



# City of Jacksonville Beach

## Code Enforcement Agenda

11 North Third Street  
Jacksonville Beach, Florida

### Special Magistrate

Wednesday, May 27, 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 : 25-407** **Homestead: Yes**

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..."

B. **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."*

**NEW BUSINESS**

A. **CASE NUMBER : 26-446** **Homestead: No**

Property Owner: 4th AVE TRUST  
C/O LINDA MCMILLIAN

Violation Address: 327/331 4TH AVE S  
JACKSONVILLE BEACH FL

Violations: LDC Section 34-722 Security Fences (3)(e), Fences to be maintained and repaired. All fences shall be maintained in a good state of repair and structurally sound condition, including but not limited to, painting and repainting; replacement of missing, decayed, corroded, or damaged component parts. Failure to so maintain and repair said fence may result in the fence being declared a nuisance and abated in accordance with the provisions of Chapter 19 of the Jacksonville Beach Code.

**B. CASE NUMBER : 26-453**

**Homestead: No**

Property Owner: RYAN AND NICOLE WHITTUM

Violation Address: 2691 ISABELLA 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.*



<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	May 27, 2026

**CASE NUMBER : 25-407**

**Homestead: Yes**

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**

**December 4, 2025**

Code Enforcement was advised by Building Inspector David Martin that a code complaint had been received regarding an unpermitted pergola located in the rear yard of the property. Mr. Martin inspected the property and also observed that the shed did not meet the required five (5) foot setback requirement.

**December 17, 2025**

Code Enforcement inspected the property and observed the accessory structure located in the rear yard.

**January 23, 2026**

Property remained in violation. No permit application had been submitted.

**March 25, 2026**

Special Magistrate Hearing held.

**March 25, 2026**

The Special Magistrate ordered a fine of \$250.00 per day until compliance has been achieved.

**May 7, 2026**

Property remained in violation. Case is being referred back to the Special Magistrate to begin the lien process.

**May 27, 2026**

Accumulated fines from March 25, 2026 through May 27, 2026 total approximately \$16,000.00.

AGENDA ITEM:	A.
MEETING DATE:	May 27, 2026



TIMELINE

**May 6, 2026**

Inspection conducted on the property.

**May 6, 2026**

Special Magistrate Notice of Hearing issued.

**May 25, 2026**

Follow-up inspection scheduled.

**May 27, 2026**

Special Magistrate Hearing scheduled.

RECOMMENDATION

Based upon the property owner's continued non-compliance and the accumulation of daily fines pursuant to the Special Magistrate's Order, it is recommended that the City proceed with recording a lien against the subject property with the Duval County Clerk of Courts. The lien shall include all accrued fines, administrative costs, recording fees, and any additional enforcement costs incurred until compliance has been achieved and the case is resolved.

ATTACHMENTS

1. 20260520105924
2. IMG\_5013
3. TC\_03072

CITY OF JACKSONVILLE BEACH  
SPECIAL MAGISTRATE HEARING  
March 25, 2026 – 2:00 p.m.

CITY OF JACKSONVILLE BEACH

Case No. 25-407  
RE #180869-0000

vs.

EMINA PILAKOVIC LIVING TRUST, Respondent  
3014 Merrill Blvd.  
Jacksonville Beach, FL 32250

**ORDER OF NON-COMPLIANCE**  
**Order No. 05-26**

On March 25, 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. No one appeared on behalf of the Respondent.

From the testimony and evidence received at the March 25, 2026 hearing, the undersigned makes the following findings:

- A. Respondent constructed a pergola in the rear yard at the home located at 3014 Merrill Boulevard, Jacksonville Beach, Florida (the “Property”), without obtaining a building permit from the City pursuant to Section 34-301(a) of the City’s Code of Ordinances (“Code”).
  - B. Respondent did not obtain a building permit from the City prior to construction of the pergola, in violation of Section 34-301(a) of the Code.
  - C. Ms. Beavers testified that Notice was sent by certified mail and has not been returned undeliverable. She further testified that she posted Notice on the property on February 20, 2026 and again on March 20, 2026. Ms. Beavers testified that both Notices had been removed.


Based on the testimony and the evidence,

**IT IS ORDERED**, that:

1. Respondent is in violation of section 34-301(a) of the Code.
2. Respondent must obtain a building permit for the pergola.
3. Respondent shall pay a fine of Two Hundred and Fifty Dollars (\$250.00) per day until a complete building permit application to authorize the pergola is submitted to the City.
4. Respondent must contact Ms. Beavers to confirm that a building permit has been obtained. Should fines accrue to an amount over \$5,000.00, Ms. Beavers shall schedule this matter for a hearing.

**DONE AND ORDERED**, this 2nd day of April, 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.

  
Brëana Malouf Darden  
Special Magistrate  
City of Jacksonville Beach

ATTEST:

  
Molly Allegre, City Clerk  
City of Jacksonville Beach

Executed: \_\_\_\_\_

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



3014

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





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	May 27, 2026

**CASE NUMBER : 25-345**

**Homestead: Yes**

Property LINDA HUFFMAN  
Owner:

Violation 501 16TH AVE S  
Address:  
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

**May 7, 2025**

Code Enforcement received a complaint regarding overgrowth and a dilapidated fence. Code Enforcement inspected the property and observed overgrown vegetation throughout the property, along with junk, trash, and debris located in the rear yard. A dilapidated fence was also observed. A separate case was created for the fence violation. Please see Case No. 25-346.

**June 5, 2025**

Code Enforcement inspected the property and met with the property owner. Work was in progress, and the owner advised that debris in the rear yard was being removed weekly during garbage collection.

**June 25, 2025**

Code Enforcement inspected the property and observed that the lawn had been mowed; however, trash and debris remained in the rear yard. Case was referred to Special Magistrate.

**August 26, 2025**

Property remained in violation.

AGENDA ITEM:	B.
MEETING DATE:	May 27, 2026



**August 27, 2025**

Special Magistrate Hearing held. Property owner was given until September 24, 2025, to bring the property into compliance.

**September 24, 2025**

Special Magistrate Hearing held. The property owner was ordered to bring the property into compliance by October 9, 2025. Code Enforcement was to be accompanied by City Inspector David Martin during the follow-up inspection. The Special Magistrate further ordered that if the property owner declined access or remained noncompliant, a daily fine of \$250.00 per day would be imposed until compliance had been achieved.

**April 6, 2026**

As of this date, accumulated fines totaled approximately \$48,500.00. Case to be revisited before the Special Magistrate to begin the lien process.

**April 22, 2026**

Special Magistrate Hearing held. Property owner was ordered to bring the property into compliance by May 6, 2026. A daily fine of \$100.00 per day was ordered to continue until compliance had been achieved and verified.

**May 20, 2026**

Property remained in violation. Daily fines of \$100.00 per day continue to accrue.

From October 6, 2025 through May 27, 2026 is **234 days**.

At a daily fine of **\$100.00 per day**, the total accumulated fines are:

$$234 \text{ days} \times \$100.00 = \$23,400.00$$

TIMELINE

**May 7, 2025**

Initial inspection conducted. Nuisance Violation Notice issued.

**May 23, 2025**

Follow-up inspection conducted.

**June 5, 2025**

Inspection conducted.

**June 24, 2025**

Inspection conducted.

**July 11, 2025**

Inspection conducted.



**July 14, 2025**

Lot Clearing Notice issued.

**August 6, 2025**

Inspection conducted.

**August 7, 2025**

Special Magistrate Notice of Hearing issued.

**August 28, 2025**

Special Magistrate Hearing held.

**August 27, 2025**

Special Magistrate Order issued.

**September 22, 2025**

Special Magistrate Order mailed to the property owner.

**September 23, 2025**

Inspection conducted.

**September 24, 2025**

Special Magistrate Hearing held.

**September 24, 2025**

Special Magistrate Order issued.

**October 9, 2025**

Inspection conducted.

**April 6, 2026**

Special Magistrate Notice of Hearing issued.

**April 22, 2026**

Special Magistrate Hearing held.

**April 22, 2026**

Special Magistrate Order issued.

**May 1, 2026**

Special Magistrate Order mailed to the property owner.

**May 6, 2026**

Inspection conducted.

**May 26, 2026**

Final inspection scheduled.

RECOMMENDATION



Based upon the property owner's continued non-compliance and the accumulation of daily fines pursuant to the Special Magistrate's Order, it is recommended that the City proceed with recording a lien against the subject property with the Duval County Clerk of Courts. The lien shall include all accrued fines, administrative costs, recording fees, and any additional enforcement costs incurred until compliance has been achieved and the case is resolved.

ATTACHMENTS

1. 20260520111444
2. IMG\_3031
3. TC\_02915

CITY OF JACKSONVILLE BEACH  
SPECIAL MAGISTRATE HEARING  
April 22, 2026 – 2:00 p.m.

Case No. 25-345  
RE #176934-0000

CITY OF JACKSONVILLE BEACH

vs.

LINDA C. HUFFMAN  
501 16<sup>th</sup> Avenue S.  
Jacksonville Beach, FL 32250

ORDER OF NON-COMPLIANCE  
Order No. 06-26

On April 22, 2026, 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, Building Inspector, David Martin, Respondent, Linda Huffman and her grandson, Al Prince. 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 16<sup>th</sup> 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 by 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 could begin to accrue. Order No. 28-25, dated October 30, 2025, found that the Property remained out of compliance and established that fines in the amount of \$100.00 per day would begin to accrue from the date of said Order until the violation was corrected.

From the testimony and evidence received at the April 22, 2026 hearing, the undersigned makes the following findings:

- A. Ms. Beavers testified that she could not verify compliance.
- B. Ms. Huffman testified that the rear yard was about the same.
- C. Mr. Prince testified that he would have the rear yard in compliance by May 6, 2026.


Based on the testimony and the evidence,

**IT IS ORDERED**, that:

1. As established in Order No. 28-25, fines in the amount of \$100.00 per day will continue to accrue from October 30, 2025 until compliance is obtained.
2. Ms. Huffman shall contact Ms. Beavers to allow the City to confirm compliance.
3. This matter is continued for hearing until May 27, 2026 to determine compliance with this Order.

**DONE AND ORDERED**, this 28<sup>th</sup> day of April, 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.

  
Breanna Malouf Darden  
Special Magistrate  
City of Jacksonville Beach

ATTEST:

  
Molly Allegretti, City Clerk  
City of Jacksonville Beach

Executed: 4/29/26

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

# Jacksonville Beach

October 9 9:32 AM



Sep 23, 2025 at 12:40:48 PM  
FL, Jacksonville Beach





<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	May 27, 2026

**CASE NUMBER : 26-446**

**Homestead: No**

Property Owner: 4th AVE TRUST  
C/O LINDA MCMILLIAN

Violation Address: 327/331 4TH AVE S  
JACKSONVILLE BEACH FL

Violations: LDC Section 34-722 Security Fences (3)(e), Fences to be maintained and repaired. All fences shall be maintained in a good state of repair and structurally sound condition, including but not limited to, painting and repainting; replacement of missing, decayed, corroded, or damaged component parts. Failure to so maintain and repair said fence may result in the fence being declared a nuisance and abated in accordance with the provisions of Chapter 19 of the Jacksonville Beach Code.

**BACKGROUND**

**March 25, 2026**

Code Enforcement received an online complaint stating that a broken window was not secured. During the inspection, Code Enforcement also observed a dilapidated fence in the rear alley of the property.

**April 27, 2026**

A voicemail message was received regarding the property.

**April 29, 2026**

The property remained in violation.

**May 19, 2026**

The owner brought the property into compliance.

**TIMELINE**

**March 25, 2026**

Initial inspection conducted. A dilapidated fence violation was observed on the property.

AGENDA ITEM:	A.
MEETING DATE:	May 27, 2026



**March 26, 2026**

Boarding/Securing Notice issued regarding the property conditions.

**April 27, 2026**

Phone call communication received regarding the case.

**April 29, 2026**

Follow-up inspection conducted. Property remained in violation.

**May 6, 2026**

Additional inspection conducted. Violations remained unresolved.

**May 7, 2026**

Special Magistrate Notice of Hearing issued.

**May 20, 2026**

Final inspection conducted prior to Special Magistrate hearing.

**May 27, 2026**

Special Magistrate Hearing scheduled.

RECOMMENDATION

All violations have been complied, close case.

ATTACHMENTS



<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers, Code Enforcement Officer
DATE:	May 27, 2026

**CASE NUMBER : 26-453**

**Homestead: No**

Property Owner: RYAN AND NICOLE WHITTUM

Violation Address: 2691 ISABELLA 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**

**March 30, 2026**

Code Enforcement received a complaint from property owner Stephanie at 2701 Isabella Blvd. The complainant stated that a temporary structure was unpermitted and did not meet setback requirements. Code Enforcement inspected the property and observed the violation from the complainant's rear yard. The structure was placed against the fence line and the roof overhang extended onto the complainant's property.

**April 21, 2026**

Property remained in violation.

**May 6, 2026**

Property remained in violation. Case is being referred to Special Magistrate.

**TIMELINE**

**March 30, 2026**

Initial inspection conducted. Permit Required Violation Notice issued for the unpermitted structure.

**April 21, 2026**

Follow-up inspection conducted. Property remained in violation.

**May 6, 2026**

Additional inspection conducted. Property remained in violation.



**May 7, 2026**

Special Magistrate Notice of Hearing issued.

**May 27, 2026**

Special Magistrate hearing scheduled.

RECOMMENDATION

Impose a daily fine of \$250.00 per day until the property is brought into compliance. Compliance shall include obtaining the required building permit, successfully completing all required inspections, and meeting all applicable Building Department requirements.

ATTACHMENTS

1. TC\_03232
2. TC\_03230
3. TC\_03229
4. 2691 ISABELLA BLVD 1

Apr 21, 2026 at 2:17:42 PM  
FL, Jacksonville Beach



Apr 21, 2026 at 2:16:29 PM  
FL, Jacksonville Beach



Apr 21, 2026 at 2:16:11 PM  
FL, Jacksonville Beach



May 20, 2026

RYAN JACOB WHITTUM  
NICOLE LEIGH WHITTUM  
3770 CROSSVIEW DR  
JACKSONVILLE FL 32224

RE: **LAND DEVELOPMENT CODE VIOLATION**  
*2691 ISABELLA BLVD JACKSONVILLE BEACH FL*  
Parcel ID: 180517-0000  
Case Number: 26-453

Dear RYAN JACOB WHITTUM,

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 (7) seven days of the date 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 247-6284 or email [codeenforcement@jaxbchfl.net](mailto: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

[CodeEnforcement@jaxbchfl.net](mailto:CodeEnforcement@jaxbchfl.net)

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



RYAN JACOB WHITTUM  
3770 CROSSVIEW DR  
JACKSONVILLE FL 32224