



City of Jacksonville Beach

Code Enforcement Agenda

11 North Third Street
Jacksonville Beach, Florida

Special Magistrate

Wednesday, September 24, 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 : 25-372** **Homestead: No**

Property Owner: REBECCA HEWETT ET AL
JOSEPH CASEY, LINDA BREWER
Violation Address: 2715 AMERICA AVE
JACKSONVILLE BEACH

Violations: **Chapter 19:**
Section 19-1(b)(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 19-1(b)(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;"
19-1(b)(3): "Any condition which provides harborage for rats, mice, snakes and other vermin."

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

Property Owner: LINDA C HUFFMAN
Violation Address: 501 S 16TH AVE
JACKSONVILLE BEACH FL

Violations: **Chapter 19:**
Section 19-1(b)(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 19-1(b)(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 19-1(b)(3): "Any condition which provides harborage for rats,

mice, snakes and other vermin."

NEW BUSINESS

A. **CASE NUMBER : 25-366** **Homestead: YES**

Property Owner: RAYMOND G FINNEY

Violation Address: 6 BURLING WAY
JACKSONVILLE BEACH FL

Violations: **Chapter 19:**
Section 19-1(b)(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;"

B. **CASE NUMBER : 25-368** **Homestead: No**

Property Owner: CHRISTOPHER HAND

Violation Address: 612 S LOWER 8TH AVE
JACKSONVILLE BEACH FL

Violations: **Sec. 34-392. - Accessory uses and structures. (4)(a)(2)**
(4) Pools. Private swimming pools, as regulated herein, shall be any pool, lake or open tank located either above or below the existing finished grade of the site, not located within a completely enclosed building, and exceeding one hundred fifty (150) square feet in surface area and two (2) feet in depth, designed, used or intended to be used for swimming or bathing purposes.

a. *General.* A private swimming pool shall be allowed in any residential zoning district as an accessory use only if it fully complies with the following standards:

2. The pool shall be located, designed, operated, and maintained so as not to interfere with the rights of the adjoining properties.

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.



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	September 24, 2025

CASE NUMBER : 25-372

Homestead: No

Property Owner: REBECCA HEWETT ET AL
 JOSEPH CASEY, LINDA BREWER

Violation Address: 2715 AMERICA AVE
 JACKSONVILLE BEACH

Violations: **Chapter 19:**
Section 19-1(b)(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 19-1(b)(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;"
19-1(b)(3): "Any condition which provides harborage for rats, mice, snakes and other vermin."

BACKGROUND

OVERGROWTH THROUGHOUT PROPERTY

TIMELINE

- Inspection — July 15, 2025
- Notice of Violation Issued — July 16, 2025
- Inspection — July 31, 2025
- Notice of Violation Issued — July 31, 2025
- Inspection - August 7, 2025
- Notice of Special Magistrate Hearing — August 8, 2025
- Inspection - August 26, 2025
- Special Magistrate Hearing — August 27, 2025
- Special Magistrate Order Issued — August 27, 2025
- Special Magistrate Order Issued — August 27, 2025
- Re-inspection Scheduled — September 23, 2025

RECOMMENDATION

DAILY FINE \$250 PER DAY UNTIL COMPLIANCE HAS BEEN ACHIEVED.



ATTACHMENTS

1. 2715 America Ave Nuisance Final Notice
2. 2715 AMERICA AVE NUISANCE
3. 2715 AMERICA AVE JULY 31 2025 1
4. 2715 AMERICA AVE JULY 31 2025 3

FINAL NOTICE

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

July 31, 2025

REBECCA HEWEYY ET AL
2715 AMERICA AVENUE
JACKSONVILLE BEACH FL 32250

JOSEPH CASEY
LINDA BREWER

RE: **NUISANCE VIOLATION – OVERGROWTH THROUGHOUT PROPERTY**
Parcel ID: 181076-1502
Case Number: 25-372

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 19, Nuisances, by leaving or permitting overgrown vegetation on any public or private property, which is hereby declared to be and constitutes a nuisance to wit:

VIOLATION

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...”

You are hereby notified to mow the overgrown vegetation within twenty (20) days of receipt of this notice. Upon completing the corrective action(s) required, 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.

Should you have any questions, please contact me at 247-6284 or email codeenforcement@jaxbchfl.net.

Thank you,
Nikki Beavers-Walker
Code Enforcement Inspector





City of

Jacksonville Beach

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11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

REBECCA HEWEYY ET AL
2715 AMERICA AVENUE
JACKSONVILLE BEACH FL 32250

JOSEPH CASEY
LINDA BREWER



City of

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CodeEnforcement@jaxbchfl.net

July 16, 2025

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

RE: **NUISANCE VIOLATION – OVERGROWTH THROUGHOUT ENTIRE
PROPERTY**

Parcel ID: 181076-1502

Case Number: 25-372

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 19, Nuisances, by leaving or permitting overgrown vegetation on any public or private property, which is hereby declared to be and constitutes a nuisance to wit:

VIOLATION

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...”

You are hereby notified to mow the overgrown vegetation within fifteen (15) days of the date of this notice. Upon completing the corrective action(s) required, 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.

Should you have any questions, please contact me at 247-6284 or email codeenforcement@jaxbchfl.net.

Thank you,
Nikki Beavers-Walker
Code Enforcement Inspector



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

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



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





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	September 24, 2025

CASE NUMBER : 25-345

Homestead: YES

Property Owner: LINDA C HUFFMAN

Violation Address: 501 S 16TH AVE
JACKSONVILLE BEACH FL

Violations:

Chapter 19:

Section 19-1(b)(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 19-1(b)(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 19-1(b)(3): "Any condition which provides harborage for rats, mice, snakes and other vermin."

BACKGROUND

JUNK, TRASH AND DEBRIS THROUGHOUT PROPERTY

TIMELINE

- Inspection — May 7, 2025
- Notice of Violation Issued — May 7, 2025
- Inspection — May 23, 2025
- Inspection June 3, 2025
- Inspection June 24, 2025
- Inspection July 11, 2025
- Lot Clearing Notice Issued — July 14, 2025
- Inspection - August 6, 2025
- Special Magistrate Notice of Hearing — August 7, 2025
- Special Magistrate Hearing — August 27, 2025
- Special Magistrate Order Issued — August 27, 2025
- Special Magistrate Order Mailed — August 27, 2025
- Special Magistrate Notice of Hearing for September 24th - August 27, 2025



RECOMMENDATION

DAILY FINE \$250 PER DAY UNTIL COMPLIANCE HAS BEEN ACHIEVED.

ATTACHMENTS

1. 501 16TH AVE S MAY 2025 1
2. 501 16TH AVE S JUNE 2025 1
3. 501 16TH AVE S MAY 2025 2
4. 501 16TH AVE S MAY 2025 3
5. 501 16TH AVE S AUGUST 2025 1
6. 501 16th Ave S Nuisance
7. 501 16TH AVE S FINAL NOTICE NUISANCE

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



Jun 5, 2025 at 1:09:05 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



Aug 7, 2025 at 2:37:23 PM
FL, Jacksonville Beach



May 8, 2025

LINDA C HUFFMAN
501 16TH AVENUE SOUTH
JACKSONVILLE BEACH FL 32250

RE: **NUISANCE VIOLATION – Overgrowth throughout property, Trash and debris in rear yard**

Parcel ID: 176934-0000

Case Number: 25-345

Dear LINDA C HUFFMAN,

An inspection of your property referenced above reveals you are in violation of Chapter 19, Nuisances, of the City of Jacksonville Beach, Code of Ordinances to wit:

VIOLATIONS

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.”

Please correct the noted violations within fifteen (15) 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 to verify compliance.

Failure to comply with this notice will result in your case being referred to city contractors for abatement. Abatement of property by City of Jacksonville Beach will place a property lien up to \$5000 for all costs incurred.

Thank you,
Nikki Beavers
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

www.jacksonvillebeach.org



LINDA C HUFFMAN
501 16TH AVENUE SOUTH
JACKSONVILLE BEACH FL 32250

CITY OF JACKSONVILLE BEACH – NOTICE OF VIOLATION

TO: LINDA C HUFFMAN
501 16TH AVENUE SOUTH
JACKSONVILLE BEACH FL 32250

FINAL NOTICE

RE: **CHAPTER 19 – NUISANCE VIOLATION**
501 16TH AVENUE SOUTH
PARCEL ID: 176934-0000
LEGAL DESCRIPTION: 8-13 04-3S-29E OCEANSIDE PARK LOT 12 BLK 156
CASE NUMBER: 25-345

NOTICE IS HEREBY given that weeds, grass, vines, palmetto scrub, or other rank or noxious vegetable growth, according to which the case may be, has been allowed to grow or otherwise accumulate to a height of ten (10) inches or more, and 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, according to which the case may be, has been allowed to accumulate upon the described property contrary to and in violation of the provisions of Chapter 19, Section 19-2, paragraphs 1 and 2 of the Code of Ordinances, City of Jacksonville Beach, Florida.

It is the opinion of the undersigned that the above-mentioned prohibited condition should be removed, suppressed or abated by the cutting of palmetto scrub, or other rank or noxious vegetable growth, which has grown or accumulated to a height of ten (10) inches or more and by the removal of all 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, according to which the case may be, within seven (7) days after service of this notice, and the estimated cost of up to \$1,500.00.

The property will be inspected seven (7) days after the date of this notice, and unless the above-mentioned prohibited condition has been removed, suppressed or abated in accordance with this notice, the City Manager will remove, suppress or abate the same. **Please notify the Code Enforcement Division at (904) 247-6284 or codeenforcement@jaxbchfl.net within 48 hours of bringing the property into compliance.**

The City, in order to enforce collection of the cost of such removal, suppression or abatement, shall have and assert a special lien, superior to all other claims except taxes, against and upon the above-described property for the amount of the special assessment, together with interest and all cost of collection, including reasonable attorney's fees.

Any person owning or occupying said property so removed or otherwise interested who objects to the proposed removal, suppression or abatement or levy of special assessment, must present in writing to the City Manager, his objections, within ten (10) days of the mailing or posting of this notice and must request a hearing before the City Council, or said person shall be deemed to have consented thereto. Said hearing shall be on the first regularly scheduled Council meeting following the receipt of the request for a hearing.

DATED: Tuesday, July 15, 2025

ATTEST

Nikki Beavers

Nikki Beavers, Code Enforcement Inspector
City of Jacksonville Beach

Karen Nelson

Karen Nelson, Deputy City Manager
City of Jacksonville Beach

LINDA C HUFFMAN
501 16TH AVENUE SOUTH
JACKSONVILLE BEACH FL 32250



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	September 24, 2025

CASE NUMBER : 25-366

Homestead: YES

Property Owner: RAYMOND G FINNEY

Violation Address: 6 BURLING WAY
JACKSONVILLE BEACH FL

Violations: **Chapter 19:**
Section 19-1(b)(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;”*

BACKGROUND

Junk, trash and debris throughout property

TIMELINE

- Inspection — July 11, 2025
- Notice of Violation Issued — July 14, 2025
- Phone Call — July 30, 2025
- Inspection - August 7, 2025
- Notice of Violation Issued — August 8, 2025
- Inspection - August 28, 2025
- Special Magistrate Notice of Hearing — September 3, 2025
- Inspection Scheduled — September 23, 2025

RECOMMENDATION

Daily fine \$250 per day until compliance has been achieved.

ATTACHMENTS

1. 6 BURLING NUISANCE Nuisance July 2025
2. 6 BURLING NUISANCE Nuisance August 2025
3. 6 BURLING WAY.jpeg
4. 6 BURLING WAY AUGUST 22 2025 2
5. 6 BURLING WAY NUISANCE 1
6. 6 BURLING WAY NUISANCE 2

July 14, 2025

RAYMOND G FINNEY
6 BURLING WAY
JACKSONVILLE BEACH FL 32250

RE: **NUISANCE VIOLATION – OVERGROWTH, JUNK, TRASH AND DEBRIS**

Parcel ID: 179589-0000

Case Number: 25-366

Dear PROPERTY OWNER,

An inspection of your property referenced above reveals you are in violation of Chapter 19, Nuisances, of the City of Jacksonville Beach, Code of Ordinances to wit:

VIOLATIONS

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;”

Please correct the noted violations within fifteen (15) 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 to verify compliance.

Failure to comply with this notice will result in your case being referred to city contractors for abatement. Abatement of property by City of Jacksonville Beach will place a property lien up to \$5000 for all costs incurred.

Thank you,
Nikki Beavers
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

www.jacksonvillebeach.org



RAYMOND G FINNEY
6 BURLING WAY
JACKSONVILLE BEACH FL 32250

August 8, 2025

RAYMOND G FINNEY
6 BURLING WAY
JACKSONVILLE BEACH FL 32250

**RE: NUISANCE VIOLATION – JUNK, TRASH AND DEBRIS THROUGHOUT
PROPERTY**

Parcel ID: 179589-0000
Case Number: 25-366

Dear PROPERTY OWNER,

An inspection of your property referenced above reveals you are in violation of Chapter 19, Nuisances, of the City of Jacksonville Beach, Code of Ordinances to wit:

VIOLATIONS

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;"

Please correct the noted violations within seven (7) 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 to verify compliance.

Failure to comply with this notice will result in your case being referred to city contractors for abatement. Abatement of property by City of Jacksonville Beach will place a property lien up to \$5000 for all costs incurred.

Thank you,
Nikki Beavers
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

www.jacksonvillebeach.org



RAYMOND G FINNEY
6 BURLING WAY
JACKSONVILLE BEACH FL 32250

Aug 7, 2025 at 2:32:14 PM
FL, Jacksonville Beach



Aug 22, 2025 at 1:51:41 PM
FL, Jacksonville Beach



Aug 22, 2025 at 1:51:26 PM
FL, Jacksonville Beach



Aug 22, 2025 at 1:51:41 PM
FL, Jacksonville Beach





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	September 24, 2025

CASE NUMBER : 25-368

Homestead: No

Property Owner: CHRISTOPHER HAND

Violation Address: 612 S LOWER 8TH AVE
JACKSONVILLE BEACH FL

Violations: **Sec. 34-392. - Accessory uses and structures. (4)(a)(2)**
(4) Pools. Private swimming pools, as regulated herein, shall be any pool, lake or open tank located either above or below the existing finished grade of the site, not located within a completely enclosed building, and exceeding one hundred fifty (150) square feet in surface area and two (2) feet in depth, designed, used or intended to be used for swimming or bathing purposes.

a. *General.* A private swimming pool shall be allowed in any residential zoning district as an accessory use only if it fully complies with the following standards:

2. The pool shall be located, designed, operated, and maintained so as not to interfere with the rights of the adjoining properties.

BACKGROUND

Dirty pool; Code Enforcement has had no communication with property owner.

TIMELINE

- Inspection — July 15, 2025
- Notice of Violation Issued — July 16, 2025
- Inspection — July 31, 2025
- Notice of Violation Issued - July 31, 2025
- Inspecton - August 7, 2025
- Special Magistrate Notice of Hearing — August 8, 2025
- Inspection - August 28, 2025
- Inspection Scheduled — September 23, 2025

RECOMMENDATION

Clean, drain, cover or fill with dirt. Daily fine of \$250 per day until compliance has been achieved.



ATTACHMENTS

1. 612 S LOWER 8TH AVE NUISANCE POOL FINAL NOTICE
2. 612 S LOWER 8TH AVE NUISANCE POOL
3. TC_02660
4. TC_02662
5. TC_02663

FINAL NOTICE

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

July 31, 2025

CHRISTOPHER HAND
612 LOWER 8TH AVE S
JACKSONVILLE BEACH FL 32250

RE: **NUISANCE VIOLATION – NUISANCE POOL**
Parcel ID: 176498-0000
Case Number: 25-368

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 19, Nuisances, by leaving or permitting overgrown vegetation on any public or private property, which is hereby declared to be and constitutes a nuisance to wit:

VIOLATION

Sec. 34-392. - Accessory uses and structures. (4)(a)(2)

(4) Pools. Private swimming pools, as regulated herein, shall be any pool, lake or open tank located either above or below the existing finished grade of the site, not located within a completely enclosed building, and exceeding one hundred fifty (150) square feet in surface area and two (2) feet in depth, designed, used or intended to be used for swimming or bathing purposes.

a. *General.* A private swimming pool shall be allowed in any residential zoning district as an accessory use only if it fully complies with the following standards:

2. The pool shall be located, designed, operated, and maintained so as not to interfere with the rights of the adjoining properties.

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.

Should you have any questions, please contact me at 247-6284 or email code_enforcement@jaxbchfl.net.

Thank you,
Nikki Beavers-Walker
Code Enforcement Inspector





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Jacksonville Beach

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CHRISTOPHER HAND
612 LOWER 8TH AVE S
JACKSONVILLE BEACH FL 32250



City of

Jacksonville Beach

City Hall

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FL 32250

Phone: 904.247.6232

Fax: 904.247.6107

CodeEnforcement@jaxbchfl.net

July 16, 2025

CHRISTOPHER HAND
612 LOWER 8TH AVE S
JACKSONVILLE BEACH FL 32250

RE: **NUISANCE VIOLATION – NUISANCE POOL**
Parcel ID:176498-0000
Case Number: 25-368

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 19, Nuisances, by leaving or permitting overgrown vegetation on any public or private property, which is hereby declared to be and constitutes a nuisance to wit:

VIOLATION

Sec. 34-392. - Accessory uses and structures. (4)(a)(2)

(4) Pools. Private swimming pools, as regulated herein, shall be any pool, lake or open tank located either above or below the existing finished grade of the site, not located within a completely enclosed building, and exceeding one hundred fifty (150) square feet in surface area and two (2) feet in depth, designed, used or intended to be used for swimming or bathing purposes.

a. *General.* A private swimming pool shall be allowed in any residential zoning district as an accessory use only if it fully complies with the following standards:

2. The pool shall be located, designed, operated, and maintained so as not to interfere with the rights of the adjoining properties.

Failure to comply with this notice will result in your case being referred to city contractors for abatement. Abatement of property by City of Jacksonville Beach will place a property lien up to \$5000 for all costs incurred.

Should you have any questions, please contact me at 247-6284 or email code_enforcement@jaxbchfl.net.

Thank you,
Nikki Beavers-Walker
Code Enforcement Inspector





City of

Jacksonville Beach

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11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

CHRISTOPHER HAND
612 LOWER 8TH AVE S
JACKSONVILLE BEACH FL 32250



JUL 31, 2025 at 1:45:47 PM
FL, Jacksonville Beach



Jul 31, 2025 at 1:49:10 PM
FL, Jacksonville Beach



JUL 31, 2025 at 1:49:27 PM
FL, Jacksonville Beach

Final
Notice

City of Jacksonville Beach

Sorry we missed you.

Date: 7/31/25 Time: 1:45pm

618 S Lower 8th
Address

This is a courtesy notice in order to make you aware of the City Code of Jacksonville Beach.

The reason for visit:

Dirty Pool
Overgrowth in
Rear yard

You can comply with the code by:

Clean or drain pool
cut & maintain
overgrowth

If you have any questions, or would like additional information, please call:

Bonnie Walker 247-8284
Code Inspector

