



# 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.*



<b>SPECIAL MAGISTRATE HEARING ITEM</b>	
TO:	Special Magistrate
FROM:	Nikki Beavers-Walker, Code Enforcement Officer
DATE:	June 24, 2026

**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..."

**BACKGROUND**

- 11/14/2025** Code Enforcement (CE) received a complaint regarding an unpermitted pergola that had been constructed on the property and concerns that it may exceed the 35-foot height limitation.
- 12/16/2025** Property owner contacted CE and was advised that no permit application had been submitted for the structure.
- 04/02/2026** Property owner contacted CE and was advised that the case would be heard before the Special Magistrate on April 22, 2026. Owner requested correspondence be mailed to 2456 S. Coral Trace Circle, Delray Beach, FL 33445.
- 04/09/2026** Notice of Hearing was mailed and posted at the property.
- 04/22/2026** Case was heard before the Special Magistrate. The property owner was ordered to remove the structure located above the railing within two (2) weeks from the hearing date.
- 04/29/2026** CE conducted a follow-up inspection and observed that the top portion of the structure had been removed. The remaining portions of the structure still required removal. The next hearing was scheduled for May 27, 2026.
- 04/30/2026** Property owner had partially complied by removing the top section of the pergola; however, four (4) support posts remained and would need to be removed to achieve full compliance.
- 05/27/2026** CE verified that all violations had been corrected and the property was found to be in full compliance. The case was closed.

**TIMELINE**

- 11/18/2025** Code Enforcement conducted an inspection and issued a **Notice of Violation** for work requiring a permit.
- 04/02/2026** Property owner was contacted by phone regarding the outstanding permit violation.
- 04/06/2026** A second **Notice of Violation** for the permit requirement was issued.
- 04/13/2026** **Notice of Hearing (NOH)** for the Special Magistrate hearing was issued.



- 04/13/2026** Follow-up inspection conducted by Code Enforcement.
- 04/22/2026** Case was heard before the **Special Magistrate**.
- 04/22/2026** **Special Magistrate Order** was issued.
- 05/01/2026** Special Magistrate Order was mailed to the property owner.
- 05/27/2026** Follow-up inspection conducted by Code Enforcement to verify compliance status.
- 06/05/2026** A subsequent **Notice of Hearing (NOH)** for the Special Magistrate was issued.

RECOMMENDATION

Close case.

ATTACHMENTS

1. 3523 1st St S No Permit
2. 3523 1st ST S NOH CERTIFIED JUNE 2026
3. TC\_03015
4. TC\_03016

November 18, 2025

DEREK BENEDICTSON  
3523 1ST ST S  
JACKSONVILLE BEACH FL 32250

RE: **LAND DEVELOPMENT CODE VIOLATION**  
Parcel ID: 181469-0000  
Case Number: 25-405

Dear DEREK BENEDICTSON,

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)



DEREK BENEDICTSON  
3523 1ST ST S  
JACKSONVILLE BEACH FL 32250

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 25-405  
CERTIFIED MAIL  
June 15, 2026**

**vs.**

DEREK BENEDICTSON  
2456 S. CORAL TRACE CIR  
DELRAY BEACH FL 33445

**NOTICE OF HEARING**

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **June 24, 2025, 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 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On November 18, 2025 at **3523 1<sup>st</sup> ST S Jacksonville Beach, Florida**, more particularly described as Parcel ID# 181469-0000 and legally described as 14-11 10-3S-29E. 161 ATLANTIC SHORES R/P DIVISION A LOT 2, E 20FT CL ST W THEREOF BLK 5 , the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

**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] land without approval of a building permit...”

**You are ordered to appear before the Special Magistrate on Wednesday, June 24, 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.

Special Magistrate Notice of Hearing  
June 15, 2026  
Code Enforcement Case No. 25-405  
Page 2 of 3

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 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.*

CM # 9589071052702710255494

Special Magistrate Notice of Hearing  
June 15, 2026  
Code Enforcement Case No. 25-405  
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*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.*

Nov 18, 2025 at 2:58:28 PM  
FL, Jacksonville Beach



Nov 18, 2025 at 2:58:35 PM  
FL, Jacksonville Beach





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers-Walker, Code Enforcement Officer
DATE:	June 24, 2026

**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..."

BACKGROUND

**03/30/2026** Code Enforcement (CE) received a complaint from property owner Stephanie at 2701 Isabella Blvd. The complainant reported that a temporary structure had been constructed without a permit and did not meet required setback standards. CE inspected the property and observed the structure from the complainant's rear yard. The structure was located directly against the fence line, and the roof overhang extended over the complainant's property.

**04/21/2026** Follow-up inspection conducted. Property remained in violation.

**05/06/2026** Property remained in violation. Case was referred to the Special Magistrate for enforcement action.

**05/27/2026** Property owner advised that all violations had been corrected and the structure had been brought into compliance.

**06/15/2026** Property owner provided screenshots of text messages from the property manager as documentation confirming that the violation had been corrected.

TIMELINE

**03/30/2026** Code Enforcement conducted an inspection and issued a **Notice of Violation** for work requiring a permit.

**04/21/2026** Follow-up inspection conducted. Property remained in violation.

**05/06/2026** Follow-up inspection conducted. Property remained in violation.

**05/07/2026** **Notice of Hearing (NOH)** issued for the Special Magistrate hearing.

**05/27/2026** Case was heard before the **Special Magistrate**.

**05/27/2026** **Special Magistrate Order** issued.

**06/05/2026** Additional **Notice of Hearing (NOH)** issued.

**06/10/2026** Property owner contacted Code Enforcement by telephone regarding the case.

**06/15/2026** Additional telephone communication occurred between the property owner and Code Enforcement regarding the compliance status of the violation.



RECOMMENDATION

Rescind \$250 daily fine. The owner brought the violation into compliance on May 27th.

ATTACHMENTS

1. TC\_03229
2. TC\_03230
3. TC\_03232
4. 2691 ISABELLA BLVD 2
5. 2691 ISABELLA BLVD June 2026 CERTIFIED MAIL
6. 2691 Isabella blvd 1

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



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



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



June 15, 2026

RYAN JACOB WHITTUM  
NICOLE LEIGH WHITTUM  
2691 ISABELLA BLVD  
JACKSONVILLE BEACH FL 32250

RE: **LAND DEVELOPMENT CODE VIOLATION**

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  
NICOLE LEIGH WHITTUM  
*2691 ISABELLA BLVD*  
*JACKSONVILLE BEACH FL 32250*

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 26-453  
CERTIFIED MAIL  
June 15, 2026**

**vs.**

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

**NOTICE OF HEARING**

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **June 24, 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 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On **March 30, 2026** at 2691 Isabella Blvd Jacksonville Beach, Florida, more particularly described as Parcel ID# 180517-0000 and legally described as 14-40 09-3S-29E ATLANTIC SHORES UNIT 1 R/P LOT 2 BLK 8, 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, June 24, 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  
June 15, 2026  
Code Enforcement Case No. 26-453  
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.*



5

MV



Ok can always pop an umbrella up for the time being as well

Mike V

Wed, May 27 at 9:12 AM

The gazebo isn't coming apart well. Most of the screws are stripping out. To try to salvage it the guys are saying it will take 2 guys 4-6 hrs. That would cost \$400-\$600. Or they can rip it apart in 1 hour at a cost of \$100. Just wouldn't want you to spend the extra money if we can't put it back together. They are saying it due to cheap parts and think metal

Whatever you think the overall cheapest option is

If we can't salvage then no point

Wed, May 27 at 3:10 PM



We were able to salvage it. Apparently got easier to take apart as they went. They estimate 20-30 screws will need to be replaced

That's great!



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers-Walker, Code Enforcement Officer
DATE:	June 24, 2026

**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(b)(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(b)(3)**, "Any condition which provides harborage for rats, mice, snakes and other vermin."

BACKGROUND

**03/18/2026** Code Enforcement (CE) inspected the property and observed overgrowth in the side yard and throughout the property.

**04/09/2026** Follow-up inspection conducted. Property remained in violation due to overgrowth.

**04/21/2026** Follow-up inspection conducted. Property remained in violation. Due to continued noncompliance, the case was referred to the Special Magistrate for enforcement action.

TIMELINE

**03/18/2026** Code Enforcement conducted an inspection and observed overgrown vegetation on the property. A **Nuisance/Mow Lawn Notice of Violation** was issued.

**04/08/2026** Follow-up inspection conducted. Property remained in violation due to overgrown vegetation. A second **Nuisance/Mow Lawn Notice of Violation** was issued.

**04/21/2026** Follow-up inspection conducted. Property remained in violation.

**05/06/2026** Follow-up inspection conducted. Property remained in violation. A **Lot Clearing Notice** was issued advising the property owner that the City may proceed with abatement if compliance was not achieved.

**05/19/2026** Follow-up inspection conducted. Property remained in violation.



City of Jacksonville Beach • 11 North Third Street • Jacksonville Beach, FL 32250

**06/05/2026** A **Notice of Hearing (NOH)** was issued scheduling the matter for a hearing before the Special Magistrate.

RECOMMENDATION

Daily Fine \$100 per day

ATTACHMENTS

1. 522 2nd Ave S
2. 522 2ND AVE S NUISANCE NOH CERTIFIED MAIL JUNE2026
3. TC\_03204
4. TC\_03206

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

June 15, 2026

TODD SMITH ET AL  
TABITHA L WILLIAMS T/C  
522 2ND AVENUE SOUTH  
JACKSONVILLE BEACH FL 32250

RE: **NUISANCE VIOLATION – OVERGROWTH THROUGHOUT PROPERTY**  
PARCEL ID: 175710-0000  
Case Number: 26-439

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 19-1(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...”

You are hereby notified to mow the overgrown vegetation within fifteen (15) 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. 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](mailto:code_enforcement@jaxbchfl.net).

Thank you,  
Nikki Beavers-Walker  
Code Enforcement Inspector



TODD SMITH ET AL  
TABITHA L WILLIAMS T/C  
522 2ND AVENUE SOUTH  
JACKSONVILLE BEACH FL 32250

**SPECIAL MAGISTRATE HEARING  
JACKSONVILLE BEACH, FLORIDA**

**CITY OF JACKSONVILLE BEACH**

**Code Enforcement Case No. 26-439  
CERTIFIED MAIL  
June 15, 2026**

vs.

TODD SMITH ET AL  
TABATHA WILLIAMS T/C  
522 2<sup>ND</sup> AVE S  
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 **June 24, 2026, 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 3<sup>rd</sup> Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On March 18, 2026 at **522 2<sup>nd</sup> Ave S Jacksonville Beach, Florida**, more particularly described as Parcel ID# 175710-0000 and legally described as 3-28 33-2S-29e PABLO BEACH SOUTH LOT 4 BLK 26, the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

*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."*

Special Magistrate Notice of Hearing  
June 15, 2026  
Code Enforcement Case No. 26-439  
Page 2 of 3

**You are ordered to appear before the Special Magistrate on Wednesday, June 24, 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 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

CM#9589071052700399194592

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.*

*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.*

Apr 21, 2026 at 1:25:07 PM  
FL, Jacksonville Beach



Apr 21, 2026 at 1:25:26 PM  
FL, Jacksonville Beach

