufactured product costs or restocking fee and freight to return the item to either the SELLER or to the product manufacturer, at SELLER'S sole discretion.
- H. If the BUYER has purchased and paid for product per terms of this agreement, and the product remains at the SELLER'S warehouse it will be designated and labeled customer owned inventory (CSTI). CSTI can remain at the SELLER'S warehouse for up to 90 days from the date of purchase. BUYER is responsible for arranging pickup of product within this time frame. Unless other agreements are made between the SELLER and BUYER; If the SELLER, after a reasonable effort is unable to physically transfer goods to the BUYER or the BUYER is unable to pick-up product, SELLER may resell or dispose of CSTI and shall incur no liability by reason of such disposition.
- I. If SELLER is unable to commence manufacturing of the product being ordered within 120 calendar days from the order date as a result of circumstances that are beyond the SELLER'S control, the SELLER shall have the right to alter the terms of this CONTRACT, including price and payment terms, and shall provide such modified terms to BUYER for BUYER'S approval. In the event BUYER does not approve of the modified terms, in writing, within 10 business days of receiving the same from the SELLER, then the SELLER shall have the option to unilaterally terminate and cancel this CONTRACT. In the event SELLER terminates this CONTRACT as set forth in this Section I, SELLER shall refund to BUYER any prepaid amounts not expended on the project to date. For purposes of this Section I, "circumstances beyond the SELLER'S control" shall include, but not be limited to, holds placed by the BUYER, inability to secure required permits, or any of the force majeure reasons outlined in Section C of the Terms and Conditions of Sale, below.

## WARRANTIES

- A. SELLER warrants its product against defective workmanship and materials for (1) year from the date of the final invoice. The labor to replace any material is covered for (1) year from the date of invoice. If installation services are performed by the BUYER, the product warranty will include labor for a period of (90) days from date of shipment. All warranties are valid only if BUYER is not default of the CONTRACT beyond any applicable cure period.
- B. Should a defect under this warranty occur, BUYER must notify SELLER in writing within ten (10) calendar days of the failure. SELLER will then have a reasonable period of time to investigate and take corrective action. Failure to notify SELLER within the established time period or prior to any service being done shall void these warranties. SELLER shall have no obligation if product was improperly installed by others not contracted by SELLER and the defect was related to or caused by the installation.
- C. All components of the sign that are manufactured by SELLER are covered. All component manufacturers' warranties which may exceed SELLER'S standard warranty period are assigned to the BUYER. These warranties do not apply to fluorescent lamps and HID lamps after 30 days. Any damage resulting from acts of God, excessive weather, accidents, freight damage, misuse, neglect, improper maintenance, previously un-repaired damage or unauthorized service are not covered. The obligations of the SELLER are limited to the replacement of defective parts or components for the period of time stated above.
- D. EXCEPT AS STATED IN THIS SECTION, THERE ARE NO EXPRESS WARRANTIES PROVIDED BY SELLER. FURTHER, SELLER

MAKES NO IMPLIED WARRANTY ABOUT THE PRODUCT, INCLUDING WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY, SUITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE.

E. Neither party shall be liable for any punitive, incidental, indirect, special or consequential damages, including any damages for lost revenue, income or profits, loss of use or time, business interruption, diminution in value of the business or other assets, regardless of the legal theory (including, but not limited to, an action or claim in contract, negligence, tort, or otherwise), even if a party has been advised of the possibility of such damages. Further, the aggregate liability of seller, and buyer's sole and exclusive remedy for damages for any and all indemnity or other claims of any kind whatsoever with respect to the services or this contract, and regardless of the legal theory (including, but not limited to, an action or claim in contract, negligence, tort, or otherwise) or the delivery or non-delivery of any services, shall not be greater than the amount of fees actually paid by buyer to seller with respect to the product that is the subject of such damages, indemnity or other claim.

## TERMS AND CONDITIONS OF SALE

A. The CONTRACT, when executed by both parties, does not allow any cancellations or changes unless approved in writing by SELLER. The CONTRACT contains all the terms and conditions agreed by all parties and no other agreements, oral or written, shall exist or bind any of the parties other than as is contained in the CONTRACT. Any amendment to your CONTRACT must be in writing signed by both parties hereto.

B. SELLER is not responsible for delays in shipment resulting from delays from suppliers, transportation services, labor disputes or any other circumstances beyond SELLER'S control including delays in obtaining installation permits. SELLER'S manufacture, delivery and installation dates are estimated on prevailing conditions and are subject to change. Domestic Shipment terms are F.O.B. destination. Transfer of title and risk of loss pass to BUYER upon delivery of the goods to the installation site unless installation is performed by SELLER in which case transfer of title and risk of loss pass to BUYER upon acceptance by BUYER. SELLER shall pay all shipping, handling and insurance costs.

C. SELLER shall be excused from liability for any delay in performance and from any failure to perform caused by contingencies or happenings of any nature, beyond the reasonable control of SELLER, including but not limited to fire, flood, storm, power failure, labor trouble or shortage, war, terrorism, acts of government, accidents, material shortage, pandemic, or Acts of God.

D. SELLER and BUYER agree that the laws of the STATE OF SOUTH DAKOTA shall govern the validity and construction and enforceability of the CONTRACT

E. The parties agree that jurisdiction over the parties, the subject matter, and the CONTRACT, shall be exclusively in Watertown, Codington County, State of South Dakota. Any litigation, arbitration, or other legal proceeding necessitated or arising out of this CONTRACT whether to insure its performance or for breach thereof by either party, shall occur, exclusively, in South Dakota State Court, Third Judicial Circuit, Watertown, Codington County, South Dakota. All parties named in your CONTRACT hereby waive any and all objections to venue and personal jurisdiction exclusively in the Circuit Court located in Watertown, Codington County, South Dakota.

F. Any dispute that may arise under the CONTRACT and that cannot be settled through negotiation will be subject to binding arbitration. Such arbitration shall be conducted by a mutually acceptable arbitrator. The arbitration shall be conducted exclusively in Watertown, Codington County, South Dakota, in accordance with the provisions of this Agreement and the Commercial Arbitration Rules of the American Arbitration Association. The arbitrator shall have the authority to award any remedy or relief that a court of the State of South Dakota could grant, provided that punitive or exemplary damages shall not be awarded hereunder.

The costs and expenses relating to the arbitration, including attorneys' fees, shall be borne by the party who the arbitrator determines has not prevailed in such proceeding, or borne equally by the parties if the arbitrator determines that neither party has prevailed. Judgment upon the award rendered by the arbitrator may be entered in any court having proper jurisdiction.

## INSTALLATION AND CONDITIONS OF SALE

Due to possible unknown conditions that may arise at the location covered by this CONTRACT, it is necessary to establish the following standard conditions on which this CONTRACT is based. Any deviations not listed on the front of this CONTRACT will be considered NON-STANDARD and can result in extra costs.

A. Structures and foundations will be engineered at BUYER'S expense subject to prevailing conditions at site.

B. When the new signs or fixtures are installed on existing supports, poles, uprights, frameworks or foundations, SELLER does not warrant the condition of the supports, poles, uprights, frameworks or foundations and SELLER assumes no responsibility for their structural integrity or worthiness.

C. Frozen ground and subterranean water, rocks or other obstacles encountered during installation are considered NON-STANDARD.

D. Hidden obstacles encountered in or behind walls that affect the installation of fixtures, wall letters and/or wall signs are NON-STANDARD.

E. Electrical service is not included with this CONTRACT and is to be provided by the BUYER.

F. Any repairs, both electrical and structural, to existing signs or fixtures are excluded unless specifically listed on the front of this CONTRACT.

G. It is the BUYER'S responsibility to locate and place all signs and SELLER shall not be responsible for any costs, expenses or damages resulting from said placement by BUYER.

H. It is the responsibility of the BUYER to have the installation site accessible for all necessary equipment and personnel for the installation of signs at the agreed time. Failure to have the site accessible can result in delays in the installation and additional charges can be incurred.

I. SELLER Signage Primary Power Circuit Requirements. Failure to meet the following requirements can result in delays in installation and additional charges may be incurred.

1. All wiring must conform to UL and NEC electrical codes and/or any other local or state codes.

2. All conductors of each primary signage circuit must originate at the Main breaker panel and must consist of the line "hot" conductor, a neutral conductor AND a ground conductor of adequate size to carry the expected current.
3. No extraneous appliances, HID lamps, quartz lamps, etc. are to be connected to any signage circuit.
4. Primary supply voltage on each circuit must be within 3% of nominal voltage between the line "hot" conductor and either the neutral or ground conductors.
5. All 120-volt single-phase circuits derived from 208 three-phase circuits must have a neutral conductor for each 120-volt circuit originating from the main breaker panel or sub-panel and terminating at the power supply, transformer or ballast. Sub-panel neutral conductor must be of adequate size to carry the expected current.
6. With the sign "on", voltage between any neutral and ground conductors shall not exceed 5 volts when measured at any power supply, transformer or ballast on that circuit.
7. Contactors, photo cells or timers may be connected so as to interrupt the power to signs. All such controls must be of adequate size to carry the expected current. In the case of new signage installed at existing locations, it is strongly advised to install new contactors or ensure that existing contactors are in good condition.

#### SECURITY AGREEMENT/CONSENT TO MECHANIC'S LIEN

BUYER hereby grants SELLER a purchase money security interest in the goods or fixtures provided pursuant to the terms of the CONTRACT. BUYER consents to SELLER'S repossession of the signage upon the BUYER'S default in payment of the purchase price provided however BUYER has been notified in writing of an alleged default in payment and is given thirty (30) days to cure such default. BUYER further agrees to execute such financing statements as may be reasonably necessary to perfect SELLER'S security interest granted in your CONTRACT.

In the event BUYER has defaulted on its payment obligations hereunder beyond any applicable cure period BUYER hereby consents, to the extent necessary under applicable state law, to the placement of a mechanic's lien upon the real property upon which any signage installed hereunder is located and admits that BUYER'S signature upon your CONTRACT shall satisfy any advance notice of said lien required under applicable state law.

#### EXISTING STRUCTURES/INDEMNIFICATION

In the event this CONTRACT requires SELLER to utilize BUYER'S existing supports, poles, uprights, frameworks or foundations (referred to in your CONTRACT as the "Support Structure"), or in the event BUYER otherwise directs SELLER to utilize existing Support Structure, BUYER hereby assumes full responsibility for all risk of bodily injury, death, property damage, and all other financial damages, and agrees to release, waive, discharge, indemnify, and defend SELLER and Persona Signs, LLC (and their successors, assigns, agents, employees, officers, directors, representatives, subsidiaries, parent companies, divisions and affiliates each a "SELLER Party") from and against any and all liability, loss, cost, or expense arising out of any claims, demands, or liability for damages because of bodily injuries, including death at any time resulting therefrom, damage to property, or damage of whatever nature sustained by any person or persons, arising out of or in consequence of any complete or partial failure of the Support Structure or installation of the new signs on the Support Structure, regardless of whether such injuries to persons or damage are due or claimed to be due to the actions or negligence of SELLER or any SELLER Party.

In the event SELLER, or SELLER'S agent, determines that the existing Support Structure is inadequate to meet local or international building codes or otherwise insufficient or in need of repair or correction, SELLER shall have the right, at any time, to unilaterally cancel and terminate this CONTRACT and refund to BUYER any prepaid amounts not expended on the project to date.



**700 21st St SW  
PO Box 56  
Watertown, SD 57201-0056  
Phone: 800.843.9888  
Fax: 800.843.9890**

PROJECT:  
Name:  
Address:  
Project Number:

OWNER/LANDLORD:

Company Name:  
Representative Name:  
Address:  
Phone Number:  
Email:

I, \_\_\_\_\_, am the Owner or the representative for the Owner/Landlord of the above listed company and/or project gives permission to: **Persona Signs, LLC Watertown, SD** to perform any and all sign work associated with the above referenced project location.

I approve of the sign drawings as submitted.

I further authorize: **Persona Signs, LLC Watertown, SD** and/or its representative to obtain any and all permits for this project.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

-----  
State of \_\_\_\_\_ )

)SS

County of \_\_\_\_\_ )

Before me, \_\_\_\_\_ the undersigned notary public, this day personally appeared \_\_\_\_\_ known to me or through \_\_\_\_\_ (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

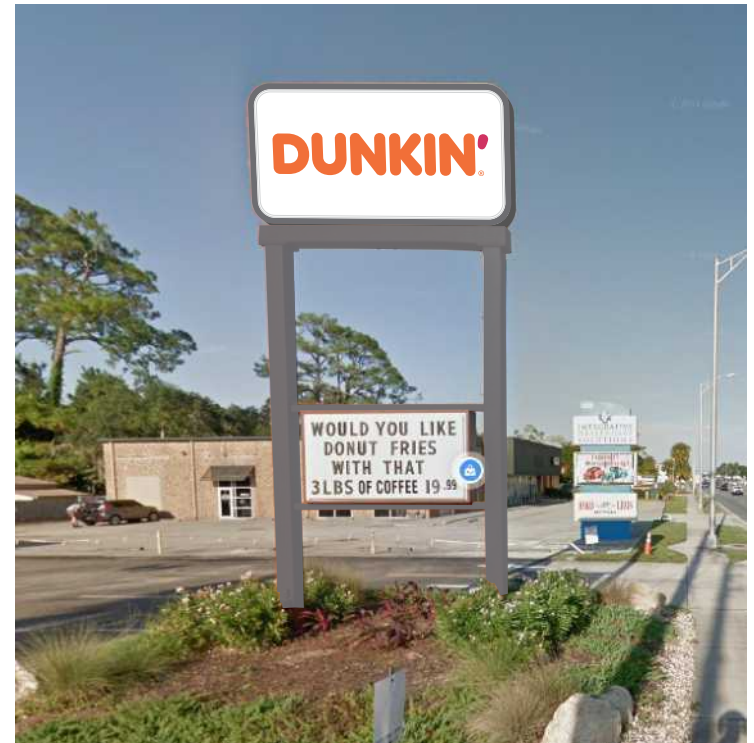
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.



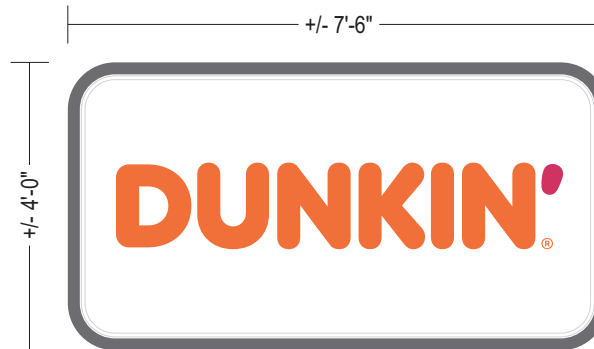


EXISTING:  
EST. 2'-8" X 4'-9" READER BOARD  
W/ EST. 1 1/2" RETAINER

**OPTION A**



PROPOSED:  
EST. 4'-0" X 7'-6" PYLON



PYLON DETAIL  
SCALE: 3/8" = 1'-0"

**TECH SURVEY IS REQUIRED PRIOR TO PRODUCTION TO CONFIRM EXACT MEASUREMENTS**



EXISTING:  
EST. 2'-8" X 4'-9" READER BOARD  
W/ EST. 1 1/2" RETAINER

**OPTION B**



PROPOSED:  
FACE REPLACEMENT



READER BOARD FACE DETAIL  
SCALE: 1/2" = 1'-0"

**TECH SURVEY IS REQUIRED PRIOR TO PRODUCTION TO CONFIRM EXACT MEASUREMENTS**



<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	August 27, 2025

**CASE NUMBER : 24-217**

**Homestead: No**

Property PARRISH RENTALS LLC  
 Owner:

Violation 725 3<sup>rd</sup> 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:	C.
MEETING DATE:	August 27, 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 of Violation
4. Attachment 4 Sunbiz listing
5. Attachment 2 posting
6. NOH Property Posted
7. Notice of Hearing
8. Certified Mailing NOH

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** **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

















The classic game of  
**CONNECT 4**

ASSEMBLE CONNECT 4?  
PLEASE VISIT [www.hasbro.com/connect4](http://www.hasbro.com/connect4)  
FOR MORE INFORMATION.  
MADE IN CHINA

**MONOPOLY**

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has filed for trademark protection for the name MONOPOLY and related marks.



**MONOPOLY**



MONOPOLY  
HASBRO  
MADE IN CHINA

**MONOPOLY**

**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





# 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





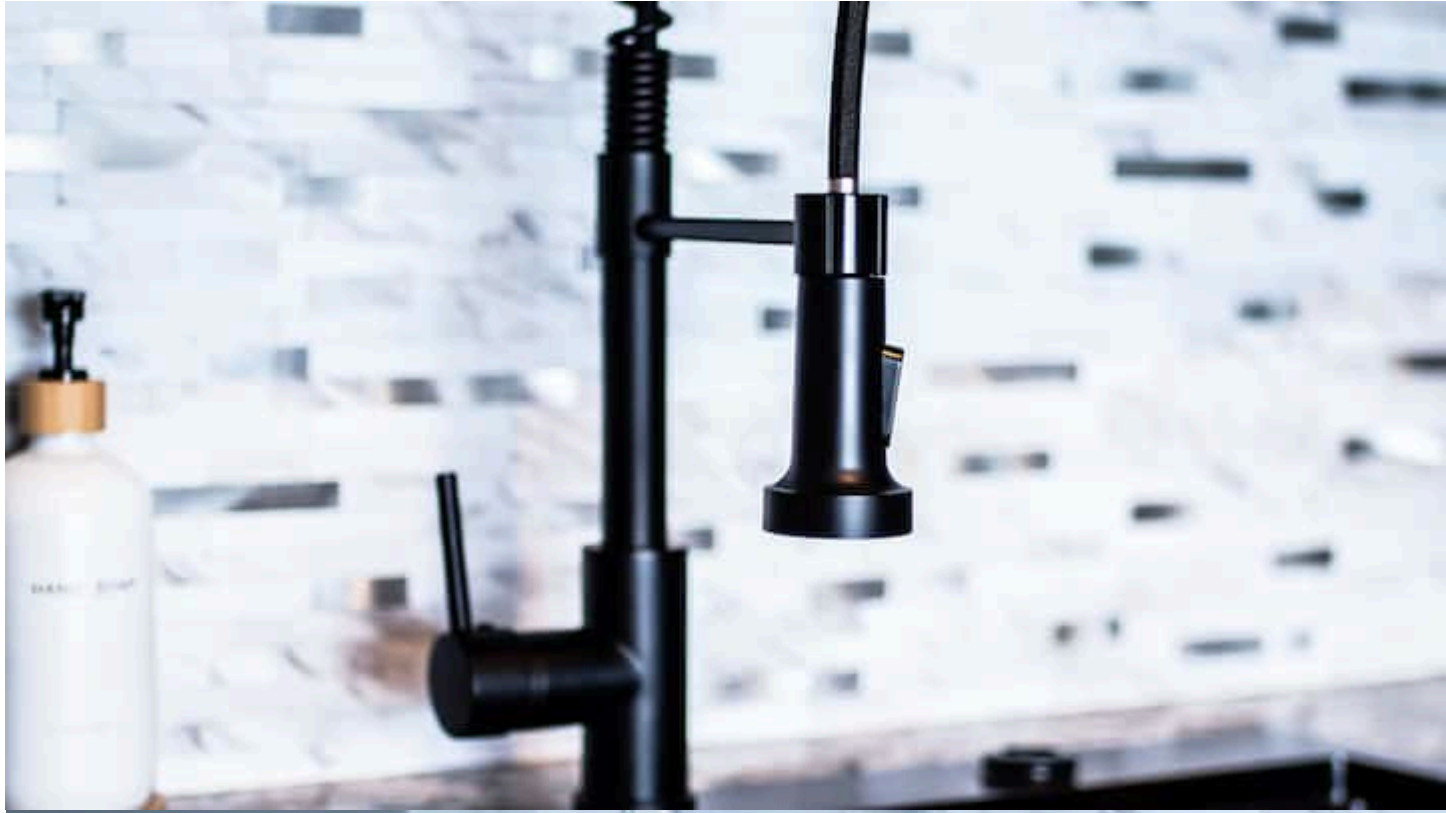














Additional photos





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 <input type="text"/>	

[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 3<sup>rd</sup> 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](http://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

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City Hall

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Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

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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.

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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](mailto: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](#)

[View image in PDF format](#)

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

[View image in PDF format](#)

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

[View image in PDF format](#)

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 3<sup>rd</sup> 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:

Chapter 7

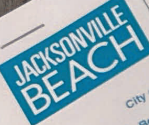
Sec. 7-16. - Florida Building Code—Adopted.

Work Without Permit

VIOLATIONS

[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 refer

City of Jacksonville Beach Code of Chapter 34 known as the Land D

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

DATE: 6/26/2025

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 - **Work Without Permit**

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 3<sup>rd</sup> 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 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@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  
2836 PESCARA DR  
JACKSONVILLE, FL 32246

RE: **CODE OF ORDINANCES VIOLATION**  
725 3<sup>rd</sup> 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 2:02:48 PM**  
**725 Third St N**  
**Jacksonville Beach FL 32250**  
**United States**

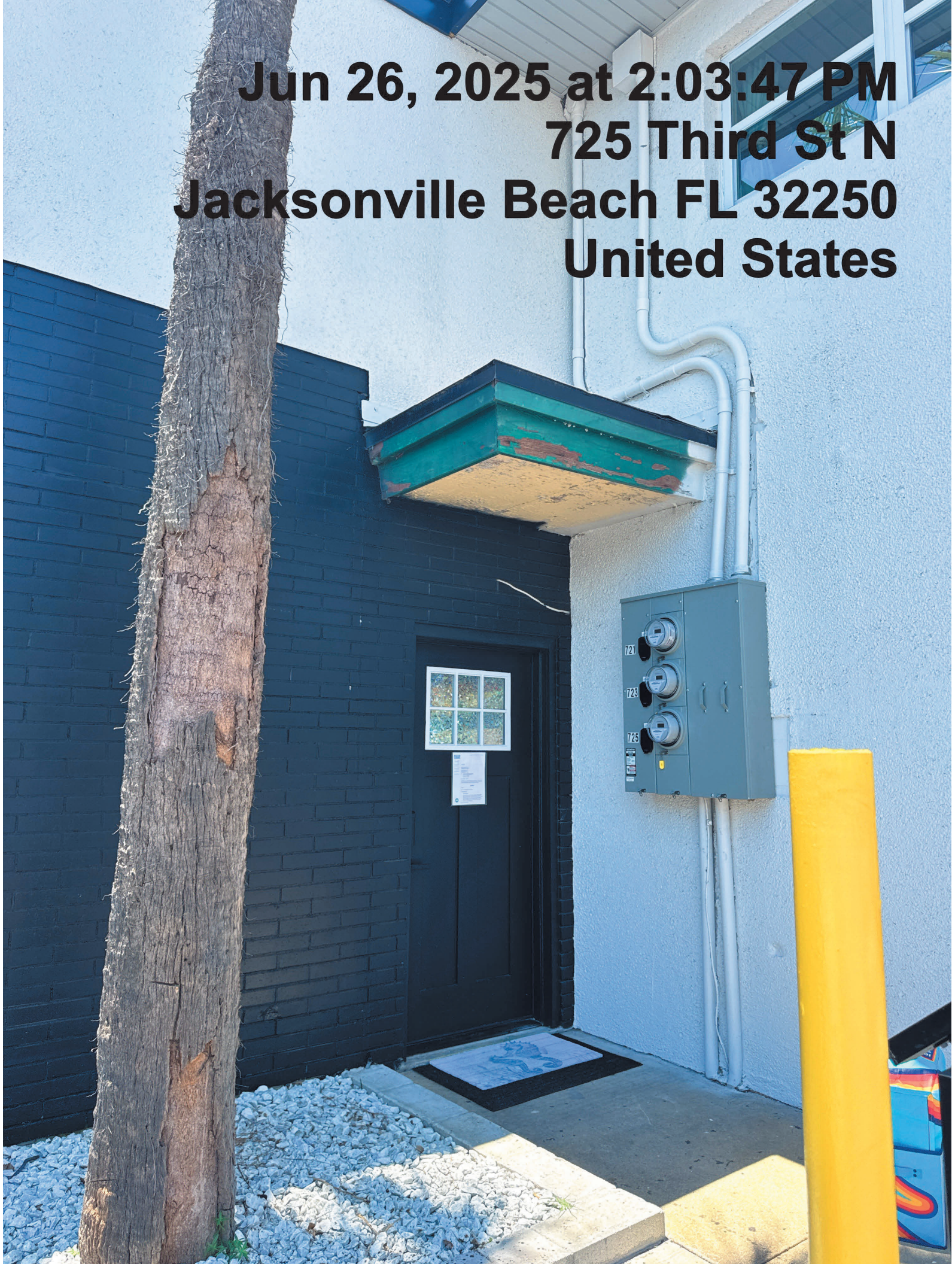
*The Beach Ticker Blvd*  
**SEAHORSE RENTALS**  
30 2953 N. - 513 3929 AV



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



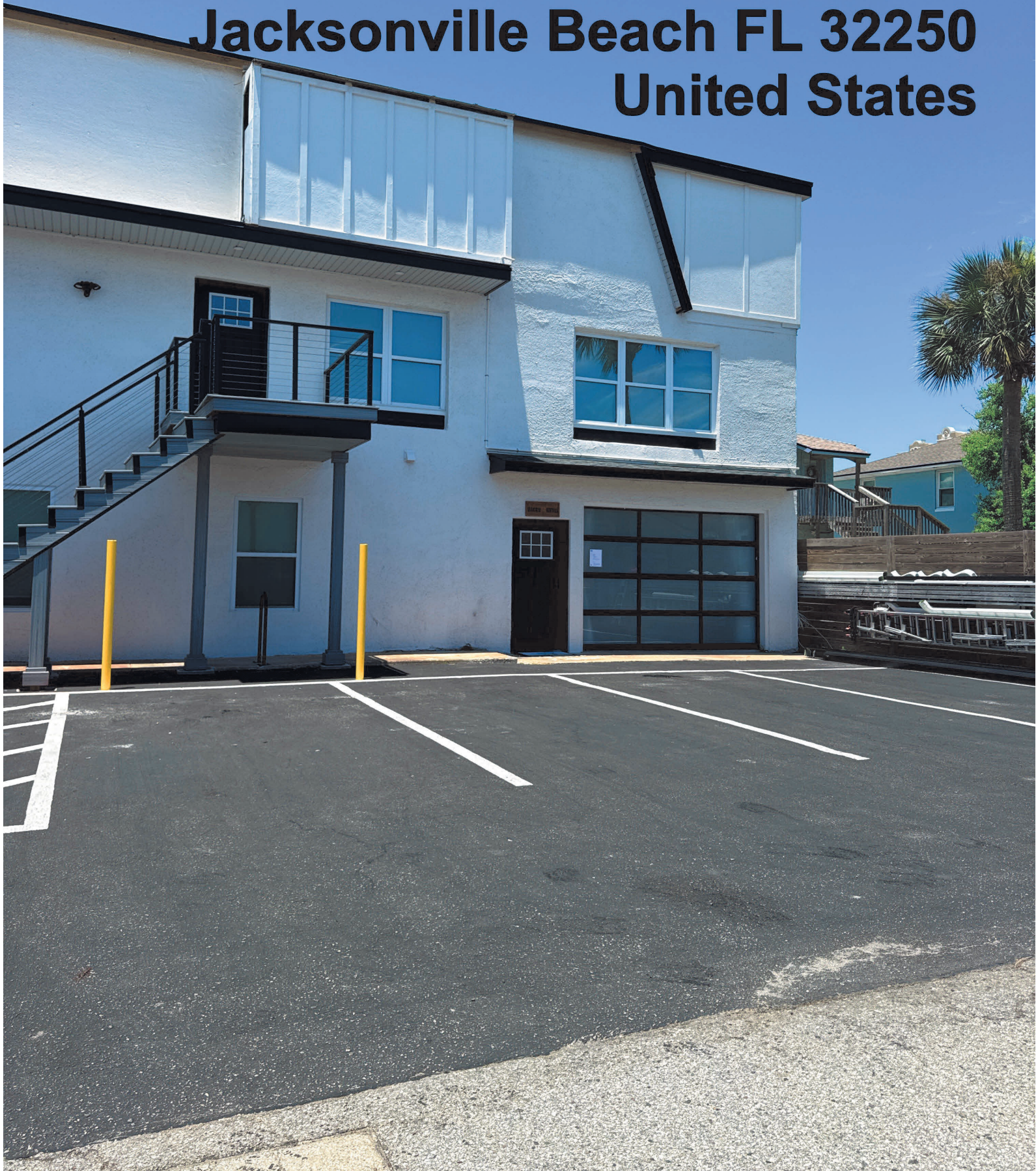
**Jun 26, 2025 at 2:03:47 PM**  
**725 Third St N**  
**Jacksonville Beach FL 32250**  
**United States**



**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**



Jul 31, 2025 at 5:21:33 PM

SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA

725 Third St N

Code Enforcement Case No. 24-217

CITY OF JACKSONVILLE BEACH

Jacksonville Beach FL 32250

POSTED

July 30, 2025

vs.

United States

PARRISH RENTALS LLC  
725 N 3<sup>rd</sup> Street

### NOTICE OF HEARING

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 27, 2025, at 2:00 p.m.** a hearing will be held by the City of Jacksonville Beach Special Magistrate, in the **City Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

Beginning on **February 9, 2024** at **725 N 3<sup>rd</sup> Street**, Jacksonville Beach, Florida, more particularly described as Parcel ID# 174266-0000 and legally described Lot 6, Block 73, Pablo Beach North Replat, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances 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

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.

**Jul 31, 2025 at 5:21:20 PM**  
**708 Third St N**  
**Jacksonville Beach FL 32250**  
**United States**



**Jul 31, 2025 at 5:21:43 PM**  
**725 Third St N**  
**Jacksonville Beach FL 32250**  
**United States**



**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 24-217  
POSTED  
July 30, 2025**

vs.

**PARRISH RENTALS LLC  
725 N 3<sup>rd</sup> Street**

**NOTICE OF HEARING**

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

**Work Without Permit**

[A]105.1 Required.

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**Exceeding Scope of Permit**

105.4.1 Permit intent.

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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 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 dwelling unit.	2 spaces per
--	--------------

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.
  - (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.

**You are ordered to appear before the Special Magistrate on Wednesday, August 27, 2025 at 2:00 p.m., to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. If the alleged violation(s) is/are corrected and then recurs, or if the violation(s) is/are not corrected by the time specified for correction by the Inspector, your case may be presented to the Special Magistrate even if the violation(s) has/have been corrected prior to the hearing.**

Should you be found in violation of the Jacksonville Beach Code of Ordinances and fail to comply within the time set forth by the Special Magistrate, the Special Magistrate has the power to levy fines of up to \$250.00 a day for the first violation, or in the case of a repeat violation, up to \$500.00 a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred. An order imposing a fine may be recorded in the public records of Duval County, Florida, and shall constitute a lien against the property upon which the violation(s) exist(s) and upon any other real or personal property owned by you.

You have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the right to present witnesses and documents, question the witnesses against you and to review any documents presented at the hearing prior to the Special Magistrate making a Finding of Fact. Please be prepared to present evidence at this hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation.

If you have transferred ownership of the property subject to the alleged violation(s) between the time of this Notice of Hearing and the time of the hearing, you must present evidence of your compliance with Section 162.06(5), Florida Statutes, and you must file a notice with the Inspector of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

Special Magistrate Notice of Hearing  
July 30, 2025  
Code Enforcement Case No. 24-217  
Page 7 of 7

***If you should have any questions regarding your case, please contact Nikki Beavers, Code Enforcement Inspector at (904) 247-6284. We also ask that you not bring small children to the hearing; that you make other arrangements for their care.***

Sincerely,



Molly Alleger  
City Clerk  
City of Jacksonville Beach

cc: David Migut, City Attorney  
Nikki Beavers, Code Enforcement Inspector

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.*

*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.*

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____
Postmark Here	
Sent To Street and Apt. No. or PO Box No. 15415 Atlantic Blvd #20104 City, State, ZIP+4® Jacksonville FL 32225	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____
Postage	\$ _____
Total Postage and Fees	\$ _____
Postmark Here	
Sent To Street and Apt. No. or PO Box No. 25316 Pecora Dr City, State, ZIP+4® Jacksonville FL 32216	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	August 27, 2025

**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

**BACKGROUND**

OVERGROWTH , JUNK, TRASH AND DEBRIS THROUGHOUT PROPERTY

**TIMELINE**

Inspection - July 15, 2025  
 Nuisance Mow Lawn Notice of Violation - July 15, 2025  
 Inspection - July 31, 2025  
 Nuisance Mow Lawn Notice of Violation - July 31, 2025  
 Inspection - August 7, 2025  
 Special Magistrate Notice of Hearing - August 7, 2025

**RECOMMENDATION**

DAILY FINE \$100 PER DAY UNTIL PROPERTY HAS BEEN BROUGHT INTO COMPLIANCE AND MAINTAINED

**ATTACHMENTS**

1. 2715 AMERICA AVE NUISANCE August NOH CERTIFIED MAIL
2. 2715 AMERICA AVE JULY 31 2025 1
3. 2715 AMERICA AVE JULY 31 2025 2
4. 2715 AMERICA AVE JULY 31 2025 3
5. 2715 AMERICA AVE AUGUST 11 2025
6. 2715 AMERICA AVE AUGUST 11 2025 2

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 25-372  
CERTIFIED MAIL  
August 20, 2025**

vs.

REBECCA HEWETT ET AL  
JOSEPH M CASEY  
LINDA M BREWER  
2715 AMERICA AVE  
JACKSONVILLE BEACH FL 32250

**NOTICE OF HEARING**

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 27, 2025, at 2:00 p.m.** a hearing will be held by the City of Jacksonville Beach Special Magistrate, in the **City Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On July 15, 2025 at **2715 AMERICA AVE Jacksonville Beach, Florida**, more particularly described as Parcel ID# 181076-1502 and legally described as 36-18 09-3S-29E CONSTITUTION COVE UNIT SEVEN, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

**Section 19-2(1)**, *“ Noxious growth and other rank vegetation such as weeds, grass, vines, palmetto scrub, or other similar vegetable growth to a height of ten (10) inches or more upon any premises or land within a developed area of the city...”*

**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.”*

**You are ordered to appear before the Special Magistrate on Wednesday, August 27, 2025 at 2:00 p.m., to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. If the alleged violation(s) is/are corrected and then recurs, or if the violation(s) is/are not corrected by the time specified for correction by the Inspector, your case may be presented to the Special Magistrate even if the violation(s) has/have been corrected prior to the hearing.**

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-372  
Page 2 of 3

Should you be found in violation of the Jacksonville Beach Code of Ordinances and fail to comply within the time set forth by the Special Magistrate, the Special Magistrate has the power to levy fines of up to \$250.00 a day for the first violation, or in the case of a repeat violation, up to \$500.00 a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred. An order imposing a fine may be recorded in the public records of Duval County, Florida, and shall constitute a lien against the property upon which the violation(s) exist(s) and upon any other real or personal property owned by you.

You have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the right to present witnesses and documents, question the witnesses against you and to review any documents presented at the hearing prior to the Special Magistrate making a Finding of Fact. Please be prepared to present evidence at this hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation.

If you have transferred ownership of the property subject to the alleged violation(s) between the time of this Notice of Hearing and the time of the hearing, you must present evidence of your compliance with Section 162.06(5), Florida Statutes, and you must file a notice with the Inspector of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

***If you should have any questions regarding your case, please contact Nikki Beavers, Code Enforcement Inspector at (904) 247-6284.*** We also ask that you not bring small children to the hearing; that you make other arrangements for their care.

Sincerely,

Molly Alleger  
City Clerk  
City of Jacksonville Beach

cc: David Migut, City Attorney  
Nikki Beavers, Code Enforcement Inspector

CM# 9589071052702145537707

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-372  
Page 3 of 3

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.*

*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.*

Jul 31, 2025 at 2:09:18 PM  
FL, Jacksonville Beach



Jul 31, 2025 at 2:09:25 PM  
FL Jacksonville Beach



Jul 31, 2025 at 2:09:27 PM  
FL, Jacksonville Beach



Aug 11, 2025 at 1:42:22 PM  
FL, Jacksonville Beach



No Soliciting  
SERIOUSLY  
DON'T RING BELL DON'T  
DON'T BARK AT THE DOOR

4-10-2025  
MIXING  
COMPOSTED  
FEEDS  
NEEDS  
32 OZ  
Veggie

Aug 11, 2025 at 1:42:16 PM  
FL, Jacksonville Beach





<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	August 27, 2025

**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

**BACKGROUND**

OVERGROWTH, JUNK, TRASH AND DEBRIS THROUGHOUT ENTIRE PROPERTY

**TIMELINE**

Inspection - July 15, 2025  
Nuisance - Mow Lawn Notice of Violation Issued - July 16, 2025  
Inspection - July 31, 2025  
Nuisance - Mow Lawn Notice of Violation Issued - July 31, 2025  
Inspection August 7, 2025  
Special Magistrate Notice of Hearing Issued - August 8, 2025  
Inspection Scheduled - August 26, 2025

**RECOMMENDATION**

DAILY FINE OF \$100 PER DAY UNTIL COMPLIED AND MAINTAIN COMPLIANCE

**ATTACHMENTS**

1. 1316 1ST S NUISANCE August NOH
2. 1316 1ST ST S NUISANCE JULY 2025 1
3. 1316 S 1ST ST AUGUST 2025 1
4. 1316 S 1ST ST JULY 2025 3
5. 1316 S 1ST ST AUGUST 2025 2
6. 1316 S 1ST ST AUGUST 2025 3
7. 1316 S 1ST ST AUGUST 2025 4
8. 1316 1ST ST S NOH POSTED

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 25-371  
CERTIFIED MAIL  
August 20, 2025**

vs.

ALEXANDER G MOORE  
MICHELLE M. MOORE  
1316 1<sup>ST</sup> ST S  
JACKSONVILLE BEACH FL 32250

**NOTICE OF HEARING**

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 27, 2025, at 2:00 p.m.** a hearing will be held by the City of Jacksonville Beach Special Magistrate, in the **City Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On JuLY 15, 2025 at **1316 1<sup>ST</sup> ST S Jacksonville Beach, Florida**, more particularly described as Parcel ID# 176261-0000 and legally described as 3-28 04-3S-29E PABLO BEACH SOUTH N 26FT LOTS 11,12 BLK 132, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

**Section 19-2(1)**, "*Noxious growth and other rank vegetation such as weeds, grass, vines, palmetto scrub, or other similar vegetable growth to a height of ten (10) inches or more upon any premises or land within a developed area of the city...*"

**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.*"

**You are ordered to appear before the Special Magistrate on Wednesday, August 27, 2025 at 2:00 p.m., to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. If the alleged violation(s) is/are corrected and then recurs, or if the violation(s) is/are not corrected by the time specified for correction by the Inspector, your case may be presented to the Special Magistrate even if the violation(s) has/have been corrected prior to the hearing.**

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-371  
Page 2 of 3

Should you be found in violation of the Jacksonville Beach Code of Ordinances and fail to comply within the time set forth by the Special Magistrate, the Special Magistrate has the power to levy fines of up to \$250.00 a day for the first violation, or in the case of a repeat violation, up to \$500.00 a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred. An order imposing a fine may be recorded in the public records of Duval County, Florida, and shall constitute a lien against the property upon which the violation(s) exist(s) and upon any other real or personal property owned by you.

You have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the right to present witnesses and documents, question the witnesses against you and to review any documents presented at the hearing prior to the Special Magistrate making a Finding of Fact. Please be prepared to present evidence at this hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation.

If you have transferred ownership of the property subject to the alleged violation(s) between the time of this Notice of Hearing and the time of the hearing, you must present evidence of your compliance with Section 162.06(5), Florida Statutes, and you must file a notice with the Inspector of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

***If you should have any questions regarding your case, please contact Nikki Beavers, Code Enforcement Inspector at (904) 247-6284.*** We also ask that you not bring small children to the hearing; that you make other arrangements for their care.

Sincerely,

Molly Alleger  
City Clerk  
City of Jacksonville Beach

cc: David Migut, City Attorney  
Nikki Beavers, Code Enforcement Inspector

CM# 9589071052702145537691

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-371  
Page 3 of 3

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.*

*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.*

Jul 31, 2025 at 2:28:21 PM  
FL, Jacksonville Beach



Aug 11, 2025 at 2:52:39 PM  
FL, Jacksonville Beach



Jul 15, 2025 at 2:32:49 PM  
FL, Jacksonville Beach



Aug 11, 2025 at 2:52:44 PM  
FL, Jacksonville Beach



Aug 11, 2025 at 2:52:56 PM  
FL, Jacksonville Beach



Aug 11, 2025 at 2:52:49 PM  
FL, Jacksonville Beach



Aug 11, 2025 at 2:52:03 PM  
FL, Jacksonville Beach

1316





<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	August 27, 2025

**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

**BACKGROUND**

OVERGROWTH, JUNK, TRASH AND DEBRIS THROUGHOUT ENTIRE PROPERTY

**TIMELINE**

Inspection - June 24, 2025  
 Nuisance Violation Notice - June 24, 2025  
 Inspection - July 15, 2025  
 Nuisance Violation Notice - July 15, 2025  
 Inspection - July 31, 2025  
 Special Magistrate Notice of Hearing - July 31, 2025  
 Inspection Scheduled - August 26, 2025

**RECOMMENDATION**

DAILY FINE OF \$100 PER DAY UNTIL COMPLIED AND MAINTAIN COMPLIANCE

**ATTACHMENTS**

1. 1403 DECLARATION DR NUISANCE August NOH
2. 1403 DECLARATION JULY 23 2025 1
3. 1403 DECLARATION JULY 23 2025 2
4. 1403 DECLARATION DR JULY 31 2025 1
5. 1403 DECLARATION DR JULY 31 2025 2
6. 1403 DECLARATION DR AUGUST 2025 NOH

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 25-357  
CERTIFIED MAIL  
August 20, 2025**

vs.

KEVIN J BRESHIKE ET AL  
MARY BRESHIKE  
MEGAN RIHERD  
1403 DECLARATION DR  
JACKSONVILLE BEACH FL 32250

**NOTICE OF HEARING**

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 27, 2025, at 2:00 p.m.** a hearing will be held by the City of Jacksonville Beach Special Magistrate, in the **City Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On June 24, 2025 at **1403 Declaration Dr Jacksonville Beach, Florida**, more particularly described as Parcel ID# 181076-1228 and legally described as 35-75 09-3S-29E CONSTITUTION COVE UNIT THREE LOT 75, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

**Section 19-2(1)**, *“ Noxious growth and other rank vegetation such as weeds, grass, vines, palmetto scrub, or other similar vegetable growth to a height of ten (10) inches or more upon any premises or land within a developed area of the city...”*

**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.”*

**You are ordered to appear before the Special Magistrate on Wednesday, August 27, 2025 at 2:00 p.m., to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. If the alleged violation(s) is/are corrected and then recurs, or if the violation(s) is/are not corrected by the time specified for correction by the Inspector, your case may be presented to the Special Magistrate even if the violation(s) has/have been corrected prior to the hearing.**

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-357  
Page 2 of 3

Should you be found in violation of the Jacksonville Beach Code of Ordinances and fail to comply within the time set forth by the Special Magistrate, the Special Magistrate has the power to levy fines of up to \$250.00 a day for the first violation, or in the case of a repeat violation, up to \$500.00 a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred. An order imposing a fine may be recorded in the public records of Duval County, Florida, and shall constitute a lien against the property upon which the violation(s) exist(s) and upon any other real or personal property owned by you.

You have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the right to present witnesses and documents, question the witnesses against you and to review any documents presented at the hearing prior to the Special Magistrate making a Finding of Fact. Please be prepared to present evidence at this hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation.

If you have transferred ownership of the property subject to the alleged violation(s) between the time of this Notice of Hearing and the time of the hearing, you must present evidence of your compliance with Section 162.06(5), Florida Statutes, and you must file a notice with the Inspector of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

***If you should have any questions regarding your case, please contact Nikki Beavers, Code Enforcement Inspector at (904) 247-6284.*** We also ask that you not bring small children to the hearing; that you make other arrangements for their care.

Sincerely,

Molly Alleger  
City Clerk  
City of Jacksonville Beach

cc: David Migut, City Attorney  
Nikki Beavers, Code Enforcement Inspector

CM# 9589071052700399194882

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.*

*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.*

Jul 23, 2025 at 11:09:54 AM  
FL, Jacksonville Beach



Jul 23, 2025 at 11:10:19 AM  
FL, Jacksonville Beach



Jul 31, 2025 at 2:06:20 PM  
FL, Jacksonville Beach



Jul 31, 2025 at 2:04:14 PM  
FL, Jacksonville Beach



Aug 7, 2025 at 2:19:15 PM  
FL, Jacksonville Beach

SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA

CITY OF JACKSONVILLE BEACH

Code Enforcement Case No. 25-357  
POSTED  
August 4, 2025

vs.

KEVIN J BRESHIKE ET AL  
MARY BRESHIKE  
MEGAN RIHERD  
1403 DECLARATION DR  
JACKSONVILLE BEACH FL 32250

NOTICE OF HEARING

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 27, 2025, at 2:00 p.m.** a hearing will be held by the City of Jacksonville Beach Special Magistrate, in the **City Council Chambers at City Hall, 11 North 3rd Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On June 24, 2025 at **1403 Declaration Dr Jacksonville Beach, Florida**, more particularly described as Parcel ID# 181076-1228 and legally described as 35-75 09-3S-29E CONSTITUTION COVE UNIT THREE LOT 75, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

**Section 19-2(1)**, "Noxious growth and other rank vegetation such as weeds, grass, vines, palmetto scrub, or other similar vegetable growth to a height of ten (10) inches or more upon any premises or land within a developed area of the city..."

**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."

You are ordered to appear before the Special Magistrate on Wednesday, August 27, 2025 at 2:00 p.m., to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. If the alleged violation(s) is/are corrected and then recurs, or if the violation(s) is/are not corrected by the time specified for correction by the Inspector, your case may be presented to the Special Magistrate even if the violation(s) has/have been corrected prior to the hearing.

POSTED



<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	August 27, 2025

**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

**BACKGROUND**

JUNK, TRASH AND DEBRIS THROUGHOUT PROPERTY

**TIMELINE**

Inspection - May 7, 2025  
 Nuisance Notice of Violation - May 7, 2025  
 Inspection - May 23, 2025  
 Inspection - June 5, 2025  
 Inspection - June 24, 2025  
 Lot Clearing Notice - July 14, 2025  
 Inspection - August 4, 2025

**RECOMMENDATION**

DAILY FINE OF \$100 PER DAY UNTIL COMPLIED AND MAINTAIN COMPLIANCE

**ATTACHMENTS**

1. 501 16TH AVE S NUISANCE August NOH CERTIFIED MAIL
2. 501 16TH AVE S MAY 2025 1
3. 501 16TH AVE S MAY 2025 2
4. 501 16TH AVE S MAY 2025 3
5. 501 16TH AVE S JUNE 2025 1
6. 501 16TH AVE S JULY 2025 1
7. 501 16TH AVE S AUGUST 2025 NOH

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 25-345  
CERTIFIED MAIL  
August 20, 2025**

vs.

LINDA C HUFFMAN  
501 16<sup>TH</sup> AVE S  
JACKSONVILLE BEACH FL 32250

**NOTICE OF HEARING**

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 27, 2025, at 2:00 p.m.** a hearing will be held by the City of Jacksonville Beach Special Magistrate, in the **City Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On May 7, 2025 at **501 16<sup>th</sup> Ave S Jacksonville Beach, Florida**, more particularly described as Parcel ID# 176934-0000 and legally described as 8-13 04-3S-29E OCEANSIDE PARK LOT 12 BLK 156, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

***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."***

**You are ordered to appear before the Special Magistrate on Wednesday, August 27, 2025 at 2:00 p.m., to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. If the alleged violation(s) is/are corrected and then recurs, or if the violation(s) is/are not corrected by the time specified for correction by the Inspector, your case may be presented to the Special Magistrate even if the violation(s) has/have been corrected prior to the hearing.**

Should you be found in violation of the Jacksonville Beach Code of Ordinances and fail to comply within the time set forth by the Special Magistrate, the Special Magistrate has the power to levy fines of up to \$250.00 a day for the first violation, or in the case of a repeat violation, up to \$500.00 a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred. An order imposing a fine may be recorded in the public records of Duval County, Florida, and shall constitute a lien against the property upon which the violation(s) exist(s) and upon any other real or personal property owned by you.

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-345  
Page 2 of 3

You have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the right to present witnesses and documents, question the witnesses against you and to review any documents presented at the hearing prior to the Special Magistrate making a Finding of Fact. Please be prepared to present evidence at this hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation.

If you have transferred ownership of the property subject to the alleged violation(s) between the time of this Notice of Hearing and the time of the hearing, you must present evidence of your compliance with Section 162.06(5), Florida Statutes, and you must file a notice with the Inspector of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

***If you should have any questions regarding your case, please contact Nikki Beavers, Code Enforcement Inspector at (904) 247-6284.*** We also ask that you not bring small children to the hearing; that you make other arrangements for their care.

Sincerely,

Molly Alleger  
City Clerk  
City of Jacksonville Beach

cc: David Migut, City Attorney  
Nikki Beavers, Code Enforcement Inspector

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.*

CM#9589071052700399193960

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-345  
Page 3 of 3

*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.*

May 7, 2025 at 1:15:10 PM  
FL, Jacksonville Beach



May 7, 2025 at 1:20:28 PM  
FL, Jacksonville Beach



May 7, 2025 at 1:20:32 PM  
FL, Jacksonville Beach



Jun 5, 2025 at 1:09:05 PM  
FL, Jacksonville Beach



Jul 23, 2025 at 11:19:37 AM  
FL, Jacksonville Beach



Aug 7, 2025 at 2:37:49 PM  
FL, Jacksonville Beach

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 25-345  
POSTED  
August 4, 2025**

vs.

LINDA C HUFFMAN  
501 16<sup>TH</sup> AVE S  
JACKSONVILLE BEACH FL 32250

**NOTICE OF HEARING**

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 27, 2025, at 2:00 p.m.** a hearing will be held by the City of Jacksonville Beach Special Magistrate, in the **City Council Chambers at City Hall, 3rd Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On **May 7, 2025 at 501 16<sup>th</sup> Ave S Jacksonville Beach, Florida**, more particularly described as Parcel ID# **136934-0000** and legally described as **8-13 04-38-29E OCEANSIDE PARK LOT 12 BLK 156**, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

**Section 19-2(2)**, "Accumulation of trash, litter, debris, garbage, bottles, paper, cans, signs, dead or decayed fish, fowl, meat or other animal matter, fruit, vegetables, coral, 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."

**You are ordered to appear before the Special Magistrate on Wednesday, August 27, 2025 at 2:00 p.m. to answer these charges and to present your side of the case. If you fail to appear, the Special Magistrate proceeding in your absence may find violation(s) to be corrected and then recur, or if the violation(s) are not corrected by the time specified for correction by the Inspector, the violation(s) may be presented to the Special Magistrate even if the violation(s) has/have been corrected prior to the hearing.**

Should you be found in violation of the Jacksonville Beach Code of Ordinances and fail to comply within the time specified, the Special Magistrate has the power to assess a fine of **\$500.00** for each day **\$250.00** a day for the first violation, or in the case of a repeat violation is found to have occurred within the same calendar year, the repeat violation is found to have occurred within the same calendar year. An order imposing such a fine shall be recorded in the public records of Duval County, Florida. An order imposing such a fine shall be a lien against the property upon which the violation(s) exist(s) and upon any other real or personal property owned by you.



<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	August 27, 2025

**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.

**BACKGROUND**

ENCLOSED TRAILER DOES NOT MEET SETBACK REQUIREMENTS

**TIMELINE**

Inspection - July 23, 2025  
 Heavy Vehicle Notice of Violation Issued - July 23, 2025  
 Inspection - July 31, 2025  
 Inspection - August 7, 2025  
 Special Magistrate Notice of Hearing - August 7, 2025  
 Inspection scheduled - August 26, 2025

**RECOMMENDATION**

DAILY FINE OF \$100 PER DAY UNTIL COMPLIED AND MAINTAIN COMPLIANCE

**ATTACHMENTS**

1. 822 10th Ave S Heavy Vehicle
2. 822 10TH AVE S HV August NOH CERTIFIED MAIL
3. 822 10th Ave S JULY 23 2025 1
4. 822 10th Ave S JULY 23 2025 2
5. 822 10th Ave S JULY 31 2025 1
6. 822 10th Ave S JULY 31 2025 2
7. 822 10th Ave S AUGUST 7 2025 1
8. 822 10th Ave S AUGUST 11 2025 1
9. 822 10th Ave S AUGUST 11 2025 NOH

July 24, 2025

PROPERTY OWNER/TENANT  
822 10TH AVE S  
JACKSONVILLE BEACH FL 32250

RE: **PARKING/STORAGE OF HEAVY VEHICLE VIOLATION- Enclosed Trailer parked in City Right of Way, dos not meet 20 ft setback requirements from property line.**

Parcel ID: 176697-0010  
Case Number: 25-373

An inspection of your property reveals you are in violation of the City of Jacksonville Beach Land Development Code by storing a heavy vehicle in the front yard setback of your property.

### VIOLATIONS

**SECTION 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. (2)**

*Within the setback area from a street right-of-way.* The following vehicles shall not be parked or stored, in whole or part, within the required setback area from a street right-of-way or approved private street easement on residentially zoned property or residentially used property in an RD or PUD district:

- a. Any boat which measures in excess of twenty (20) feet in length.
- b. Any hauling trailer (except trailers mounted with boats twenty (20) feet or less in length.
- c. Any of the following recreational vehicles: Travel trailers, motor homes and camping trailers.
- d. Any semi-trailer truck or cab.
- e. Any commercial vehicle which measures in excess of twenty (20) feet in total body length, seven (7) feet in total width or seven (7) feet in total height, including appurtenances, equipment or cargo.

Please correct the noted violations within three (3) days of the date of this notice. Upon completing the corrective action, notify the Code Enforcement Division at (904) 247-6284 or [codeenforcement@jaxbchfl.net](mailto:codeenforcement@jaxbchfl.net) 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.

Thank you,

*Nikki Beavers Walker*

Code Enforcement Inspector

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](mailto:CodeEnforcement@jaxbchfl.net)

[www.jacksonvillebeach.org](http://www.jacksonvillebeach.org)



PROPERTY OWNER/TENANT  
822 10TH AVE S  
JACKSONVILLE BEACH FL 32250

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 25-373  
CERTIFIED MAIL  
August 20, 2025**

vs.

2018 2 IH BORROWER LP  
INVITATION HOMES C/O RYAN LLC  
PO BOX 4900  
SCOTTSDALE, AZ 85261

**NOTICE OF HEARING**

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 27, 2025, at 2:00 p.m.** a hearing will be held by the City of Jacksonville Beach Special Magistrate, in the **City Council Chambers at City Hall, 11 North 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On July 23, 2025 at **822 10<sup>TH</sup> AVE S Jacksonville Beach, Florida**, more particularly described as Parcel ID# 176697-0010 and legally described as 8-13 04-3S-29E.143 OCEANSIDE PARK LOT 4 BLK 109, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

**VIOLATIONS**

***SECTION 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. (2)***

*Within the setback area from a street right-of-way.* The following vehicles shall not be parked or stored, in whole or part, within the required setback area from a street right-of-way or approved private street easement on residentially zoned property or residentially used property in an RD or PUD district.

**You are ordered to appear before the Special Magistrate on Wednesday, August 27, 2025 at 2:00 p.m., to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence. If the alleged violation(s) is/are corrected and then recurs, or if the violation(s) is/are not corrected by the time specified for correction by the Inspector, your case may be presented to the Special Magistrate even if the violation(s) has/have been corrected prior to the hearing.**

Should you be found in violation of the Jacksonville Beach Code of Ordinances and fail to comply within the time set forth by the Special Magistrate, the Special Magistrate has the power to levy fines of up to \$250.00 a day for the first violation, or in the case of a repeat violation, up to \$500.00 a day for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred.

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-373  
Page 2 of 3

An order imposing a fine may be recorded in the public records of Duval County, Florida, and shall constitute a lien against the property upon which the violation(s) exist(s) and upon any other real or personal property owned by you.

You have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the right to present witnesses and documents, question the witnesses against you and to review any documents presented at the hearing prior to the Special Magistrate making a Finding of Fact. Please be prepared to present evidence at this hearing concerning the amount of time necessary to correct the alleged violation(s), should you be found in violation.

If you have transferred ownership of the property subject to the alleged violation(s) between the time of this Notice of Hearing and the time of the hearing, you must present evidence of your compliance with Section 162.06(5), Florida Statutes, and you must file a notice with the Inspector of the transfer of the property, with the identity and address of the new owner and copies of the disclosures made to the new owner, within 5 days after the date of the transfer.

***If you should have any questions regarding your case, please contact Nikki Beavers, Code Enforcement Inspector at (904) 247-6284.*** We also ask that you not bring small children to the hearing; that you make other arrangements for their care.

Sincerely,

Molly Alleger  
City Clerk  
City of Jacksonville Beach

cc: David Migut, City Attorney  
Nikki Beavers, Code Enforcement Inspector

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*

CM# 9589071052702145537721

Special Magistrate Notice of Hearing  
August 20, 2025  
Code Enforcement Case No. 25-373  
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*verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

*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.*

Jul 23, 2025 at 11:01:34 AM  
FL, Jacksonville Beach



Jul 23, 2025 at 11:01:37 AM  
FL, Jacksonville Beach



Jul 31, 2025 at 1:53:38 PM  
FL, Jacksonville Beach



Jul 31, 2025 at 1:53:51 PM  
FL, Jacksonville Beach



Aug 7, 2025 at 2:08:05 PM  
FL Jacksonville Beach



Aug 11, 2025 at 1:35:10 PM  
FL, Jacksonville Beach



Aug 11, 2025 at 1:34:33 PM  
FL, Jacksonville Beach

SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA

CITY OF JACKSONVILLE BEACH

Code Enforcement Case No. 25-373  
POSTED  
August 8, 2025

vs.

2018 2 IH BORROWER LP  
INVITATION HOMES C/O RYAN LLC  
822 10<sup>TH</sup> AVE S  
JACKSONVILLE BEACH FL 32250

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