



# City of Jacksonville Beach

## Code Enforcement Agenda

11 North Third Street  
Jacksonville Beach, Florida

### Special Magistrate

Wednesday, June 24, 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 : 25-405** **Homestead: No**

Property Owner: DEREK BENEDICTSON

Violation Address: 3523 1ST ST S  
JACKSONVILLE BEACH FL

Violations: **LDC Section 34-358 (amended)**, 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] without approval of a building permit..."

B. **CASE NUMBER : 26-353** **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] without approval of a building permit..."

**NEW BUSINESS**

A. **CASE NUMBER : 26-439** **Homestead: No**

Property Owner: TODD SMITH ET AL AND TABATHA WILLIAMS T/C

Violation Address: 522 2ND AVE S  
JACKSONVILLE BEACH FL

Violations: **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 19-2(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."**

## **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.*