



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.



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	March 25, 2026

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

BACKGROUND

On January 8, 2025, a non-conforming sign was identified as damaged and required removal. The case proceeded to a Special Magistrate hearing on March 26, 2025, where an order was issued for the property owner to return on June 25, 2025, with an update regarding the sale of the business and removal of the sign. A Notice of Hearing was issued on June 5, 2025, for the June 25th hearing.

As of August 26, 2025, the property remained in violation. On August 27, 2025, the Special Magistrate ordered the property owner to submit a sign permit application by the October 22, 2025, hearing, with an additional hearing scheduled for January 22nd to review progress on installation of a new sign.

On January 28, 2026, the Special Magistrate issued an order to continue the daily fines, with direction that Code Enforcement schedule a hearing once fines exceed \$5,000. As of February 9, 2026, fines have exceeded \$5,000, and the case is scheduled for the Special Magistrate hearing in March.

TIMELINE

January 2025

- **01/06/2025** – Initial Inspection Conducted
- **01/06/2025** – Signs – Oversized Violation Identified
- **01/08/2025** – Oversized Sign Violation Processed/Recorded

March 2025

- **03/05/2025** – Inspection Conducted
- **03/05/2025** – Special Magistrate Notice of Hearing (NOH) Issued
- **03/25/2025** – Follow-Up Inspection Conducted
- **03/26/2025** – Special Magistrate Hearing Held



- 03/26/2025 – Special Magistrate Order Issued
- 03/26/2025 – Special Magistrate Order Mailed

June 2025

- 06/05/2025 – Special Magistrate Notice of Hearing (NOH) Issued
- 06/24/2025 – Inspection Conducted
- 06/25/2025 – Special Magistrate Hearing Held
- 06/25/2025 – Special Magistrate Order Issued
- 07/03/2025 – Special Magistrate Order Mailed

July 2025

- 07/07/2025 – Special Magistrate Notice of Hearing (NOH) Issued
- 07/17/2025 – Notice Processing Date Reflected
- 07/23/2025 – Special Magistrate Hearing Held
- 07/23/2025 – Special Magistrate Order Issued
- 08/04/2025 – Special Magistrate Order Mailed

August 2025

- 08/04/2025 – Special Magistrate Notice of Hearing (NOH) Issued
- 08/26/2025 – Inspection Conducted
- 08/27/2025 – Special Magistrate Hearing Held
- 08/27/2025 – Special Magistrate Order Issued

2026 Activity January 2026

- 01/05/2026 – Special Magistrate Notice of Hearing (NOH) Issued
- 01/26/2026 – Courtesy Violation Notice Issued
- 01/28/2026 – Inspection Conducted



- **01/28/2026** – Special Magistrate Hearing Held
- **01/28/2026** – Special Magistrate Order Issued

February 2026

- **02/06/2026** – Special Magistrate Order Mailed
- **02/09/2026** – Special Magistrate Notice of Hearing (NOH) Issued

RECOMMENDATION

File a lien on property with Duval County.

ATTACHMENTS

1. 1325 BEACH BLVD JANUARY 6 2025
2. IMG_5011
3. IMG_5012
4. Dunkin 1

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



SPECIAL MAGISTRATE HEARING
JACKSONVILLE BEACH, FLORIDA

CITY OF JACKSONVILLE BEACH

Code Enforcement Case No. 25-303
CERTIFIED MAIL
February 9, 2026

vs.

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

NOTICE OF HEARING

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **February 25, 2026, 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 **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.

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.

DUNKIN'

SPECIAL MAGISTRATE HEARING
JACKSONVILLE BEACH, FLORIDA

CITY OF JACKSONVILLE BEACH

Code Enforcement Case No. 25-303
CERTIFIED MAIL
February 9, 2026

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

NOTICE OF HEARING

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(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.

Jan 28, 2026 at 11:42:36 AM
FL, Jacksonville Beach





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	March 25, 2026

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.

BACKGROUND

Initial Complaint & Inspection

- **07/15/2025:** Code Enforcement (CE) received a complaint from the property owner at 628 Lower 8th Ave N regarding a dirty swimming pool at 612 S Lower 8th Ave.
- CE conducted an inspection and was able to observe the pool from the complainant's rear yard. Conditions appeared unsanitary and in violation.

Re-Inspections

- **07/31/2025:** Property remained in violation.
- **08/28/2025:** Property remained in violation.

Special Magistrate Action



- **09/30/2025:** Special Magistrate ordered a daily fine of **\$100 per day** until compliance is achieved.

Follow-Up & Fine Status

- **02/13/2026:**
 - CE received an email from Ashford Thompson, Atlantic Coast Title and Escrow, inquiring about open violations and outstanding fines.
 - CE advised that the daily fine of \$100 per day had been accruing since September 30, 2025.
 - Current balance as of 02/13/2026: **\$13,600.**
- **02/13/2026:**
 - CE received a phone call from Christopher Hand regarding the violation and accrued fines.
 - Mr. Hand stated he received the initial door hanger on July 15, 2025 for overgrowth and a dirty pool.
 - He advised that overgrowth was corrected, but he lacked financial resources to bring the pool into compliance.
 - Mr. Hand stated he was unaware of the September 2025 Special Magistrate hearing.
 - He indicated the home is in foreclosure and currently being marketed for sale.
 - Mr. Hand inquired about reduction of fines and was advised that any financial arrangements must be coordinated with the Jacksonville Beach Finance Department.

TIMELINE July 2025

- **July 15, 2025**
 - Inspection conducted.
 - Dirty Pool Notice of Violation (NOV) issued (mailed July 16, 2025).
- **July 31, 2025**
 - Re-inspection conducted.
 - Second Dirty Pool Notice of Violation (NOV) issued.

August 2025



- **August 7, 2025**
 - Re-inspection conducted.
 - Special Magistrate Notice of Hearing (NOH) prepared (mailed August 8, 2025).
- **August 28, 2025**
 - Follow-up inspection conducted.

September 2025

- **September 23, 2025**
 - Compliance inspection conducted.
- **September 24, 2025**
 - Special Magistrate Hearing held.
 - Special Magistrate Order issued.

October 2025

- **October 21, 2025**
 - Post-hearing inspection conducted.

February 2026

- **February 13, 2026**
 - Phone call documented.
 - Special Magistrate Notice of Hearing (NOH) prepared.
- **February 17, 2026**
 - Special Magistrate NOH mailed.

RECOMMENDATION

Stop daily fines of \$100 per day as of 2/13/2026. Property owner will contact finance dept to request a reduction in accrued fines.

ATTACHMENTS

1. 612 S LOWER 8TH AVE NUISANCE final notice
2. 612 S LOWER 8TH AVE NUISANCE POOL FINAL NOTICE
3. 612 S LOWER 8TH AVE NUISANCE POOL
4. TC_02660
5. TC_02662
6. TC_02663
7. 612 S LOWER 8TH AVE SEPTEMBER 23 2025
8. 612 LOWER 8TH AVE S NOH SEPTEMBER 2025



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

AUGUST 11, 2025

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

RE: **NUISANCE VIOLATION – OVERGROWTH THROUGHOUT ENTIRE
PROPERTY**
Parcel ID: 176498-0000
Case Number: 25-375

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 seven (7) 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 result in your case being referred to city contractors for abatement and or Special Magistrate. Abatement of property by City of Jacksonville Beach will place a property lien up to \$5000 for all costs incurred. 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



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

FINAL NOTICE

City of

Jacksonville Beach

City Hall

11 North Third Street

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FL 32250

Phone: 904.247.6232

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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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City Hall

11 North Third Street

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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



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Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

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:

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(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.

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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





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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

612 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



Sep 26, 2025, at 12:32:35 PM
FL, Jacksonville Beach



Sep 8, 2025 at 2:04:29 PM
FL, Jacksonville Beach





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	March 25, 2026

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..."*

BACKGROUND

Initial Complaint – February 4, 2025

Code Enforcement was advised by Building Inspector **David Martin** that a complaint had been received regarding an **unpermitted pergola** located in the rear yard of the property.

During his inspection, Mr. Martin also observed that an existing **shed does not meet the required five (5) foot setback requirement**, constituting an additional zoning violation.

Field Inspection – February 17, 2025

Code Enforcement conducted an on-site inspection of the property.

Inspection confirmed the presence of an **accessory structure located in the rear yard**, consistent with the reported unpermitted pergola and setback concern.

Status Review – January 23, 2026

A follow-up review confirmed that the **property remains in violation**.

As of this date:

- No building permit application has been submitted for the pergola.
- No corrective action has been taken regarding the shed setback deficiency.



Open – Noncompliant

The property remains in violation due to:

1. Unpermitted pergola in the rear yard.
2. Shed encroaching into the required five (5) foot setback.
3. Failure to submit required permit application.

TIMELINE

December 4, 2025

- **Inspection Conducted**
- **Permit Required Violation Notice Issued**

Initial inspection identified development activity requiring a building permit.

December 17, 2025

- **Follow-Up Inspection Conducted**

Property remained in violation.

January 23, 2026

- **Re-Inspection Conducted**

Violation still not corrected.

January 26, 2026

- **Information Received**
- **Second Permit Required Violation Notice Issued**

Documentation reviewed; compliance not achieved. Formal notice reissued.

February 9, 2026

- **Special Magistrate – Notice of Hearing (NOH) Issued**

Case scheduled for Special Magistrate review due to continued non-compliance.



RECOMMENDATION

DAILY FINE OF \$250 PER DAY UNTIL A SUFFICIENT APPLICATION HAS BEEN RECEIVED, INSPECTED BY BUILDING OFFICIAL, MOVED TO MEET SETBACK REQUIREMENTS OR REMOVED.

ATTACHMENTS

1. 3014 Merrill Blvd No permit obtained
2. 3014 MERRILL BLVD NOH CERTIFIED MAIL
3. 3014 MERRILL BLVD NOH POSTED
4. TC_03071
5. TC_03072

December 4, 2025

EMINA PILAKOVIC LIVING TRUST
EMINA PILAKOVIC
3014 MERRILL BLVD
JACKSONVILLE BEACH FL 32250

RE: **LAND DEVELOPMENT CODE VIOLATION -No permit obtained for rear pergola and shed/ does not meet 5ft setback requirements**

Parcel ID: 180869-0000

Case Number: 25-407

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 34, Land Development Code (LDC) as follows:

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..."

Please contact the Planning and Development Department at (904) 247-6235 within (15) fifteen days of receipt of this notice to obtain the required permit. 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 247-6232 or email codeenforcement@jaxbchfl.net.

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

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EMINA PILAKOVIC LIVING TRUST
EMINA PILAKOVIC
3014 MERRILL BLVD
JACKSONVILLE BEACH FL 32250

**SPECIAL MAGISTRATE HEARING
JACKSONVILLE BEACH, FLORIDA**

CITY OF JACKSONVILLE BEACH

**Code Enforcement Case No. 25-407
CERTIFIED MAIL
February 17, 2026**

vs.

**EMINA PILAKOVIC LIVING LIVING TRUST
3014 MERRILL BLVD
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 **February 25, 2026, 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 **December 5, 2025** at **3014 Merrill Blvd** Jacksonville Beach, Florida, more particularly described as Parcel ID# 180869- 0000 and legally described as 11-40 09-3S-29E .2 JACKSONVILLE BEACH HEIGHTS LOT 10 BLK 6 N 25FT CL RD U/R ORD 2002-7820, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

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..."

You are ordered to appear before the Special Magistrate on Wednesday, February 25, 2026 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
February 17, 2026
Code Enforcement Case No. 25-407
Page 2 of 2

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.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, no later than one business day before the meeting.

**SPECIAL MAGISTRATE HEARING
JACKSONVILLE BEACH, FLORIDA**

CITY OF JACKSONVILLE BEACH

Code Enforcement Case No. 25-407

POSTED

February 17, 2026

vs.

**EMINA PILAKOVIC BLVD
3014 MERRILL BLVD
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 **February 25, 2026, 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 **December 5, 2025** at **3014 Merrill Blvd** Jacksonville Beach, Florida, more particularly described as Parcel ID# 180869- 0000 and legally described as 11-40 09-3S-29E .2 JACKSONVILLE BEACH HEIGHTS LOT 10 BLK 6 N 25FT CL RD U/R ORD 2002-7820, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

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..."

You are ordered to appear before the Special Magistrate on Wednesday, February 25, 2026 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

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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.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299, no later than one business day before the meeting.

POSTED

Jan 23, 2026 at 3:34:20 PM
FL, Jacksonville Beach



Jan 23, 2026 at 3:34:30 PM
FL Jacksonville Beach

