



City of Jacksonville Beach

Code Enforcement Agenda

11 North Third Street
Jacksonville Beach, Florida

Special Magistrate

Wednesday, March 25, 2026

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 : 25-303** **Homestead: No**

Property Owner: RHC ASSOCIATES/ DUNKIN BRANDS

Violation Address: 1325 BEACH BLVD
JACKSONVILLE BEACH FL

Violations: SEC. 34-450 Non-Conforming Signs

B. **CASE NUMBER : 25-368** **Homestead: Yes**

Property Owner: Christopher Hand

Violation Address: 612 Lower 8th Ave S

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.

NEW BUSINESS

A. **CASE NUMBER : 25-407** **Homestead: No**

Property Owner: EMINA PILAKOVIC LIVING TRUST

Violation Address: 3014 MERRILL BLVD
JACKSONVILLE BEACH FL

Violations: *LDC Section 34-301(a), Building Permit. "Permit required. It shall not be lawful to develop land [completion of any building activity or the making of any material change in the use or appearance of any structure or land] land without approval of a building permit..."*

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.