



City of Jacksonville Beach

Code Enforcement Agenda

11 North Third Street
Jacksonville Beach, Florida

Special Magistrate

Wednesday, April 22, 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 : 25-345** **Homestead: Yes**

Property Owner: LINDA HUFFMAN

Violation Address: 501 16TH AVE S
JACKSONVILLE BEACH FL

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;"

Section 19-2(3), "Any condition which provides harborage for rats, mice, snakes and other vermin."

B. **CASE NUMBER: 25-380** **Homestead: No**

Property Owner: ANNIE CRICK DYAL

Violation Address: 524 N 18TH AVE
JACKSONVILLE BEACH FL

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."

NEW BUSINESS

A. **CASE NUMBER : 26-457**

Homestead: N/A

Business: Level Up Fitness, LLC

Violation Address: 311 10th Avenue North
Jacksonville Beach, FL 32250

Violations: **Sec. 15-2. - Persons upon whom business tax levied; local business tax receipt required.**

(a) A local business tax is levied on:

(1) Any person who maintains a permanent business location or branch office within the City for the privilege of engaging in or managing any business, profession or occupation within the City.

(2) Any person who does not qualify under the provisions of subsection (a)(1) above and who transacts any business or engages in any occupation or profession in interstate commerce where such license tax is not prohibited by Section 8 of Article I of the United States Constitution.

(b) No person shall exercise the privilege of carrying on, engaging in or managing any business, profession, occupation or commercial activity for which a local business tax receipt is required by this chapter or other applicable laws until such person shall have first procured a city local business tax receipt as provided for by this chapter, or any other applicable law or ordinance, which local business tax receipt shall be issued to each person upon the receipt of the amount hereinafter provided, or as may be otherwise provided for by law and be signed by the city clerk and city manager, and be posted in a conspicuous place upon the premises in which such business is conducted.

Sec. 15-7. – Delinquent penalties.

(a) All local business tax receipts shall be sold by the city beginning August 1 of each year, are due and payable on or before September 30 of each year, and shall expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax shall be due and payable on or before the first working day following September 30. Those local business taxes that are not paid when due and payable are considered delinquent and subject to a delinquency penalty of ten (10) percent for the month of October, and an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty shall not exceed twenty-five (25) percent of the local business tax for the delinquent establishment.

(b) Any person who engages in or manages any business, occupation or profession, without first obtaining a city business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the business tax due, in addition to any other penalty provided.

B. **CASE NUMBER : 26-458**

Homestead: N/A

Business: Phi Eco Salon, LLC

Violation Address: 311 Third Street North, Suite 106
Jacksonville Beach, FL 32250

Violations: **Sec. 15-2. - Persons upon whom business tax levied; local business tax receipt required.**

(a) A local business tax is levied on:

(1) Any person who maintains a permanent business location or branch office within the City for the privilege of engaging in or managing any business, profession or occupation within the City.

(2) Any person who does not qualify under the provisions of subsection (a)(1) above and who transacts any business or engages in any occupation or profession in interstate commerce where such license tax is not prohibited by Section 8 of Article I of the United States Constitution.

(b) No person shall exercise the privilege of carrying on, engaging in or managing any business, profession, occupation or commercial activity for which a local business tax receipt is required by this chapter or other applicable laws until such person shall have first procured a city local business tax receipt as provided for by this chapter, or any other applicable law or ordinance, which local business tax receipt shall be issued to each person upon the receipt of the amount hereinafter provided, or as may be otherwise provided for by law and be signed by the city clerk and city manager, and be posted in a conspicuous place upon the premises in which such business is conducted.

Sec. 15-7. – Delinquent penalties.

(a) All local business tax receipts shall be sold by the city beginning August 1 of each year, are due and payable on or before September 30 of each year, and shall expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax shall be due and payable on or before the first working day following September 30. Those local business taxes that are not paid when due and payable are considered delinquent and subject to a delinquency penalty of ten (10) percent for the month of October, and an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty shall not exceed twenty-five (25) percent of the local business tax for the delinquent establishment.

(b) Any person who engages in or manages any business, occupation or profession, without first obtaining a city business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the business tax due, in addition to any other penalty provided.

C. **CASE NUMBER : 25-405**

Homestead: No

Property Owner: DEREK BENEDICTSON

Violation Address: 3523 1ST ST S
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:	April 22, 2026

CASE NUMBER : 25-345

Homestead: Yes

Property Owner: LINDA HUFFMAN

Violation Address: 501 16TH AVE S
JACKSONVILLE BEACH FL

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;"

Section 19-2(3), "Any condition which provides harborage for rats, mice, snakes and other vermin."

BACKGROUND

Linda Huffman, owner/occupant of the property located at 501 16th Ave S, was cited for violations of Section 19-2(2), pertaining to the accumulation of trash, litter, debris, garbage, and other refuse of any nature, and Section 19-2(3), pertaining to conditions providing harborage for rats, mice, snakes, and other vermin. Despite proper notice and opportunity to comply, Mrs. Huffman failed to bring the property into compliance. As a result, a Special Magistrate Order was issued imposing a fine of \$100.00 per day commencing October 30, 2025, and continuing until compliance is achieved. As of April 22, 2026, the violation has remained unabated for a total of 175 days, resulting in accrued fines in the amount of **\$17,500.00**.

TIMELINE

- **Inspection** — *Initial*
- **Nuisance Violation Notice Issued** — Wednesday, **May 7, 2025**
- **Inspection** — Friday, **May 23, 2025**
- **Inspection** — Thursday, **June 5, 2025**

AGENDA ITEM:	A.
MEETING DATE:	April 22, 2026



- **Inspection** — Tuesday, **June 24, 2025**
- **Inspection** — Friday, **July 11, 2025**
- **Lot Clearing Notice Issued** — Monday, **July 14, 2025**
- **Inspection** — Wednesday, **August 6, 2025**
- **Special Magistrate Notice of Hearing Issued** — Thursday, **August 7, 2025**
- **Special Magistrate Hearing** — Thursday, **August 28, 2025**
- **Special Magistrate Order Issued** — Wednesday, **August 27, 2025**
- **Special Magistrate Order Mailed** — Monday, **September 22, 2025**
- **Inspection** — Tuesday, **September 23, 2025**
- **Special Magistrate Hearing** — Wednesday, **September 24, 2025**
- **Special Magistrate Order Issued** — Wednesday, **September 24, 2025**
- **Inspection** — Thursday, **October 9, 2025**
- **Special Magistrate Notice of Hearing Issued** — Monday, **April 6, 2026**

RECOMMENDATION

Due to continued noncompliance with the Special Magistrate Order, Code Enforcement recommends initiation of the lien process through Duval County. Linda Huffman, owner of the property located at 501 16th Ave S, has failed to abate violations of Sections 19-2(2) and 19-2(3) of the Municipal Code. A Special Magistrate Order imposing a fine of \$100.00 per day became effective October 30, 2025, and remains in effect. As of April 22, 2026, accrued fines total \$17,500.00 and continue to accumulate daily until compliance is achieved.

ATTACHMENTS

1. IMG_3031

CITY OF JACKSONVILLE BEACH
SPECIAL MAGISTRATE HEARING
October 22, 2025 – 2:00 p.m.

Case No. 25-345
RE #176934-0000

CITY OF JACKSONVILLE BEACH

vs.

LINDA C. HUFFMAN
501 16th Avenue S.
Jacksonville Beach, FL 32250

ORDER OF NON-COMPLIANCE
Order No. 28-25

On October 22, 2025, the City of Jacksonville Beach Special Magistrate heard sworn testimony and received evidence from the City of Jacksonville Beach (“City”) Code Enforcement Officer, Nikki Beavers and Respondent, Linda Huffman. This matter was previously the subject of Order No. 19-25 and Order No. 25-25 wherein it was determined that Respondent is the current owner of the property located at 501 16th Avenue S., Jacksonville Beach, Florida (the “Property”), where there is an accumulation of junk, trash and debris throughout the Property in violation of Sections 19-2(2) and 19-2(3) of the City’s Code of Ordinances (“Code”). Order No. 25-25 gave Respondent until October 8, 2025 to cleanup the remainder of the rear yard and allow access to the rear yard by Ms. Beavers to confirm compliance on October 9, 2025. In addition, Order No. 25-25 also provided that if the Property was not in compliance by October 9, 2025, a \$250.00 per day fine would begin to accrue.

From the testimony and evidence received at the October 22, 2025 hearing, the undersigned makes the following findings:


- A. Ms. Beavers testified that as of October 9, 2025 the rear yard continued to be in violation. Ms. Beavers presented photographs taken on October 9, 2025 showing non-compliance due to a large amount of debris and trash remaining in the rear yard.
- B. Ms. Beavers recommended a fine of \$250.00 per day beginning October 9, 2025 and continuing until the property is brought into compliance.
- C. Ms. Huffman testified that she had been working on the rear yard and requested additional time to comply. She further testified that she believes there is improper pressure by neighbors on the Code Enforcement Officer to pursue the violation.

Based on the testimony and the evidence,

IT IS ORDERED, that:

1. Respondent shall pay a fine of One Hundred Dollars (\$100.00) per day from the date of this Order until compliance with this Order is achieved.
 2. Respondent shall contact the Code Enforcement Officer when the rear yard is in compliance and shall allow access to the rear yard for inspection by Ms. Beavers.
 3. Ms. Beavers shall schedule a hearing once compliance is achieved.
- DONE AND ORDERED**, this 30th day of October, 2025.

Any party may appeal this Order to the Circuit Court of Duval County, Florida within thirty (30) days from the date of execution of this Order. This Order will become final upon the expiration of the time for appeal, or, if an appeal is undertaken, upon the mandate of the Circuit Court consistent with this Order.


Breanna Malouf Durden
Special Magistrate
City of Jacksonville Beach

ATTEST:


Molly Allegier, City Clerk
City of Jacksonville Beach

Executed: 11/16/25

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



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	April 22, 2026

CASE NUMBER: 25-380

Homestead: No

Property ANNIE CRICK DYAL
Owner:

Violation 524 N 18TH AVE
Address:

JACKSONVILLE BEACH FL

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.”

BACKGROUND

Annie Crick Dyal, owner of the property located at 524 N 18th Ave, was cited for violations of Section 19-2(1) for noxious growth and overgrown vegetation exceeding ten (10) inches in height; Section 19-2(2) for the accumulation of trash, litter, debris, and other refuse; and Section 19-2(3) for conditions providing harborage for rats, mice, snakes, and other vermin. On February 5, 2025, the Special Magistrate ordered the property to be brought into compliance within ninety (90) days from the date of the order. The property owner’s son, Brandon Dyal, appeared as the representative for the owner and stated that his objective was to bring the property into compliance and proceed with selling the property. Mr. Dyal subsequently contacted Code Enforcement indicating that the property must first go through probate proceedings and that he continues efforts to secure a contractor to abate the violations. The property remains out of compliance at this time.

TIMELINE

- **Inspection** — *Initial*
- **Nuisance – Mow Lawn Notice Issued** — Thursday, **July 31, 2025**

AGENDA ITEM:	B.
MEETING DATE:	April 22, 2026



- **Inspection** — Thursday, **August 28, 2025**
- **Nuisance – Mow Lawn Notice Issued** — Wednesday, **September 3, 2025**
- **Inspection** — Wednesday, **September 10, 2025**
- **Lot Clearing Notice Issued** — Thursday, **November 6, 2025**
- **Inspection** — Thursday, **November 13, 2025**
- **Lot Clearing Authorization Issued** — Thursday, **November 13, 2025**
- **Inspection** — Wednesday, **December 17, 2025**
- **Special Magistrate Notice of Hearing Issued** — Monday, **January 5, 2026**
- **Inspection** — Tuesday, **January 27, 2026**
- **Special Magistrate Hearing** — Wednesday, **January 28, 2026**
- **Special Magistrate Order Issued** — Wednesday, **January 28, 2026**
- **Special Magistrate Order Mailed** — Friday, **February 6, 2026**
- **Special Magistrate Notice of Hearing Issued** — Monday, **April 6, 2026**
- **Notice of Hearing Mailed** — Monday, **April 6, 2026**
- **Inspection** — Tuesday, **April 21, 2026**

RECOMMENDATION

Due to continued noncompliance with the applicable Code requirements and the Special Magistrate Order, Code Enforcement recommends contacting the City's authorized contractor to abate the violations at the subject property. The abatement shall include removal of overgrown vegetation, trash, debris, and any conditions providing harborage for vermin. All costs associated with the abatement shall be billed to the property owner in accordance with City Code and applicable procedures.

ATTACHMENTS

1. 524 N 18TH AVE NUISANCE 2
2. 524 N 18TH AVE NUISANCE 3
3. 524 n 18th Ave September 11 2025 2
4. 20260410151434

Jul 31, 2025 at 3:00:37 PM
FL, Jacksonville Beach



Aug 7, 2025 at 3:38:37 PM
FL, Jacksonville Beach





**CITY OF JACKSONVILLE BEACH
SPECIAL MAGISTRATE HEARING
January 28, 2026 – 2:00 p.m.**

CITY OF JACKSONVILLE BEACH

**Case No. 25-380
RE #174873-0000**

vs.

**ANNIE CRICK DYAL
524 N. 18th Avenue
Jacksonville Beach, FL 32250**

ORDER CONTINUING HEARING
Order No. 02-26

On January 28, 2026, the City of Jacksonville Beach Special Magistrate heard sworn testimony and received evidence from the City of Jacksonville Beach (“City”) Code Enforcement Inspector, Nikki Beavers, Brandon Dyal, the son of property owner, Annie Crick Dyal (“Respondent”). Also present was Laura Colomb, who resides at 532 N. 18th Avenue.

From the testimony and evidence received at the January 28, 2026 hearing, the undersigned makes the following findings:

A. Respondent, Annie Crick Dyal is the current owner of the property located at 524 N. 18th Avenue, Jacksonville Beach, Florida (the “Property”), where there is overgrowth and accumulation of junk, trash and debris throughout the Property in violation of Sections 19-2(1), 19-2(2) and 19-2(3) of the City’s Code of Ordinances (“Code”).

B. Photo evidence presented by Ms. Beavers showed the extent of the overgrowth and accumulation of debris on the Property.

C. Ms. Beavers testified that there had been a complaint about overgrowth but all notices that had been sent were returned unclaimed.

D. On January 22, 2026 the Jacksonville Beach Police Department received a complaint about a foul odor coming from the structure on the Property. The police did a welfare check and found no one living in the home.

E. During the welfare check, Animal Control was also present as multiple cats were discovered living in the structure.

F. Laura Colomb, a neighbor living adjacent to the Property, testified that she was concerned about the cats and had seen numerous kittens.

G. Ms. Beavers testified that she had contacted Animal Control to determine the status of investigation.

H. The owner’s son, Brandon Dyal, testified that he was unaware of any of the complaints or notices but he offered to bring the Property into compliance no later than 90 days from the date of this Order.


Based on the testimony and the evidence,

IT IS ORDERED, that:

1. Respondent must complete cleanup of the Property and bring the Property into compliance with Sections 19-2(1), (2) and (3) of the City’s Code no later than 90 days from the date of this Order.
2. This matter is continued for hearing until April 22, 2026 to confirm compliance.

DONE AND ORDERED, this 5th day of February, 2026.

Any party may appeal this Order to the Circuit Court of Duval County, Florida within thirty (30) days from the date of execution of this Order. This Order will become final upon the expiration of the time for appeal, or, if an appeal is undertaken, upon the mandate of the Circuit Court consistent with this Order.


Brenna Malouf Durden
Special Magistrate
City of Jacksonville Beach

ATTEST:


Molly Allegretti, City Clerk
City of Jacksonville Beach

Executed: 2/6/26

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



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	April 22, 2026

CASE NUMBER : 26-457

Homestead: N/A

Business: Level Up Fitness, LLC

Violation Address: 311 10th Avenue North
Jacksonville Beach, FL 32250

Violations: **Sec. 15-2. - Persons upon whom business tax levied; local business tax receipt required.**

- (a) A local business tax is levied on:*
 - (1) Any person who maintains a permanent business location or branch office within the City for the privilege of engaging in or managing any business, profession or occupation within the City.*
 - (2) Any person who does not qualify under the provisions of subsection (a)(1) above and who transacts any business or engages in any occupation or profession in interstate commerce where such license tax is not prohibited by Section 8 of Article I of the United States Constitution.*
- (b) No person shall exercise the privilege of carrying on, engaging in or managing any business, profession, occupation or commercial activity for which a local business tax receipt is required by this chapter or other applicable laws until such person shall have first procured a city local business tax receipt as provided for by this chapter, or any other applicable law or ordinance, which local business tax receipt shall be issued to each person upon the receipt of the amount hereinafter provided, or as may be otherwise provided for by law and be signed by the city clerk and city manager, and be posted in a conspicuous place upon the premises in which such business is conducted.*

Sec. 15-7. – Delinquent penalties.

- (a) All local business tax receipts shall be sold by the city beginning August 1 of each year, are due and payable on or before September 30 of each year, and shall expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax shall be due and payable on or before the first working day following September 30. Those local business taxes that are not paid when due and payable are considered delinquent and subject to a delinquency penalty of ten (10) percent for the month of October, and an additional five (5) percent penalty*



for each subsequent month of delinquency until paid. However, the total delinquency penalty shall not exceed twenty-five (25) percent of the local business tax for the delinquent establishment.

(b) Any person who engages in or manages any business, occupation or profession, without first obtaining a city business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the business tax due, in addition to any other penalty provided.

BACKGROUND

N/A

TIMELINE

N/A

RECOMMENDATION

N/A

ATTACHMENTS



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	April 22, 2026

CASE NUMBER : 26-458

Homestead: N/A

Business: Phi Eco Salon, LLC

Violation Address: 311 Third Street North, Suite 106
Jacksonville Beach, FL 32250

Violations: **Sec. 15-2. - Persons upon whom business tax levied; local business tax receipt required.**

(a) A local business tax is levied on:
(1) Any person who maintains a permanent business location or branch office within the City for the privilege of engaging in or managing any business, profession or occupation within the City.
(2) Any person who does not qualify under the provisions of subsection (a)(1) above and who transacts any business or engages in any occupation or profession in interstate commerce where such license tax is not prohibited by Section 8 of Article I of the United States Constitution.
(b) No person shall exercise the privilege of carrying on, engaging in or managing any business, profession, occupation or commercial activity for which a local business tax receipt is required by this chapter or other applicable laws until such person shall have first procured a city local business tax receipt as provided for by this chapter, or any other applicable law or ordinance, which local business tax receipt shall be issued to each person upon the receipt of the amount hereinafter provided, or as may be otherwise provided for by law and be signed by the city clerk and city manager, and be posted in a conspicuous place upon the premises in which such business is conducted.

Sec. 15-7. – Delinquent penalties.

(a) All local business tax receipts shall be sold by the city beginning August 1 of each year, are due and payable on or before September 30 of each year, and shall expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax shall be due and payable on or before the first working day following September 30. Those local business taxes that are not paid when due and payable are considered delinquent and subject to a delinquency penalty of ten (10) percent for the month of October, and an additional five (5) percent penalty for each subsequent month of delinquency until paid. However, the total

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delinquency penalty shall not exceed twenty-five (25) percent of the local business tax for the delinquent establishment.

(b) Any person who engages in or manages any business, occupation or profession, without first obtaining a city business tax receipt, if required, is subject to a penalty of twenty-five (25) percent of the business tax due, in addition to any other penalty provided.

BACKGROUND

N/A

TIMELINE

N/A

RECOMMENDATION

N/A

ATTACHMENTS



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	April 22, 2026

CASE NUMBER : 25-405

Homestead: No

Property Owner: DEREK BENEDICTSON

Violation Address: 3523 1ST ST S
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

Derek Benedictson, owner/occupant of the property located at 3523 1st St S, was cited on November 18, 2025, for an unpermitted structure in violation of Land Development Code Section 34-301(a), Building Permit Required. The cited section provides that it is unlawful to develop land, including the completion of any building activity or the making of any material change in the use or appearance of any structure or land, without first obtaining approval through a required building permit. An inspection of the property revealed that construction activities had occurred without the issuance of the necessary permits, resulting in the cited violation. The property owner was notified of the violation and the requirement to obtain proper permitting or otherwise bring the property into compliance with the Land Development Code.

TIMELINE

- **Inspection** — *Initial*
- **Permit Required Violation Notice Issued** — Tuesday, **November 18, 2025**
- **Phone Call** — Thursday, **April 2, 2026**
- **Permit Required Violation Notice Issued** — Monday, **April 6, 2026**
- **Special Magistrate Notice of Hearing Issued** — Monday, **April 13, 2026**
- **Inspection** — Monday, **April 13, 2026**

RECOMMENDATION

After consultation with the Building Official, George Knight, it has been determined that the structure located on the subject property exceeds the maximum allowable height of thirty-five (35) feet and

AGENDA ITEM:	C.
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does not meet code requirements. Due to the inability to bring the structure into compliance through permitting or modification, Code Enforcement recommends that the unpermitted structure be removed in its entirety to abate the violation and achieve compliance with applicable building and land development regulations. As the height limitations of 35 feet are contained within the City's Charter, there is no ability to provide any relief to the height restriction, through any action by staff or even the full City Council, as the Charter amendment was enacted through a voter referendum, and therefore, if the structure cannot be modified, it must be removed. City Charter **Sec. 52(2)(a-e)**.

ATTACHMENTS

1. 20260410152244
2. 20260410152202
3. 3523 1ST ST S aPRIL 8 2026

Thanks

So much for your help
changes

George.

We

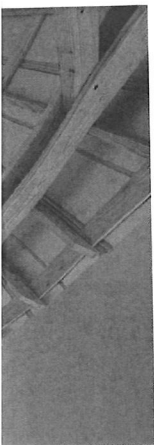
can make any
required to

the roof or

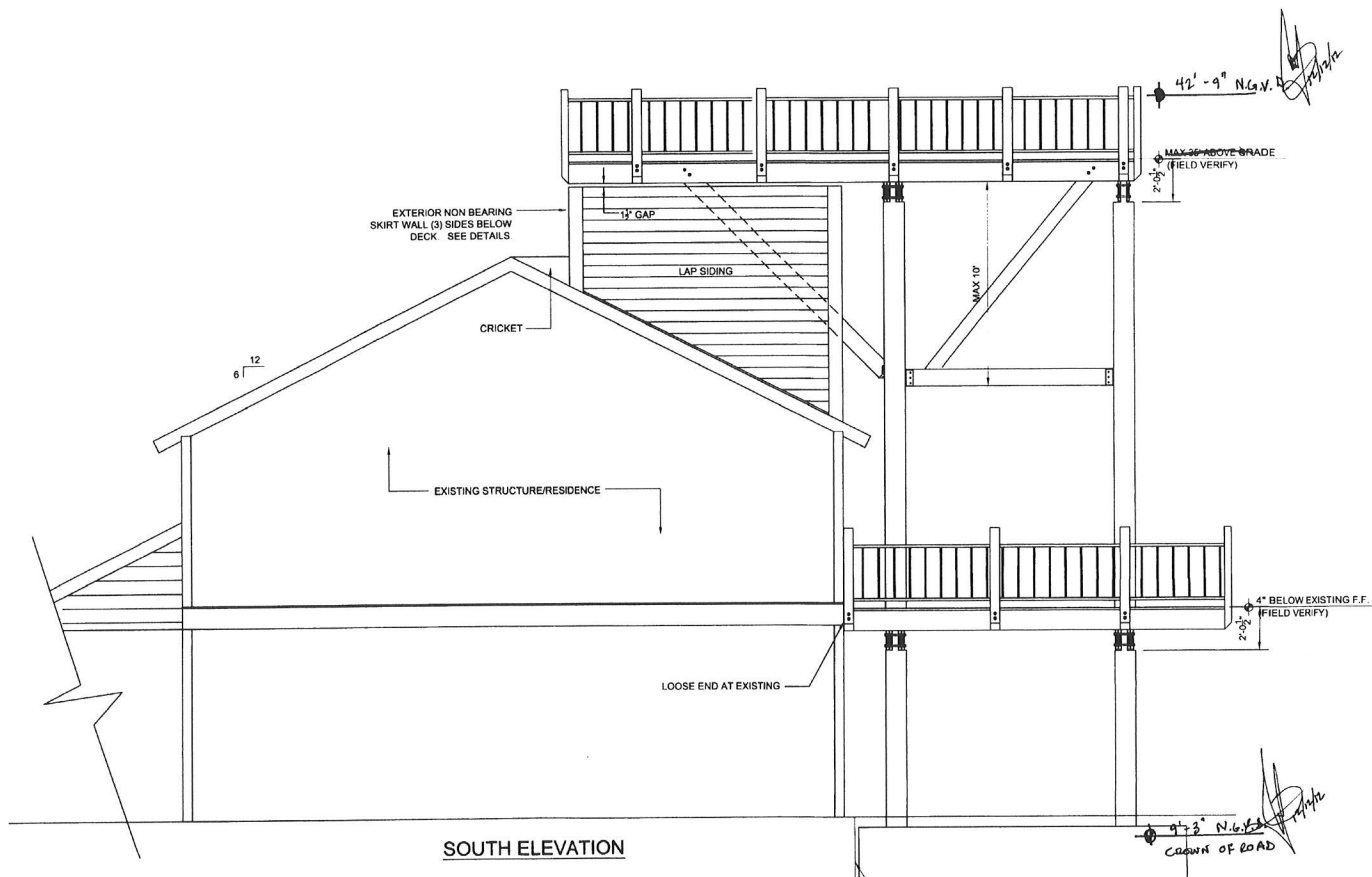
modifications
if

needed.

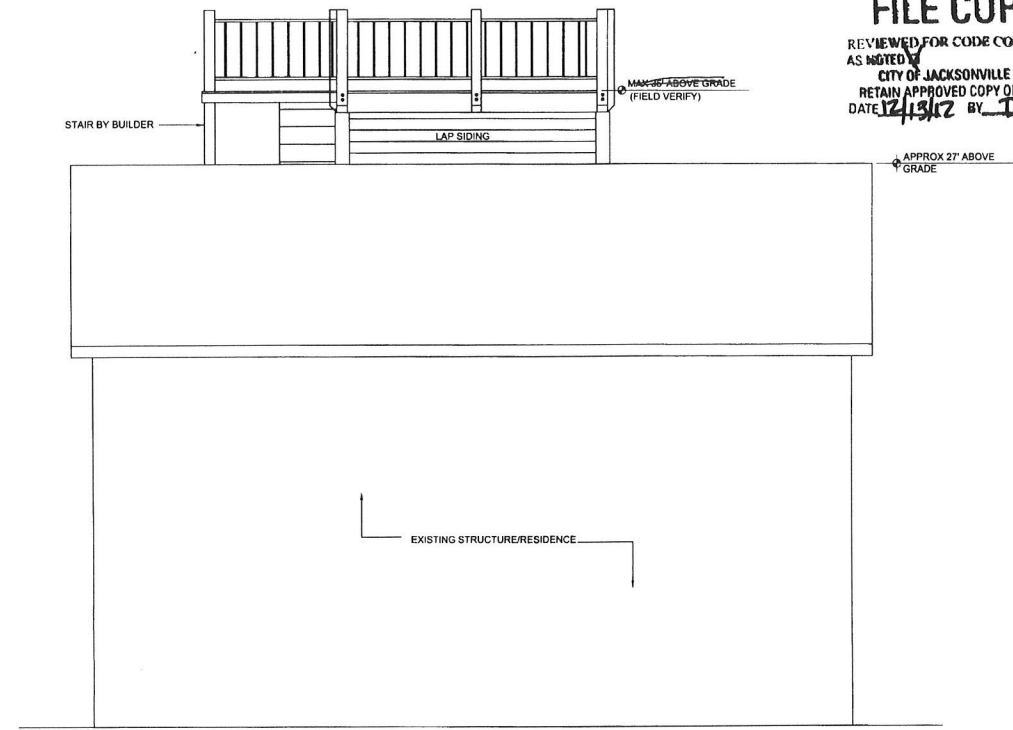
Derek Benedictson



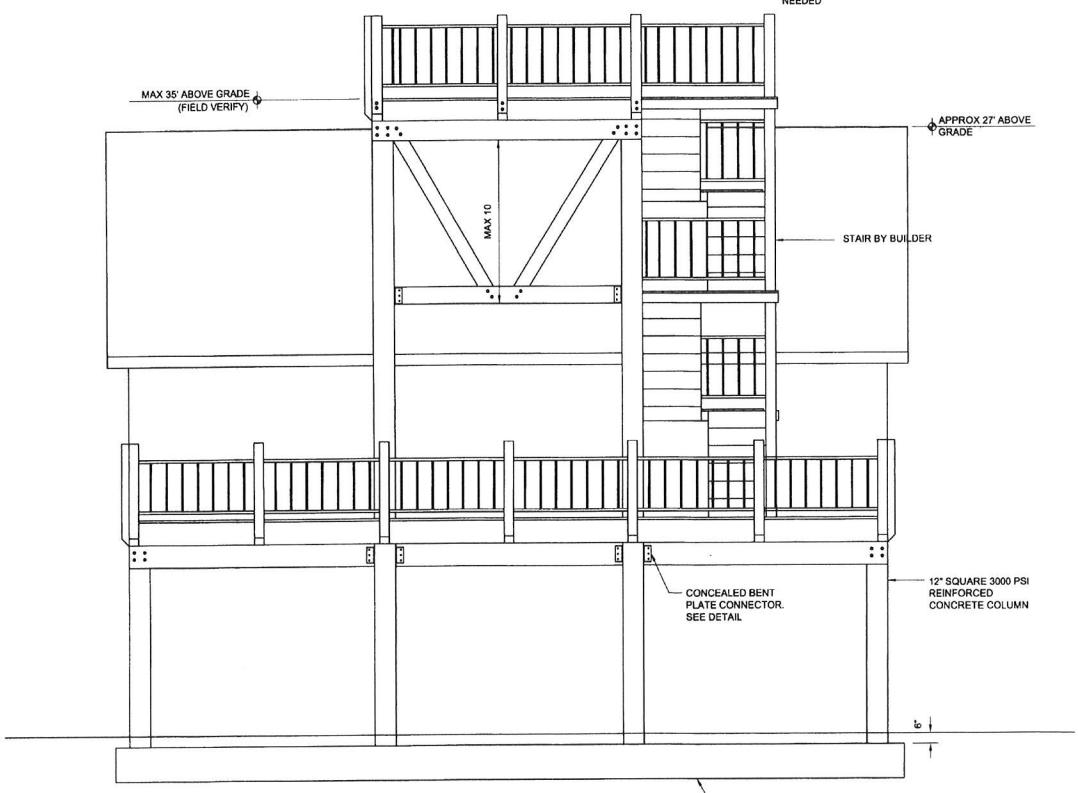
FILE COPY
 REVIEWED FOR CODE COMPLIANCE
 AS NOTED BY
 CITY OF JACKSONVILLE BEACH
 RETAIN APPROVED COPY ON JOBSITE
 DATE 12/13/12 BY DJG



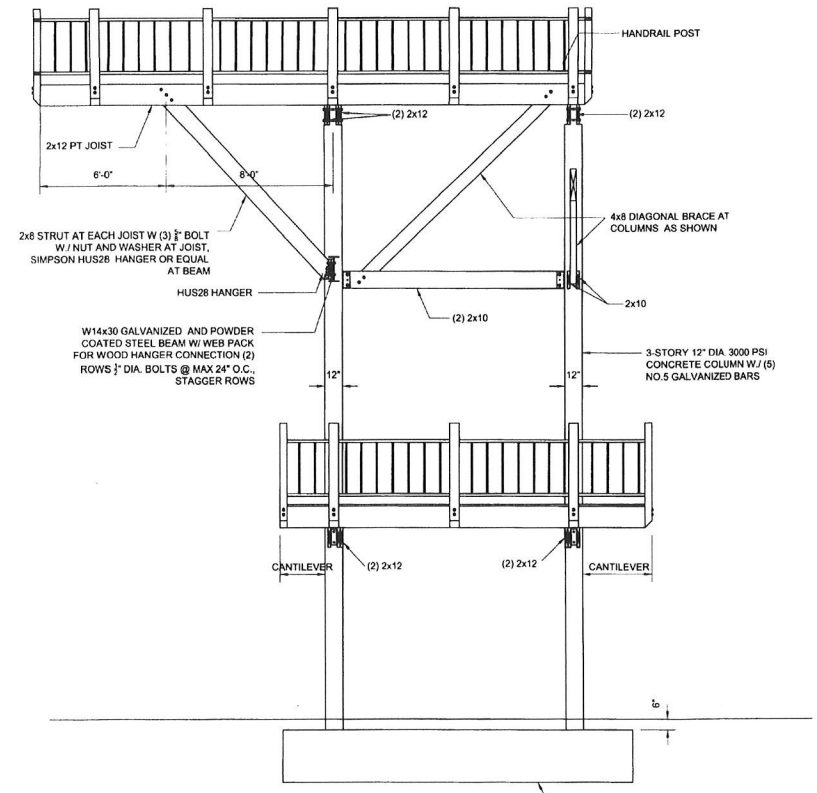
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SECTION DETAIL

DESIGN CRITERIA AND LOADS

Building Code		All construction shall be in accordance with 2010 Florida Building Code
Code for Design Loads		ANSI/APSC 7-10
WIND LOADING	(Cd= 1.60)	
ASCE 7-10, 3S GUST		130
BASIC WIND SPEED		D
EXPOSURE CATEGORY		II
IMPORTANCE FACTOR		1.0
BUILDING CATEGORY		ENCLOSED
ENCLOSURE CLASSIFICATION		0.18
INTERNAL PRESSURE COEFF		
DECK LIVE LOAD =		60 PSF

NOTES:

SCOPE OF WORK HERE IS FOR NEW DECK CONSTRUCTION
 NO PORTION OF DECK SHALL BE STRUCTURALLY TIED TO EXISTING.

ALL FRAMING MEMBERS TO BE PRESSURE TREATED FOR EXTERIOR EXPOSURE

ALL FASTENERS AND HARDWARE COMPONENTS TO BE STAINLESS STEEL OR TRIPLE ZINC COATED GALVANIZED.

STRUCTURAL STEEL TO BE STAINLESS STEEL

REINFORCING STEEL TO BE 60 KSI W/ MIN 30" LAP SPLICE



SHEET NO. **S-1**

CONSTRUCTION DRAWINGS AND SPECS

SITE ADDRESS:
 1st Street S.
 Jax Beach, FL

DRAWN BY: **JPA**

JEFFREY P. ARNESON, P.E.
 STRUCTURAL ENGINEER
 10000 GARDNER DR. W.
 JACKSONVILLE, FL 32246
 904-629-4681

STATE OF FLORIDA PROFESSIONAL ENGINEER
 No 88544

JEFFREY P. ARNESON, P.E.
 P.E. NO. 58544

A CUSTOM DECK DESIGN FOR:
DELOACH RESIDENCE

Apr 8, 2026 at 2:49:21 PM
524 18th Ave N
Jacksonville Beach FL 32250
United States

