



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.

SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	David Migut, City Attorney
DATE:	August 26, 2026

CASE NUMBER : 26-515

Homestead: N/A

Property Manager: JWB Property Management, LLC

Violation Address: Multiple (see spreadsheet)

Violations:

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(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.

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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.

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(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.

BACKGROUND

JWB manages several rental properties within the corporate boundaries of the City, some of which have been appropriately registered, others which have not. Since April 2026, the City Clerk's office has attempted to work with JWB staff to gain compliance with the Local Business Tax Receipt requirements for the remainder of the properties JWB manages that have not been registered. To

date, compliance has not been achieved.

During the City Clerk's communications with JWB staff, on April 16, 2026, Andrea White of JWB provided a spreadsheet listing all JWB managed rental properties located within the corporate boundaries of the City. Of the 143 properties listed on the spreadsheet provided by Ms. White, 104 properties remain to be registered.

TIMELINE

April 2026 Communications began.

07/08/26 Demand Letter mailed with payment deadline of 7/17/26.

07/17/26 Check received (under protest).

08/05/26 Notice of Hearing mailed.

RECOMMENDATION

The City requests entry of an order of non-compliance finding that:

- a. Respondent JWB Property Management, LLC, must obtain a local business tax receipt for each rental property it manages within the corporate boundaries of the City.
- b. Payment of the business tax due for each rental property for Fiscal Year 2025-2026.
- c. Delinquency penalty of 25% of the business tax due, pursuant to Sec. 15-7(a) of the Code.
- d. An additional penalty of 25% of the business tax due, pursuant to Sec. 15-7(b) of the Code.
- e. An additional penalty of \$250.00, pursuant to Sec. 15-7(c) of the Code.
- f. Reasonable attorneys' fees, pursuant to Sec. 15-7(c) of the Code.

ATTACHMENTS

1. JWB Unregistered Properties
2. 2026.07.08 JWB Demand Ltr
3. 2026.07.17 LF Z. Miller obo JWB
4. JWB Notice of Hearing 8.26.26
5. Sec. 15-1. - Definitions
6. Sec. 15-2. - Persons upon whom business tax levied; etc.
7. Sec. 15-3. - Application
8. Sec. 15-8. - Multiple businesses
9. Sec. 15-13. - Schedule of taxes and regulations

Property: Property Name	City	Zip	Owner Account	Exit Strategy	Amount
408 7th Ave S	Jacksonville Beach	32250	Adam Eiseman	PMC	\$79.20
533 3rd Ave S	Jacksonville Beach	32250	Adam Eiseman	PMC	\$79.20
539 3rd Ave S	Jacksonville Beach	32250	Adam Eiseman	PMC	\$79.20
200 10th St S	Jacksonville Beach	32250	Algia McNeil	PMC	\$79.20
335 5th Ave S	Jacksonville Beach	32250	BCEL 5	Turnkey	\$79.20
411 3rd Ave S Unit B	Jacksonville Beach	32250	Brandon Warner - Ian McKillop - Jointly Owned	PMC	\$79.20
421 7th St N	Jacksonville Beach	32250	Diamond Life Real Estate	PMC	\$79.20
220 16th Ave N #129	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
220 16th Ave N #130	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
220 16th Ave N #131	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
220 16th Ave N #132	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
220 16th Ave N #229	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
220 16th Ave N #230	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
220 16th Ave N #231	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
220 16th Ave N #232	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
221 15th Ave N #109	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
221 15th Ave N #110	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
221 15th Ave N #111	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
221 15th Ave N #112	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
221 15th Ave N #209	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
221 15th Ave N #210	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
221 15th Ave N #211	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
221 15th Ave N #212	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
222 16th Ave N #133	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
222 16th Ave N #134	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
222 16th Ave N #233	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
222 16th Ave N #234	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
222 16th Ave N #333	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
222 16th Ave N #334	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
223 15th Ave N #107	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
223 15th Ave N #108	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
223 15th Ave N #207	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
223 15th Ave N #208	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
223 15th Ave N #307	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
223 15th Ave N #308	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20

224 16th Ave N #135	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
224 16th Ave N #136	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
224 16th Ave N #235	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
224 16th Ave N #236	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
224 16th Ave N #335	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
224 16th Ave N #336	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #105	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #106	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #205	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #206	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #305	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #306	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #137	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #138	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #139	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #140	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #237	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #238	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #239	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #240	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #102	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #103	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #104	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #201	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #202	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #203	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #204	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
337 5th Ave S	Jacksonville Beach	32250	Fleckjo LLC	Turnkey	\$79.20
623 3rd Ave S	Jacksonville Beach	32250	Harry Scott	PMC	\$79.20
117 11th St S	Jacksonville Beach	32250	HOOSE 12	Hold	\$79.20
877 3rd Ave S	Jacksonville Beach	32250	HOOSE 15	Hold	\$79.20
203 11th St S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
436 10th St S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
522 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
834 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
846 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
868 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20

892 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
1015 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
115 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
205 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
207 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
413 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
417 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
421 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
425 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
432 10th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
434 10th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
629 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
631 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
808 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
811 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
813 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
814 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
850 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
874 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
880 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
886 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
892 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
898 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
222 14th Ave N #208	Jacksonville Beach	32250	Jessica Vietze	PMC	\$79.20
2325 Costa Verde Blvd #101	Jacksonville Beach	32250	Julian Rozo	PMC	\$79.20
411 3rd Ave S Unit A	Jacksonville Beach	32250	Lauren Alleman	PMC	\$79.20
802 8th Ave N	Jacksonville Beach	32250	Marye Margaret Delaney Skinner and Drake Allen Skinner	PMC	\$79.20
1672 Blue Heron Ln	Jacksonville Beach	32250	Nigel Cockroft	PMC	\$79.20
2663 Saint Johns Blvd	Jacksonville Beach	32250	Riann Schoenen	PMC	\$79.20
275 1st St S #403	Jacksonville Beach	32250	Samantha Bryant	PMC	\$79.20
1701 The Greens Way #1032	Jacksonville Beach	32250	Satyaseelan Packianathan	PMC	\$79.20
457 4th Ave S	Jacksonville Beach	32250	Shawn OConnor	Turnkey	\$79.20
				Total:	\$4,001.80

Rental properties not registered: 60	Additional apartments to be added to current account: 44	Total unregistered: 104
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CITY OF JACKSONVILLE BEACH
CITY ATTORNEY'S OFFICE

July 8, 2026

**BY CERTIFIED MAIL/RETURN RECEIPT
AND REGULAR U.S. MAIL**

JWB Property Management, LLC
c/o McKillop Law Firm, its Registered Agent
7563 Philips Highway, Suite 500
Jacksonville, Florida 32256

Re: Past-due Local Business Tax Receipts

Dear Sir or Madam:

To lawfully operate a business in the City of Jacksonville Beach, Florida, one must apply for and be issued a local business tax receipt ("LBTR"), as provided by City Code §§15-1 through §15-4. As of the date of this letter, City records show that several LBTRs for properties managed by JWB Property Management, LLC (see attached spreadsheet), were not applied for by the October 1, 2025, deadline, despite numerous communications with the City Clerk's Office. Conducting business without paying a business tax in accordance with the City's Code constitutes a criminal misdemeanor (§15-12).

The City wants to facilitate the creation and operation of businesses within its borders, provided such are done lawfully. To resolve this issue without additional penalties, court costs, and attorney's fees, **please deliver your LBTR payment and applicable penalties in the amount of \$4,001.80 to the City of Jacksonville Beach Clerk's Office located on the first floor of City Hall, 11 North Third Street, Jacksonville Beach, Florida on or before July 17, 2026**. If the payment is not received by that date, the City will institute and pursue formal legal action to collect the fees and bring your business into compliance. **No additional demands or notice from the City shall be sent to you before the City initiates such action.**

Thank you for your cooperation; should you have questions regarding this letter, please contact my office.

Sincerely,

David Migut
City Attorney
P: 904-247-6100

DM:ecb

Enclosure

cc: City Clerk's Office

Property: Property Name	City	Zip	Owner Account	Exit Strategy	Amount
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224 16th Ave N #235	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
224 16th Ave N #236	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #105	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #106	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #205	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #206	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #305	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
225 15th Ave N #306	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #137	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #138	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #139	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #140	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #237	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #238	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #239	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
226 16th Ave N #240	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #102	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #103	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #104	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #201	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #202	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #203	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
227 15th Ave N #204	Jacksonville Beach	32250	DORSCH VILLAS LLC	PMC	\$2.20
337 5th Ave S	Jacksonville Beach	32250	Fleckjo LLC	Turnkey	\$79.20
623 3rd Ave S	Jacksonville Beach	32250	Harry Scott	PMC	\$79.20
117 11th St S	Jacksonville Beach	32250	HOOSE 12	Hold	\$79.20
877 3rd Ave S	Jacksonville Beach	32250	HOOSE 15	Hold	\$79.20
203 11th St S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
436 10th St S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
522 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
834 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
846 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
868 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
892 4th Ave S	Jacksonville Beach	32250	HOOSE 18	Hold	\$79.20
1015 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
115 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
205 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20

207 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
413 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
417 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
421 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
425 11th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
432 10th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
434 10th St S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
629 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
631 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
808 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
811 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
813 2nd Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
814 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
850 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
874 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
880 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
886 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
892 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
898 5th Ave S	Jacksonville Beach	32250	Hoose Homes and Investments	Hold	\$79.20
222 14th Ave N #208	Jacksonville Beach	32250	Jessica Vietze	PMC	\$79.20
2325 Costa Verde Blvd #101	Jacksonville Beach	32250	Julian Rozo	PMC	\$79.20
411 3rd Ave S Unit A	Jacksonville Beach	32250	Lauren Alleman	PMC	\$79.20
802 8th Ave N	Jacksonville Beach	32250	Marye Margaret Delaney Skinner and Drake	PMC	\$79.20
1672 Blue Heron Ln	Jacksonville Beach	32250	Allen Skinner	PMC	\$79.20
2663 Saint Johns Blvd	Jacksonville Beach	32250	Nigel Cockroft	PMC	\$79.20
275 1st St S #403	Jacksonville Beach	32250	Riann Schoenen	PMC	\$79.20
1701 The Greens Way #1032	Jacksonville Beach	32250	Samantha Bryant	PMC	\$79.20
457 4th Ave S	Jacksonville Beach	32250	Satyaseelan Packianathan	PMC	\$79.20
			Shawn OConnor	Turnkey	\$79.20
			Total:	Total:	\$4,001.80

Rental properties not registered: 60	Additional apartments to be added to current account: 44	Total unregistered: 104
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Zach W. Miller, Esq
3203 Old Barn Court
Ponte Vedra Beach, Florida 32082

(904) 651-8958
zwmillerlaw@gmail.com



David Migut, Esq.
City Attorney
City of Jacksonville Beach
11 North Third Street
Jacksonville, Beach, Florida 32250

Mr. Migut,

Please be advised that JWB Property Management, LLC is providing the payment demanded in your attached correspondence under protest. Respectfully, neither the facts, the local ordinance code, state statute, existing case law nor the City's prior practices support the imposition of a Local Business Tax Receipt for renting residential properties.

It was our hope that we could delay making this payment until after the special magistrate hearing scheduled for August 26, 2026. Per your communication you said that is not possible because there is no "mechanism." Please be further advised that upon successful resolution of this matter in favor of my client, we will request return of the funds along pre- and post-judgment interest.

Thank you for your time and attention on this matter.

Zach Miller, Esq.

Zach Miller

3359

**JWB Property Management, LLC
Management Account**7563 Phillips Hwy Suite 109
Jacksonville, FL 32256
904-677-6777**Bank of America** University Point
Jacksonville, FL 32217

63-4/630

07/16/2026

PAY TO THE
ORDER OF CITY OF JACKSONVILLE BEACH

\$ 4,001.80

FOUR THOUSAND ONE AND 80/100 DOLLARS

DOLLARS

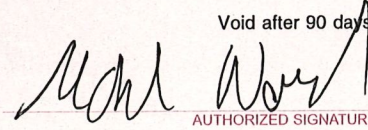
CITY OF JACKSONVILLE BEACH
PO BOX 51389
Jacksonville Beach Florida 32240-1389

Void after 90 days

MEMO

STR - Jax Beach Taxes

⑈003359⑈ ⑆063000047⑆ 898043209339⑈


AUTHORIZED SIGNATURE

MP

Security features included. Details on back.

JWB Property Management, LLC • Management Account

3359

CITY OF JACKSONVILLE BEACH

07/16/2026

Bank of America STR - Jax Beach Taxes

\$0.00

JWB Property Management, LLC • Management Account

3359

CITY OF JACKSONVILLE BEACH

07/16/2026

PAYMENT
RECORD

Bank of America STR - Jax Beach Taxes

\$0.00

**SPECIAL MAGISTRATE HEARING
JACKSONVILLE BEACH, FLORIDA**

CITY OF JACKSONVILLE BEACH

Code Enforcement Case No. 26-515
CERTIFIED MAIL AND REGULAR U.S. MAIL
August 5, 2026

vs.

**JWB Property Management, LLC
200 North Laura Street, Floor 2
Jacksonville, FL 32202**

Also Serve:

JWB Property Management, LLC
c/o McKillop Law Firm, its Registered Agent
7563 Philips Highway, Suite 500
Jacksonville, FL 32256

NOTICE OF HEARING

Pursuant to Florida Statute Chapter 162 and the City of Jacksonville Beach Code of Ordinances, you are hereby notified that on **August 26, 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 3rd Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

The Respondent has violated the City of Jacksonville Beach Code of Ordinances as follows:

Chapter 15 – LOCAL BUSINESS TAX RECEIPTS

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.*

You are ordered to appear before the Special Magistrate on Wednesday, August 26, 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. You may cure the violation(s) at any time prior to your case being presented to the Special Magistrate by full payment of amounts due to the City Clerk.

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 the amount of tax due, a penalty of 25% of the tax due, and other fines and costs as provided by law. An order imposing a fine may be recorded in the public records of Duval County, Florida.

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.

Special Magistrate Notice of Hearing
Code Enforcement Case No. 26-515
August 5, 2026
Page 3 of 3

If you have any questions regarding your case, please contact David Migut, City Attorney, at (904) 247-1600.

Sincerely,



Jodilynn Byrd, Deputy City Clerk
City of Jacksonville Beach

cc: David Migut, City Attorney
Nikki Beavers, Code Enforcement Officer

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.

Sec. 15-1. - Definitions.

For this chapter the following definitions shall prevail:

Apartment house shall mean any building or part of it where separate accommodations for more than two (2) families living independently of each other are supplied to transient or permanent guests or tenants.

Arcade shall mean a business at which fifteen (15) or more amusement machines are located.

Amusement machine shall mean a machine, particularly of the pinball or marble type, which is set in motion or made or permitted to function by the insertion of a coin, slug or token including coin-operated video games/machines.

Building contractor means those contractors whose services are limited to construction of commercial buildings and single or multiple-family residential buildings, neither to exceed three (3) stories in height, and accessory use structures in connection with it, or those whose services are limited to remodeling, repair, or improvement of any size building if the services do not affect the structural members of the building. This classification requires a Florida Construction Industry Licensing Board certificate or license.

Business, profession or occupation does not include the customary religious, charitable, or educational activities of nonprofit religious, nonprofit charitable, and nonprofit educational institutions within the city, which institutions are more particularly defined as follows:

- (1) *Religious institutions* means churches and ecclesiastical or denominational organizations or established physical places of worship in the city at which nonprofit religious services and activities are regularly conducted, and also means church cemeteries.
- (2) *Educational institutions* means state tax-supported or parochial, church and nonprofit private schools, colleges, or universities conducting regular classes or courses of study required for accreditation by or membership in the Southern Association of Colleges and Schools, the Department of Education, or the Florida Council of Independent Schools. Nonprofit libraries, art galleries, and museums open to the public are defined as educational institutions and eligible for exemption.
- (3) *Charitable institutions* means only nonprofit corporations operating physical facilities in the city at which are provided charitable services, a reasonable percentage of which are without cost to those unable to pay.

Contractor means, except those who may be herein exempted, any person who, for compensation, undertakes to, or submits a bid to, or does himself or by others, construct, repair, alter, remodel, add to, subtract from, improve any building or structure, including related improvements to real estate for others, or for resale to others, and who is responsible for substantially the entire project; however, a "contractor" shall subcontract the electrical, mechanical, and plumbing work for which an examination for a certificate and/or a license is required, [unless such contractor holds a certificate of competency and/or license] of the

respective trade category. Upon request of the city clerk, building official, or codes enforcement person, any employer or contractor shall furnish to the city, in writing, the license status of all the various occupations or trades being performed on any job that is supervised directly or indirectly by said employer or contractor. This statement shall include all information deemed necessary to clearly establish the status of each employee in question by showing social security and withholding status. In no event shall a business tax receipt issued under this chapter be construed to include the retail sale of commodities, unless it is specifically stated in the schedule.

Council action shall mean that the city council shall act upon the application in a regular or special meeting before issuance of such license.

Department stores shall be construed to mean those stores that carry or sell three (3) or more lines of goods, wares or merchandise subject to license under the provisions of ordinances of the city. All lines carried by, businesses conducted in, and departments of, such stores shall be taxed under a department store business tax receipt, provided that the business in connection therewith is conducted as a unit of the department store; provided, further, however, that a department store tax receipt shall not cover the following businesses or occupations but the same shall be separately taxed: Merchandise brokers, agents, undertakers, beauty parlors, barbershops, garages, filling stations, groceries, meat markets, wood yards, peddlers, ice manufacturers, ice depots, pawnshops, laundries, restaurants, theaters, florists, dealers in guns, pistols, Bowie knives, and other deadly weapons, drugs, liquors, automobiles, automobile tires, radios, refrigerators, hardware, electrical supplies, or cut flowers.

Distributor shall mean any person, firm or corporation who distributes, leases, rents out or places under any kind of arrangement whatsoever to any other person or location, any amusement or vending machines.

Floor space, for computing the local business tax, shall include the entire area of the establishment's operation, loading and storage space, halls, office, etc.

General contractor shall mean a contractor whose services are unlimited about the type of work that they may do. This classification requires a Florida Construction Industry Licensing Board certificate or license.

Grocery means an establishment or place of business selling food commodities at retail. For this schedule, a grocery may include meats, bakery goods, dairy products, produce, tobaccos, candies, soft drinks, and sundries generally related to the grocery line. It shall not be deemed to include wares or commodities such as drugs or hardware.

Handyman means an individual who engages in minor repairs of residential buildings only and in which there are no permit requirements to be met with the building department.

Heavy construction contractors means a contractor whose services include road building, paving and/or grading, bridges, bulkheads, seawalls, dams, culverts, heavy equipment rental, house moving, piling installation and construction of water mains, storm sewers, sanitary sewers, gas mains, underground cables, electric lines, telephone lines and telegraph lines.

Heavy construction specialty contractor means a contractor whose services may include any one or more of the various categories of heavy construction itemized in the definition of a heavy construction contractor.

Hotel means every building or structure kept, maintained, advertised as, or held out to the public to be a place where sleeping accommodations are supplied for pay to transient or permanent guests, and having one or more dining rooms or cafes where meals or lunches are served to such transient or permanent guests, such sleeping accommodations and dining rooms or cafes being conducted in the same building or buildings in connection with it.

Local business tax receipt means the method by which the city grants the privilege of engaging in or managing any business, profession, or occupation within its jurisdiction. It does not mean any fees for licenses paid to any board, commission, or officer for permits, registration, examination, or inspection. Unless otherwise provided by law, these are deemed to be regulatory and in addition to, but not in lieu of, any local business tax imposed.

Residential building contractor means a contractor whose services are limited to construction, remodeling, repair, or improvement of one-, two-, or three-family unit residences not exceeding two (2) stories in height and accessory structures in connection therewith. This classification requires a Florida Construction Industry Licensing Board certificate or license.

Restaurant means every building or other structure and all outbuildings in connection and any rooms within any building or other structure or a place or location kept, used, maintained, advertised as, or held out to the public to be a place where meals, lunches, or sandwiches are prepared or served, either gratuitously or for pay.

Retail merchant shall mean any merchant who sells to the consumer or for any purpose other than resale except sales to manufacturers and sales to the state or federal government or any political subdivision or either shall be considered wholesale sales.

Rooming house shall mean every house, or any place or location kept, used, maintained as, advertised or held out to the public to be a place where living quarters, sleeping or housekeeping accommodations are supplied for pay to transient guests or tenants, whether in one or adjoining buildings.

Sleeping room shall mean all bedrooms, sleeping porches, and other rooms in a hotel, apartment house, tourist court, motel or rooming house that are held out [to] the public and advertised, however temporarily, as sleeping accommodations.

Tattoo parlors and/or body piercing salons shall mean an establishment which engages in [the] permanently [permanent] defacing of the anatomy and/or a place [body piercing salon] where body piercing occurs.

Tourist court or *motel* shall mean an establishment maintained and operated for the accommodation of the public at large, as a place of abode, either temporary or permanent.

Wholesale merchant shall mean any person who sells to another for the purpose of resale.

Vending machine shall mean (exclusive of coin-operated United States stamp vending machines, and telephones) a machine that vends wares or any merchandise by the insertion of a coin, slug or token.

(Ord. No. 2011-8000, § 1, 8-15-11)

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

(a) A local business tax is hereby 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; and
- (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.

(Ord. No. 2011-8000, § 1, 8-15-11)

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.

(Ord. No. 2011-8000, § 1, 8-15-11)

Sec. 15-8. - Multiple businesses.

- (a) Nothing contained in the local business tax receipt schedule shall be deemed as repealing any business tax receipts required by, or the provisions of any other ordinances, or amending the same except where inconsistent herewith. Each classification and the amount thereof as set forth herein shall be deemed to be cumulative to any local business taxes otherwise imposed, and when any occupation, business, profession or commercial activity shall fall into more than one of the classifications, such occupation, business, profession, or commercial activity shall be required to comply with the local business tax receipt requirements of each such classification or provision.
- (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.

(Ord. No. 2011-8000, § 1, 8-15-11)

Sec. 15-13. - Schedule of taxes and regulations.

Except as otherwise provided, an annual business tax in the amount as set forth, enumerated and listed in the following schedule is hereby adopted and fixed as the amount that shall be payable to the city and collected by it before any person shall be authorized or allowed to exercise any privilege or engage in any business, occupation or commercial activity embraced in the list or schedule.

The Standard Industrial Classification Manual (U.S. Department of Commerce, 1987) shall be used in establishing the business class (SIC code) and local business tax. [The following is a list of the taxes and regulations for businesses under this chapter:]

SERVICES—DIVISION I	
Hotels, rooming houses, camps and other (70):	
Up to 36 units	\$79.20
Each unit over 36	2.20

NOTE: The current SIC code for hotels, rooming houses, camps & other lodging places is 7000.



SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers-Walker, Code Enforcement Officer
DATE:	August 26, 2026

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.

BACKGROUND

- **June 17, 2026** – Code Enforcement received a complaint from **Sharon James**, located at **1171 2nd Avenue North**, reporting that a container had been placed in the rear yard of **1177 2nd Avenue North**.
- **June 29, 2026** – During a phone call, Code Enforcement was advised that the property owner had hired an **engineer to prepare the required specifications** for submission with the permit application.
- **July 7, 2026** – Follow-up conducted. **No permit application had been received.**
- **August 6, 2026** – Additional follow-up conducted. **No permit application had been received.** Due to the continued lack of compliance, the case was **referred to the Special Magistrate** for further enforcement action.

CURRENT STATUS

As of **August 6, 2026**, no permit application had been submitted for the container. The matter has been referred to the **Special Magistrate** due to failure to obtain the required permit.

TIMELINE

- **June 16, 2026** – Accessory Structure Notice issued.



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

- **June 17, 2026** – Permit Required Violation Notice issued.
- **June 29, 2026** – Follow-up inspection conducted.
- **June 29, 2026** – Phone call with the property owner regarding the violation and permit requirements. Owner advised that an engineer had been hired to prepare specifications for submission with the permit application.
- **June 29, 2026** – Additional Accessory Structure Notice issued.
- **July 7, 2026** – Follow-up conducted. No permit application had been received. An additional Permit Required Violation Notice was issued.
- **August 6, 2026** – Information received confirming that no permit application had been submitted.
- **August 6, 2026** – Due to continued noncompliance, a **Special Magistrate Notice of Hearing (NOH)** was issued.

RECOMMENDATION

DAILY FINE OF \$250 UNTIL BROUGHT INTO COMPLIANCE OR REMOVED

ATTACHMENTS

1. 1177 2nd AVE N BUILDING PERMIT
2. 1177 N 2ND AVE NOH AUGUST 2026
3. 1177 2nd AVE N BUILDING PERMIT FINAL NOTICE
4. 20260819150626
5. 1177 N 2ND AVE ENGINEERING

August 19, 2026

TAYLOR WRIGHT
1177 N 2ND AV
JACKSONVILLE BEACH FL 32250

RE: **LAND DEVELOPMENT CODE VIOLATION**
Parcel ID: 177692-0000
Case Number: 26-492

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 34, Land Development Code (LDC) as follows:

VIOLATIONS

LDC Section 34-758, 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.

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

www.jacksonvillebeach.org



TAYLOR WRIGHT
1177 N 2ND AV
JACKSONVILLE BEACH FL 32250

**SPECIAL MAGISTRATE HEARING
JACKSONVILLE BEACH, FLORIDA**

CITY OF JACKSONVILLE BEACH

**Code Enforcement Case No. 26-492
CERTIFIED MAIL
August 19, 2026**

vs.

**TAYLOR WRIGHT
1177 N 2ND AVE
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 **August 26, 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 3rd Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On June 16, 2026 at **1177 N 2nd AVE Jacksonville Beach, Florida**, more particularly described as Parcel ID# 177692-0000 and legally described as 16-65 38-2S-29E, PINE GROVE UNIT 1 S/D, LOT 19 BLK 2 , the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

LDC Section 34-758, 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, August 26, 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

Special Magistrate Notice of Hearing
August 19, 2026
Code Enforcement Case No. 26-492
Page 2 of 2

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.

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.

CM # 9589071052700399194615

FINAL NOTICE

August 19, 2026

TAYLOR WRIGHT
1177 N 2ND AV
JACKSONVILLE BEACH FL 32250

RE: **LAND DEVELOPMENT CODE VIOLATION**

Parcel ID: 177692-0000

Case Number: 26-492

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 34, Land Development Code (LDC) as follows:

VIOLATIONS

LDC Section 34-758, 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.

Thank you,

Nikki Beavers-Walker
Code Enforcement Inspector

City of

Jacksonville Beach

City Hall

11 North Third Street

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FL 32250

Phone: 904.247.6232

Fax: 904.247.6107

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TAYLOR WRIGHT
1177 N 2ND AV
JACKSONVILLE BEACH FL 32250











1177 N 2d Ave



ZINN

architecture + interiors

1022 park street, #407 | jacksonville, FL 32204 | zinn.ai | 904.352.1203 | info@zinn.ai

2026.06.25

To Whom it May Concern,

Regarding:

EXTENSION REQUEST

1177 2nd Avenue North, Jacksonville Beach, FL 32250

RE#: 177692-0000

To Whom It May Concern,

ZINN has been engaged by Taylor Wright, owner of the above-noted property, to provide documentation, drawings, technical reviews, and other assistance as required to address ongoing permit issues.

Our team plans to conduct our review of existing conditions next week. Mr. Wright is also keenly interested in resolving this matter and has been actively engaging industry professionals to address the issues in a timely manner.

We anticipate that supporting drawings and/or documentation can be developed within the next 6-8 weeks. Please consider this a formal request for an extension to the established permitting deadline while these materials are being prepared as quickly as possible.

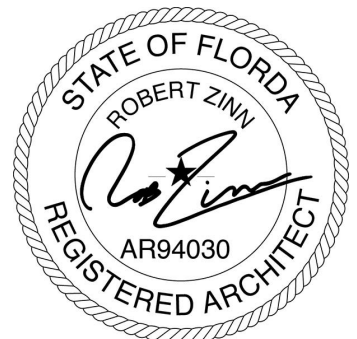
If you have any questions or need additional information, please feel free to contact me directly at 904-352-1203.

Sincerely,

Sincerely,



Rob Zinn, AIA





SPECIAL MAGISTRATE HEARING ITEM	
TO:	Special Magistrate
FROM:	Nikki Beavers-Walker, Code Enforcement Officer
DATE:	August 26, 2026

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

BACKGROUND

- **June 18, 2026** – Property was found in violation for a **POD (Portable On-Demand Storage) unit exceeding the 30-day limit.**
- **August 6, 2026** – Follow-up determined that the **property remained in violation.** Due to continued noncompliance, the case was **referred to the Special Magistrate** for further enforcement action.

TIMELINE

- **June 18, 2026** – Initial inspection conducted. Property was found to have an accessory structure/POD exceeding the allowable time limit.
- **June 18, 2026** – **Accessory Structure Notice** issued, providing **30 days to comply.**
- **August 4, 2026** – Follow-up inspection conducted. The **POD remained on the property and the violation had not been corrected.**
- **August 5, 2026** – **POD Notice of Violation – Chapter 34** issued due to continued noncompliance.



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

- **August 6, 2026 – Special Magistrate Notice of Hearing (NOH)** issued, referring the case to the Special Magistrate for further enforcement action.

RECOMMENDATION

DAILY FINE OF \$100 PER DAY UNTIL REMOVED

ATTACHMENTS

1. 685 S 10TH PL NOH AUGUST 2026 CERTIFIED MAIL
2. 685 10th PL S POD August 2026
3. 685 10th PL S POD
4. TC_03468
5. TC_03467

**SPECIAL MAGISTRATE HEARING
JACKSONVILLE BEACH, FLORIDA**

CITY OF JACKSONVILLE BEACH

Code Enforcement Case No. 26-493

CERTIFIED MAIL

August 19, 2026

vs.

**LAURA M TAYLOR
685 S 10TH PL
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 **August 26, 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 3rd Street, Jacksonville Beach, Florida**, concerning the following alleged violation(s) of the City of Jacksonville Beach, Code of Ordinances, as set forth below:

On June 18, 2026 at **685 S 10TH PL Jacksonville Beach, Florida**, more particularly described as Parcel ID# 176530-0000 and legally described as 8-13 04-3S-29E .114 OCEANSIDE PARK LOT 17 BLK 10 , the Respondent(s) violated the City of Jacksonville Beach Code of Ordinances as follows:

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.

You are ordered to appear before the Special Magistrate on Wednesday, August 26, 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.

Special Magistrate Notice of Hearing
August 19, 2026
Code Enforcement Case No. 26-493
Page 2 of 3

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

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.

Special Magistrate Notice of Hearing
August 19, 2026
Code Enforcement Case No. 26-493
Page 3 of 3

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DEPARTMENT OF PLANNING & DEVELOPMENT
CODE ENFORCEMENT DIVISION

FINAL NOTICE

August 5, 2026

LAURA TAYLOR
685 10TH PL S
JACKSONVILLE BEACH FL 32250

RE: **ZONING VIOLATION – POD STORAGE UNIT**
Parcel ID: 176530-0000
Case Number: 26-493

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 34, Land Development Code Section 34-404 by having a storage container at your residence.

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.

Please remove the container upon receipt of this notice. Upon completing the corrective action(s) required, please 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.

Thank you,
Beavers, Nikki
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
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City of

Jacksonville Beach

City Hall

11 North Third Street

Jacksonville Beach

FL 32250

Phone: 904.247.6231

Fax: 904.247.6107

Planning@jaxbchfl.net

www.jacksonvillebeach.org

LAURA TAYLOR
685 10TH PL S
JACKSONVILLE BEACH FL 32250





DEPARTMENT OF PLANNING & DEVELOPMENT
CODE ENFORCEMENT DIVISION

June 18, 2026

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

www.jacksonvillebeach.org

LAURA TAYLOR
685 10TH PL S
JACKSONVILLE BEACH FL 32250

RE: **ZONING VIOLATION – POD STORAGE UNIT**
Parcel ID: 176530-0000
Case Number: 26-493

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Should you have any questions, please contact me at 247-6284 or email codeenforcement@jaxbchfl.net.

Thank you,
Beavers, Nikki
Code Enforcement Inspector





City of

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Planning@jaxbchfl.net

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LAURA TAYLOR
685 10TH PL S
JACKSONVILLE BEACH FL 32250



Aug 5, 2026 at 11:50:23 AM
FL, Jacksonville Beach



Aug 5, 2026 at 11:49:52 AM
FL, Jacksonville Beach

