



City of Jacksonville Beach

Code Enforcement Agenda

11 North Third Street
Jacksonville Beach, Florida

Special Magistrate

Wednesday, August 26, 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

NEW BUSINESS

A. CASE NUMBER : 26-515

Homestead: N/A

Property Manager: JWB Property Management, LLC

Violation Address: Multiple (see spreadsheet)

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. 15-3. - Application.

(a) No local business tax receipt shall be issued under this chapter except upon application of the person applying for the same and it shall be the duty of the city clerk, before issuing the local business tax receipt based wholly or in part upon property valuation, capital, stock merchandise inventory, capacity production, number of persons

employed, number of places of business, or any other contingency to require the person applying for such local business tax receipt to file, under oath, a statement giving complete information relative thereto, which statement under oath shall be retained as part of the records of the city.

(b) Whenever the amount of a local business tax shall be based wholly or in part on the number of persons employed or the value of the stock or merchandise maintained, the number or value to be used in calculating the amount of the local business tax shall be the maximum number of persons employed or the maximum value of merchandise maintained any time during the preceding business tax year, or the maximum number of persons, or maximum value of merchandise reasonably expected to be employed or maintained during the period for which the local business tax receipt is to be issued, whichever number or value shall be the greater.

(c) No local business tax receipt shall be issued unless the Federal Employer Identification Number or Social Security Number is obtained from the person being licensed. (d) No local business tax receipt shall be issued to any applicant giving an address that does not comply with the appropriate zoning laws of the city.

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.

Sec. 15-8. – Multiple businesses.

(b) Whenever any person operates any of the businesses provided for herein at more than one location, each location shall be considered a separate business and a local business tax receipt therefor shall be required unless otherwise specifically provided for herein.

B. **CASE NUMBER : 26-492**

Homestead: No

Property Owner:

TYLER WRIGHT

Violation Address: 1177 N 2ND AVE
JACKSONVILLE BEACH FL
Violations: **Code Of Ordinances, Chapter 7: Sec.7-16 — Florida Building Code (FBC) Adopted.**

FBC [A]105.1. Required:

Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

C. **CASE NUMBER : 26-493**

Homestead: Yes

Property Owner: LAURA TAYLOR

Violation Address: 685 10th PL S
JACKSONVILLE BEACH FL

Violations: **Sec. 34-732. - Temporary structures and offices.**

Temporary structures and offices shall be subject to the following standards, and shall be reviewed and approved by the Building Official:
(a) *Construction office and storage.* A mobile home, trailer, portable building, or storage structure may be permitted in any zoning district when used as a temporary office or shelter for materials or tools incidental to construction or development of the premises upon which the temporary office or shelter is located or within a half-mile radius of the site, provided appropriate permits for such construction have been issued and development has been diligently pursued. Such use of a temporary office or shelter shall not be permitted for more than one (1) month after the completion of construction or development. It cannot be used as permanent office space or for residential use

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.

