



AUGUST SPECIAL MAGISTRATE- VARIANCE/SPECIAL EXCEPTION/CODE ENFORCEMENT MEETING AGENDA

**Monday, August 26, 2024 at 2:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. CALL TO ORDER

2. PUBLIC COMMENT

Public participation is encouraged. If you are addressing the Special Magistrate, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.

Public comment on agenda items will be allowed when they come up.

For any quasi-judicial hearings that might be on the agenda, an affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director, not less than five days prior to the hearing.

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. 2024.3724 14133 N Bayshore

B. 2023.3665 13062 Gulf Ln

6. OLD BUSINESS

A. 2022.3526 590 Normandy Rd - Request for Extension

B. 2023.3699 314 129th Ave

7. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes 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 law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Grace Mills, Code Compliance II, at 727-391-9951 Ext 298 or 727-742-1645, or email a written request to gmills@madeirabeachfl.gov



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 19-Jan-2024)

Parcel Number

10-31-15-34326-007-0060

Owner Name

DILLER RENTALS LLC

Property Use

0110 Single Family Home

Site Address

14133 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Mailing Address

617 BERKELEY PL S
WESTERVILLE, OH 43081-1370

Legal Description

GULF SHORES 1ST ADD BLK G, LOT 6 & NW'LY 15FT OF LOT 7

Current Tax District

MADEIRA BEACH (MB)

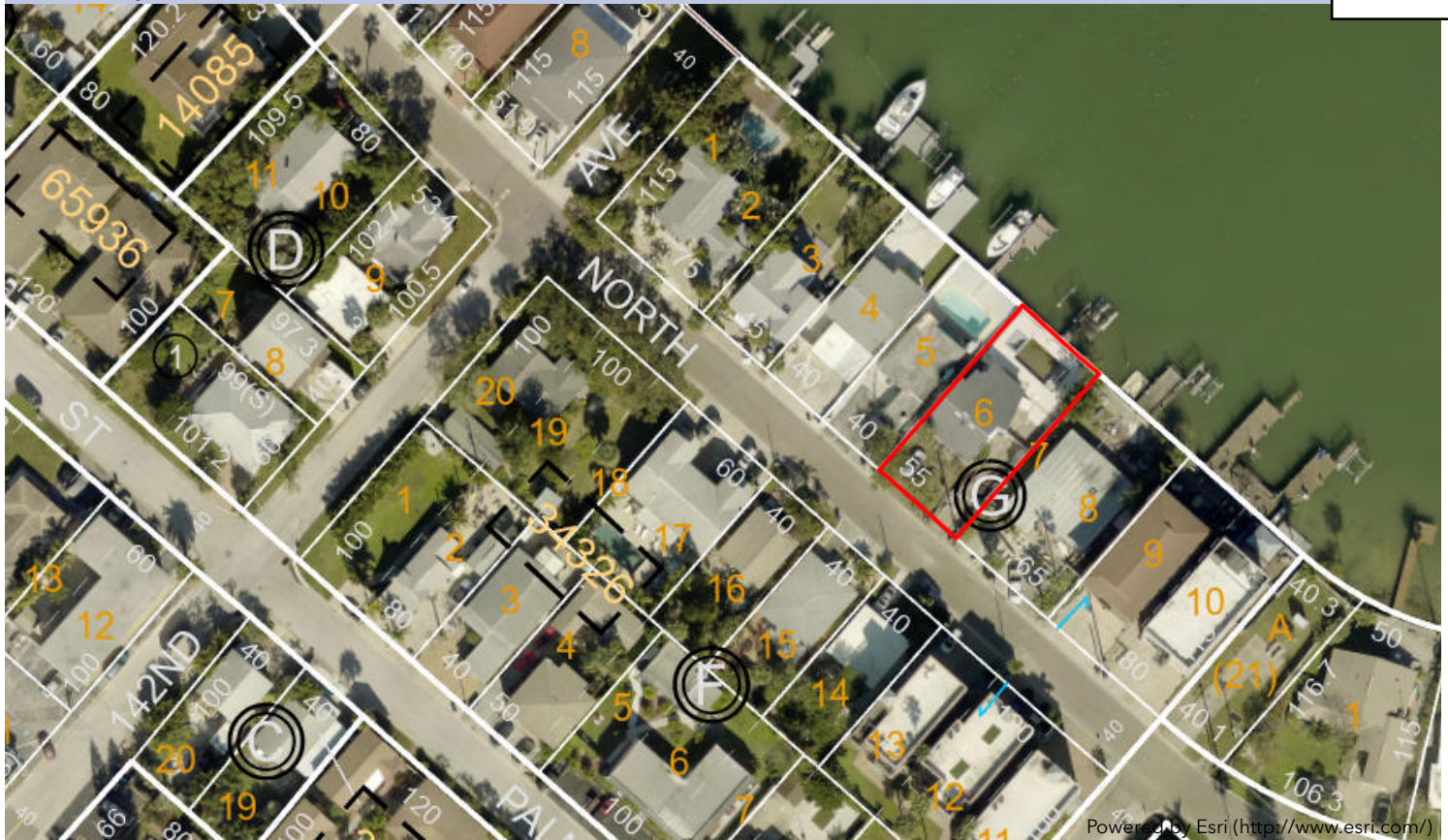
Year Built

1940

Living SF	Gross SF	Living Units	Buildings
1,705	1,705	1	1

Item 5A.

Parcel Map



Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22115/0413	\$1,048,100	121030278022	A	Current FEMA Maps	Check for EC	Zoning Map	21/14

2023 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$900,689	\$900,689	\$900,689	\$900,689	\$900,689

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$767,225	\$561,341	\$561,341	\$767,225	\$561,341
2021	N	\$577,472	\$508,390	\$508,390	\$577,472	\$508,390
2020	N	\$498,896	\$462,173	\$462,173	\$498,896	\$462,173

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5A.
2019	N	\$420,157	\$420,157	\$420,157	\$420,157	\$420,157	
2018	Y	\$410,385	\$217,014	\$167,014	\$192,014	\$117,014	

2023 Tax Information

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	16.1412	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Jun-2022	\$476,400	U	I	DILLER SCOTT N	DILLER RENTALS LLC	22115/0413
18-Jun-2018	\$500,000	Q	I	WITTENBAUER MATTHIAS N	DILLER SCOTT N	20110/1387
02-Feb-1989	\$150,000	Q	I	RICHARDS MARLA J	WITTENBAUER, MATTHIAS N.	06929/2209
31-Jul-1985	\$139,900	Q				06024/2093
31-Dec-1981	\$138,500	Q				05290/0569

2023 Land Information

Land Area: 0.1458 acres | 6,351 sf Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	55x115	\$15,000	55.00	FF	1.1236	\$926,970

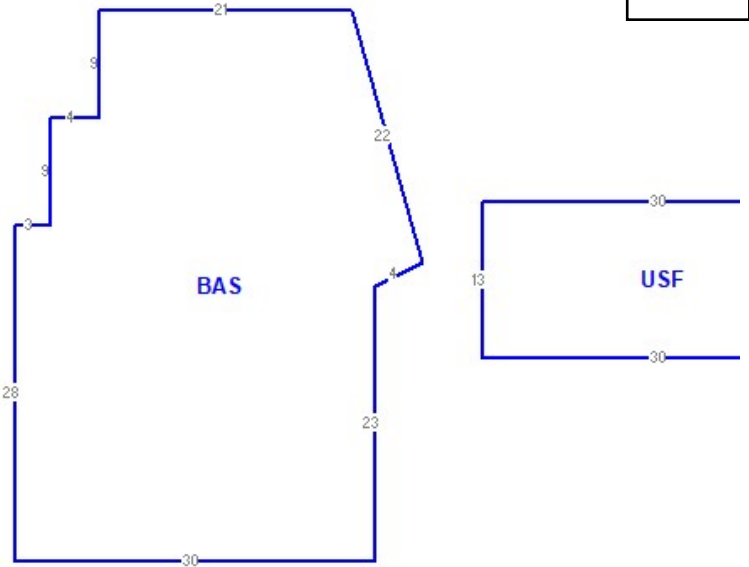
2023 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,315
Floor System:	Wood	Upper Story (USF):	390
Exterior Walls:	Frame/Reclad Alum/Viny	Total Area SF:	1,705
Unit Stories:	2		
Living Units:	1		
Roof Frame:	Gable Or Hip		
Roof Cover:	Shingle Composition		
Year Built:	1940		
Building Type:	Single Family		
Quality:	Average		
Floor Finish:	Carpet/Hardtile/Hardwood		
Interior Finish:	Upgrade		
Heating:	Central Duct		

Item 5A.

Structural Elements

Cooling: Cooling (Central)
 Fixtures: 10
 Effective Age: 31



2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$12,000.00	1	\$12,000	\$6,000	2004
DOCK	\$56.00	144.0	\$8,064	\$3,226	1986
FIREPLACE	\$3,800.00	1	\$3,800	\$3,800	1996
PATIO/DECK	\$13.00	200.0	\$2,600	\$2,392	2020
SHED	0.00	1	\$0	\$0	2004

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
E20230423	ELECTRICAL	06/02/2023	\$2,400
D&L20230080	BOAT LIFT/DAVIT	01/25/2023	\$18,500
WND-22-01016	DOCK	01/23/2023	\$0
20220914	POOL	10/04/2022	\$108,769
S20220679	SEA WALL	07/27/2022	\$15,000
3143		11/13/2018	\$1,200
3142	ADDITION/REMODEL/RENOVATION	11/13/2018	\$56,000

Permit Number	Description	Issue Date	Estimated	Item 5A.
PER-H-CB08-10748	ROOF	09/16/2008	\$5,300	
P3475704	DOCK	09/17/2004	\$0	
PER-H-CB279617	SIDING/EXTERIOR WALL	07/28/2003	\$2,475	



[Search](#) > Account Summary

Real Estate Account #R115474

Owner: DILLER RENTALS LLC
Situs: 14133 N BAYSHORE DR
 MADEIRA BEACH
[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
 Your last payment was made on **11/20/2023** for **\$13,956.67**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00	Paid \$13,956.67 11/20/2023	Receipt #0-23-143864 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$9,939.33 11/22/2022	Receipt #0-22-142665 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$8,773.30 11/17/2021	Receipt #0-21-122754 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$7,938.64 11/23/2020	Receipt #0-20-114202 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$7,079.61 11/19/2019	Receipt #0-19-070512 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$2,807.23 11/09/2018	Receipt #0-18-056175 Print (PDF)
2017 ⓘ			
2017 Installment Bill #4 ⓘ	\$0.00	Paid \$730.87 03/30/2018	Receipt #755-17-143269 Print (PDF)
2017 Installment Bill #3 ⓘ	\$0.00	Paid \$708.94 12/20/2017	Receipt #755-17-116698 Print (PDF)
2017 Installment Bill #2 ⓘ	\$0.00	Paid \$688.36 10/02/2017	Receipt #755-17-011294 Print (PDF)
2017 Installment Bill #1 ⓘ	\$0.00	Paid \$677.55 06/30/2017	Receipt #755-17-005717 Print (PDF)
		Paid \$2,805.72	
2016 ⓘ			
2016 Installment Bill #4 ⓘ	\$0.00	Paid \$706.74 03/30/2017	Receipt #755-16-148999 Print (PDF)
2016 Installment Bill #3 ⓘ	\$0.00	Paid \$685.54 12/21/2016	Receipt #755-16-121830 Print (PDF)
2016 Installment Bill #2 ⓘ	\$0.00	Paid \$701.78 09/30/2016	Receipt #755-16-011007 Print (PDF)
2016 Installment Bill #1 ⓘ	\$0.00	Paid \$690.76 06/24/2016	Receipt #755-16-004023 Print (PDF)
		Paid \$2,784.82	
2015 ⓘ			
2015 Installment Bill #4 ⓘ	\$0.00	Paid \$743.98 03/28/2016	Receipt #755-15-136001 Print (PDF)
2015 Installment Bill #3 ⓘ	\$0.00	Paid \$721.66 12/31/2015	Receipt #755-15-117148 Print (PDF)
2015 Installment Bill #2 ⓘ	\$0.00	Paid \$693.06 09/30/2015	Receipt #755-15-010463 Print (PDF)
2015 Installment Bill #1 ⓘ	\$0.00	Paid \$682.18 06/30/2015	Receipt #755-15-005278 Print (PDF)
		Paid \$2,840.88	
2014 ⓘ			
2014 Installment Bill #4 ⓘ	\$0.00	Paid \$734.22 03/31/2015	Receipt #755-14-134751 Print (PDF)
2014 Installment Bill #3 ⓘ	\$0.00	Paid \$712.20 12/29/2014	Receipt #755-14-109815 Print (PDF)
2014 Installment Bill #2 ⓘ	\$0.00	Paid \$684.94 09/25/2014	Receipt #755-14-010159 Print (PDF)
2014 Installment Bill #1 ⓘ	\$0.00	Paid \$674.18 06/30/2014	Receipt #755-14-005768 Print (PDF)
		Paid \$2,805.54	
2013 ⓘ			
2013 Installment Bill #4 ⓘ	\$0.00	Paid \$731.58 03/31/2014	Receipt #755-13-145524 Print (PDF)

2013 Installment Bill #3 ⓘ	\$0.00	Paid \$709.64	12/31/2013	Receipt #755-13-120362	Print (PDF)
2013 Installment Bill #2 ⓘ	\$0.00	Paid \$671.20	09/30/2013	Receipt #755-13-011687	Print (PDF)
2013 Installment Bill #1 ⓘ	\$0.00	Paid \$660.66	06/28/2013	Receipt #755-13-005425	Print (PDF)
Paid \$2,773.08					
2012 ⓘ					
2012 Installment Bill #4 ⓘ	\$0.00	Paid \$737.19	03/29/2013	Receipt #755-12-059055	Print (PDF)
2012 Installment Bill #3 ⓘ	\$0.00	Paid \$715.07	12/28/2012	Receipt #756-12-084471	Print (PDF)
2012 Installment Bill #2 ⓘ	\$0.00	Paid \$638.39	09/28/2012	Receipt #755-12-012392	Print (PDF)
2012 Installment Bill #1 ⓘ	\$0.00	Paid \$628.36	06/29/2012	Receipt #755-12-006361	Print (PDF)
Paid \$2,719.01					
2011 ⓘ					
2011 Installment Bill #4 ⓘ	\$0.00	Paid \$691.31	03/30/2012	Receipt #755-11-110249	Print (PDF)
2011 Installment Bill #3 ⓘ	\$0.00	Paid \$670.58	12/30/2011	Receipt #756-11-046910	Print (PDF)
2011 Installment Bill #2 ⓘ	\$0.00	Paid \$616.57	09/23/2011	Receipt #755-11-010136	Print (PDF)
2011 Installment Bill #1 ⓘ	\$0.00	Paid \$606.88	06/29/2011	Receipt #755-11-005637	Print (PDF)
Paid \$2,585.34					
2010 ⓘ					
2010 Installment Bill #4 ⓘ	\$0.00	Paid \$642.55	03/24/2011	Receipt #755-10-150758	Print (PDF)
2010 Installment Bill #3 ⓘ	\$0.00	Paid \$623.27	12/22/2010	Receipt #721-10-004558	Print (PDF)
2010 Installment Bill #2 ⓘ	\$0.00	Paid \$619.49	09/29/2010	Receipt #755-10-011427	Print (PDF)
2010 Installment Bill #1 ⓘ	\$0.00	Paid \$609.76	06/30/2010	Receipt #755-10-005530	Print (PDF)
Paid \$2,495.07					
2009 ⓘ					
2009 Installment Bill #4 ⓘ	\$0.00	Paid \$659.38	03/22/2010	Receipt #755-09-137736	Print (PDF)
2009 Installment Bill #3 ⓘ	\$0.00	Paid \$639.60	12/23/2009	Receipt #755-09-115461	Print (PDF)
2009 Installment Bill #2 ⓘ	\$0.00	Paid \$609.26	09/25/2009	Receipt #755-09-011258	Print (PDF)
2009 Installment Bill #1 ⓘ	\$0.00	Paid \$669.87	07/23/2009	Receipt #738-09-001629	Print (PDF)
Paid \$2,578.11					
2008 ⓘ					
2008 Installment Bill #4 ⓘ	\$0.00	Paid \$617.28	03/27/2009	Receipt #755-08-158641	Print (PDF)
2008 Installment Bill #3 ⓘ	\$0.00	Paid \$598.77	12/30/2008	Receipt #102-08-000189	Print (PDF)
2008 Installment Bill #2 ⓘ	\$0.00	Paid \$629.01	09/29/2008	Receipt #900-08-004046	Print (PDF)
2008 Installment Bill #1 ⓘ	\$0.00	Paid \$619.13	06/24/2008	Receipt #755-08-004593	Print (PDF)
Paid \$2,464.19					
2007 ⓘ					
2007 Installment Bill #4 ⓘ	\$0.00	Paid \$624.76	03/31/2008	Receipt #055-07-00180066	Print (PDF)
2007 Installment Bill #3 ⓘ	\$0.00	Paid \$606.03	12/10/2007	Receipt #055-07-00128943	Print (PDF)
2007 Installment Bill #2 ⓘ	\$0.00	Paid \$661.37	09/04/2007	Receipt #055-07-00007338	Print (PDF)
2007 Installment Bill #1 ⓘ	\$0.00	Paid \$650.98	06/28/2007	Receipt #007-07-00001695	Print (PDF)
Paid \$2,543.14					
2006 ⓘ					
2006 Installment Bill #4 ⓘ	\$0.00	Paid \$674.41	03/30/2007	Receipt #055-06-00200922	Print (PDF)
2006 Installment Bill #3 ⓘ	\$0.00	Paid \$654.19	12/12/2006	Receipt #055-06-00147727	Print (PDF)
2006 Installment Bill #2 ⓘ	\$0.00	Paid \$678.67	09/28/2006	Receipt #007-06-00008460	Print (PDF)
2006 Installment Bill #1 ⓘ	\$0.00	Paid \$668.01	06/16/2006	Receipt #055-06-00002601	Print (PDF)
Paid \$2,675.28					
2005 ⓘ					
2005 Installment Bill #4 ⓘ	\$0.00	Paid \$767.45	03/30/2006	Receipt #011-05-00004211	Print (PDF)
2005 Installment Bill #3 ⓘ	\$0.00	Paid \$744.44	12/30/2005	Receipt #017-05-00002171	Print (PDF)
2005 Installment Bill #2 ⓘ	\$0.00	Paid \$624.43	09/30/2005	Receipt #010-05-00001104	Print (PDF)
2005 Installment Bill #1 ⓘ	\$0.00	Paid \$614.62	06/30/2005	Receipt #011-05-00000422	Print (PDF)

[2005 Installment Bill #1](#)

\$0.00

Paid \$017.02

09/30/2005

Receipt #011-00-00000723

[Print \(PDF\)](#)

Item 5A.

Paid \$2,750.94

2004

[2004 Installment Bill #4](#)

\$0.00

Paid \$664.59

03/30/2005

Receipt #007-04-00030393

[Print \(PDF\)](#)

[2004 Installment Bill #3](#)

\$0.00

Paid \$644.66

12/29/2004

Receipt #055-04-00145335

[Print \(PDF\)](#)

[2004 Installment Bill #2](#)

\$0.00

Paid \$614.16

09/16/2004

Receipt #055-04-00009837

[Print \(PDF\)](#)

[2004 Installment Bill #1](#)

\$0.00

Paid \$604.51

06/16/2004

Receipt #055-04-00003474

[Print \(PDF\)](#)

Paid \$2,527.92

2003

[2003 Installment Bill #4](#)

\$0.00

Paid \$654.08

03/24/2004

Receipt #055-03-00186403

[Print \(PDF\)](#)

[2003 Installment Bill #3](#)

\$0.00

Paid \$634.46

12/11/2003

Receipt #013-03-00014874

[Print \(PDF\)](#)

[2003 Installment Bill #2](#)

\$0.00

Paid \$603.67

09/24/2003

Receipt #012-03-00009426

[Print \(PDF\)](#)

[2003 Installment Bill #1](#)

\$0.00

Paid \$594.18

06/13/2003

Receipt #055-03-00000441

[Print \(PDF\)](#)

Paid \$2,486.39

2002

[2002 Installment Bill #4](#)

\$0.00

Paid \$642.18

03/26/2003

Receipt #055-02-00178083

[Print \(PDF\)](#)

[2002 Installment Bill #3](#)

\$0.00

Paid \$622.92

12/26/2002

Receipt #010-02-00005274

[Print \(PDF\)](#)

[2002 Installment Bill #2](#)

\$0.00

Paid \$594.05

09/30/2002

Receipt #009-02-00000313

[Print \(PDF\)](#)

[2002 Installment Bill #1](#)

\$0.00

Paid \$584.72

06/10/2002

Receipt #014-02-00000427

[Print \(PDF\)](#)

Paid \$2,443.87

2001

[2001 Installment Bill #4](#)

\$0.00

Paid \$646.47

03/28/2002

Receipt #015-01-00000245

[Print \(PDF\)](#)

[2001 Installment Bill #3](#)

\$0.00

Paid \$627.08

12/28/2001

Receipt #055-01-00171632

[Print \(PDF\)](#)

[2001 Installment Bill #2](#)

\$0.00

Paid \$570.71

09/26/2001

Receipt #011-01-00000952

[Print \(PDF\)](#)

[2001 Installment Bill #1](#)

\$0.00

Paid \$561.74

06/27/2001

Receipt #009-01-00000095

[Print \(PDF\)](#)

Paid \$2,406.00

2000

[2000 Installment Bill #4](#)

\$0.00

Paid \$616.77

03/29/2001

Receipt #009-00-00005755

[Print \(PDF\)](#)

[2000 Installment Bill #3](#)

\$0.00

Paid \$598.27

12/28/2000

Receipt #011-00-00006553

[Print \(PDF\)](#)

[2000 Installment Bill #2](#)

\$0.00

Paid \$552.40

09/29/2000

Receipt #017-00-00000981

[Print \(PDF\)](#)

[2000 Installment Bill #1](#)

\$0.00

Paid \$543.72

06/29/2000

Receipt #017-00-00000296

[Print \(PDF\)](#)

Paid \$2,311.16

1999

[1999 Installment Bill #4](#)

\$0.00

Paid \$583.68

03/24/2000

Receipt #055-99-00189736

[Print \(PDF\)](#)

[1999 Installment Bill #3](#)

\$0.00

Paid \$566.17

12/22/1999

Receipt #010-99-00007408

[Print \(PDF\)](#)

[1999 Installment Bill #2](#)

\$0.00

Paid \$573.17

12/22/1999

Receipt #010-99-00007408

[Print \(PDF\)](#)

[1999 Installment Bill #1](#)

\$0.00

Paid \$538.78

06/10/1999

Receipt #007-99-00001205

[Print \(PDF\)](#)

Paid \$2,261.80

Total Amount Due

\$0.00

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 19, 2024

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370
Case Number: 2024.3724

RE Property: 14133 N Bayshore **Parcel #**10-31-15-34326-007-0060

Legal Description: GULF SHORES 1ST ADD BLK G, LOT 6 & NW'LY 15FT OF LOT 7

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

Violation Detail(s):

Windows replacement without proper building permit(s). Front porch replaced/altered without proper building permit(s).

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit(s) to comply. If a permit cannot be obtained, the structure/ changes must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
February 2, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727.391.9951 ext. 298

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

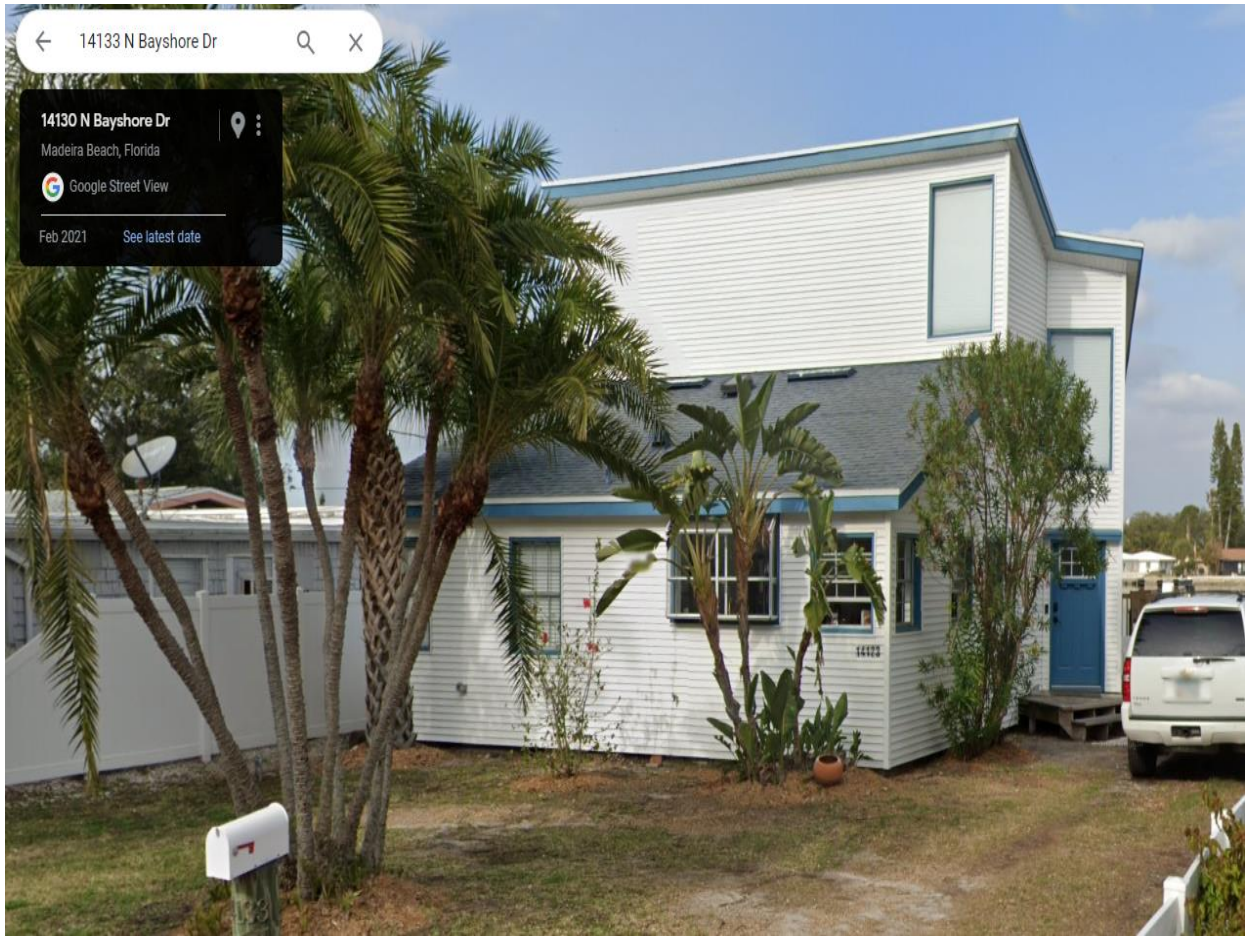


Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



January 19, 2024

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



February 2021

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 5, 2024

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370
Case Number: 2024.3724

RE Property: 14133 N Bayshore **Parcel #**10-31-15-34326-007-0060

Legal Description: GULF SHORES 1ST ADD BLK G, LOT 6 & NW'LY 15FT OF LOT 7

NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

Violation Detail(s):

Windows replacement without proper building permit(s). Front porch replaced/altered without proper building permit(s).

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit(s) to comply. If a permit cannot be obtained, the structure/ changes must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
March 19, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727.391.9951 ext. 298

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

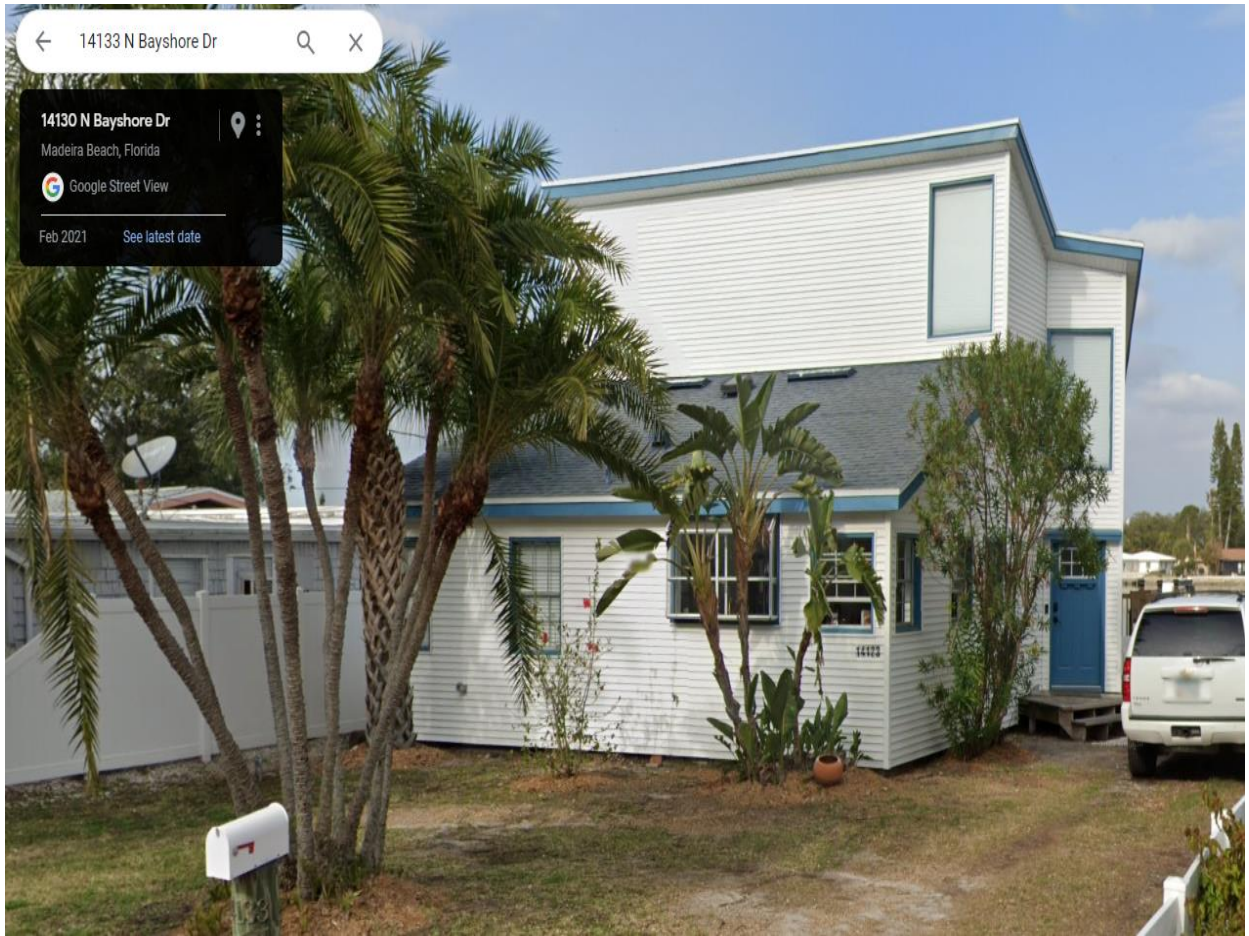


Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



January 19, 2024

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



February 2021

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Diller Rentals LLC
617 Berkeley Pl. S
Westerville, OH 43081



9590 9402 7951 2305 9241 06

2. Article Number (Transfer from service label)

7022 2410 0002 9255 2704

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

CERTIFIED MAIL



7022 2410 0002 9255 2704



Principal Drive
Florida 33708

March 5, 2024

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370
Case Number: 2024.3724

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

August 15, 2024

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3724

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370
Respondents.

RE Property: 14133 N Bayshore **Parcel #10-31-15-34326-007-0060**

Legal Description: GULF SHORES 1ST ADD BLK G, LOT 6 & NW'LY 15FT OF LOT 7

AFFIDAVIT OF SERVICE

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 15 day of August, 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of August, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of August, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 14133 N Bayshore, Parcel # 10-31-15-34326-007-0060 the City of Madeira Beach.

On the 15 day of August, 2024, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Grace Mills
Grace Mills, Code Compliance Officer
City of Madeira Beach

STATE OF FLORIDA
COUNTY OF PINELLAS

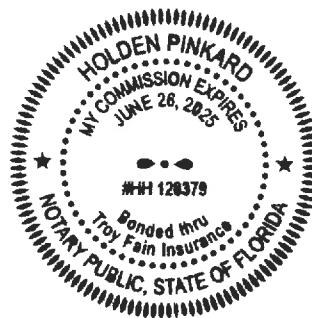
The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 15TH day of AUGUST, 2024, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: JUNE 26, 2025

Notary Public- State of Florida

[Handwritten Signature]

Print or type Name.

HOLDEN PINKARD



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

August 15, 2024

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3724

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370

Respondents.

RE Property: 14133 N Bayshore **Parcel #10-31-15-34326-007-0060**

Legal Description: GULF SHORES 1ST ADD BLK G, LOT 6 & NW'LY 15FT OF LOT 7

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

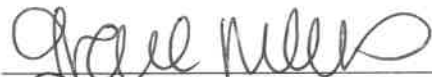
During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



Grace Mills, Code Compliance Officer
City of Madeira Beach

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3724

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370

Respondents.

RE Property: 14133 N Bayshore

Parcel #10-31-15-34326-007-0060

Legal Description: GULF SHORES 1ST ADD BLK G, LOT 6 & NW'LY 15FT OF LOT 7

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **26th** day of August, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

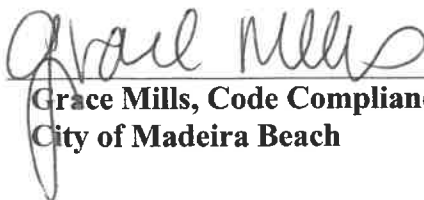
Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

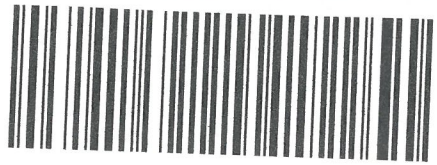
Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 15 day of August, 2024.



Grace Mills, Code Compliance Officer
City of Madeira Beach



Item 5A.

Municipal Drive
Ponce de Leon, Florida 33708

vs.

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370

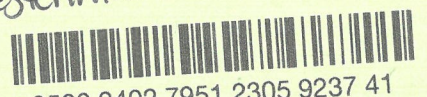
Item 5A.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ditky Rentals LLC
 617 Berkeley Pl S.
 Westerville, OH 43081-1370



9590 9402 7951 2305 9237 41

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2601

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt



Aug 15, 2024 10:09:13 AM
14133 North Bayshore Drive
Madeira Beach
Pinellas County
Florida



Aug 15, 2024 11:42:13 AM
300 Municipal Drive
Madeira Beach
Pinellas County
Florida



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 13-Aug-2024)

Parcel Number

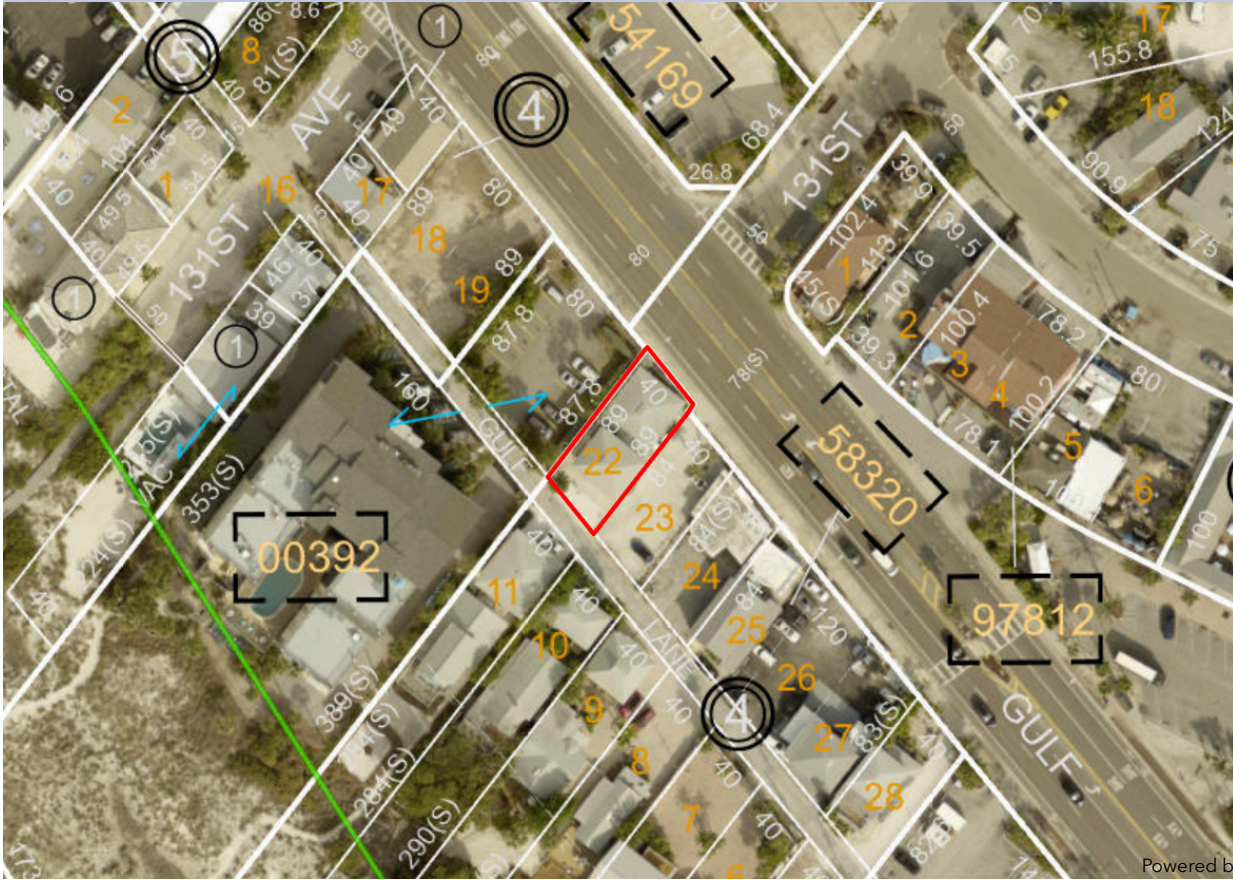
15-31-15-58320-004-0220

- Owner Name
CUMMINS, BRYAN R
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
13062 GULF BLVD
MADEIRA BEACH, FL 33708
- Mailing Address
13062 GULF LN
MADEIRA BEACH, FL 33708-2626
- Legal Description
MITCHELL'S BEACH REVISED BLK 4, LOT 22 LESS RD R/W
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1953 | 1987

Heated SF	Gross SF	Living Units	Buildings
1,354	2,076	3	2

Item 5B.

Parcel Map



Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		
2023	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19263/1432		278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$620,000	\$466,386	\$466,386	\$620,000	\$466,386

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$570,000	\$423,987	\$423,987	\$570,000	\$423,987
2022	N	\$500,000	\$385,443	\$385,443	\$500,000	\$385,443
2021	N	\$438,500	\$350,403	\$350,403	\$438,500	\$350,403
2020	N	\$388,165	\$318,548	\$318,548	\$388,165	\$318,548

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5B.
2019	N	\$380,124	\$289,589	\$289,589	\$380,124	\$289,589	

2023 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	16.1412	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
12-Jul-2016	\$100	<u>U</u>	I	CUMMINS BRYAN R TRUSTEE	CUMMINS BRYAN R	19263/1432
01-Jan-1899						04772/0400

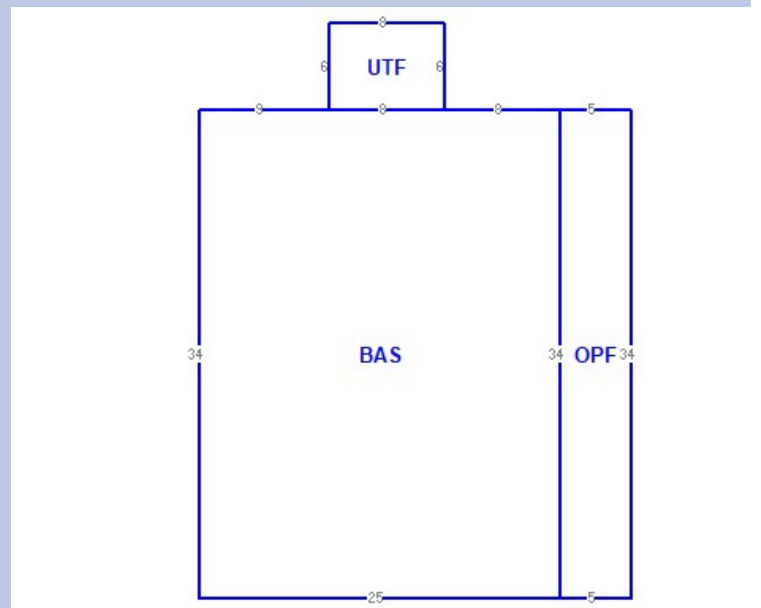
2024 Land Information

Land Area: 3,472 sf | 0.07 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x89	\$135	3,560	SF	1.0000	\$480,600

2024 Building 1 Structural Elements and Sub Area Information

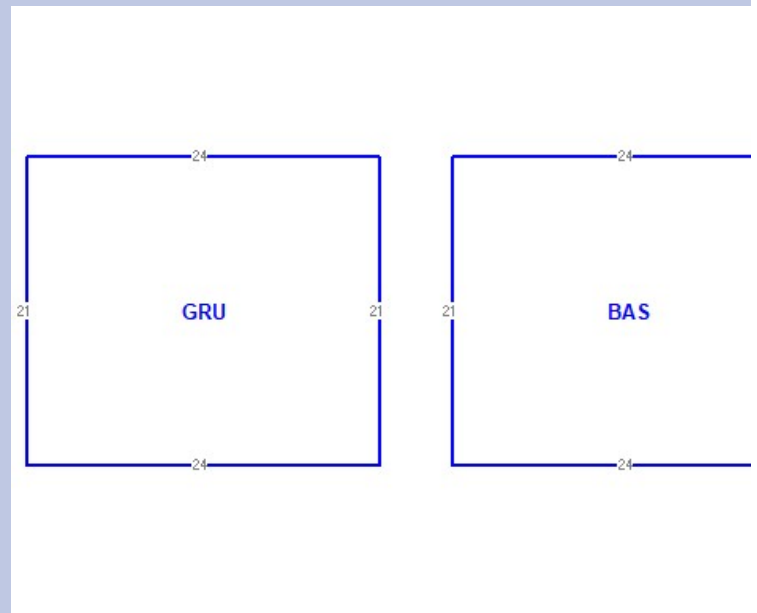
Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation: Continuous Footing Poured	Base (BAS):	850	850
Floor System: Wood	Open Porch (OPF):	0	170
Exterior Walls: Concrete Block	Utility (UTF):	0	48
Unit Stories: 1	Total Area SF:	850	1,068
Living Units: 2			
Roof Frame: Gable Or Hip			
Roof Cover: Shingle Composition			
Year Built: 1953			
Building Type: Duplex - 4-Plex			
Quality: Average			
Floor Finish: Carpet/Hardtile/Hardwood			
Interior Finish: Drywall/Plaster			
Heating: Unit/Space/Wall/Floor			
Cooling: None			
Fixtures: 6			
Effective Age: 40			



2024 Building 2 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area	Item 5B.
Foundation:	Continuous Footing Poured	Base (BAS):	504		504
Floor System:	Slab On Grade	Garage Unfinished (GRU):	0		504
Exterior Walls:	Concrete Block	Total Area SF:	504		1,008

Unit Stories: 2
 Living Units: 1
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Year Built: 1987
 Building Type: Single Family
 Quality: Average
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Heating: Central Duct
 Cooling: Cooling (Central)
 Fixtures: 3
 Effective Age: 36



2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	0.00	1	\$0	\$0	0
PATIO/DECK	\$44.00	42.0	\$1,848	\$739	1987

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2023-2357-GADR	WINDOWS/DOORS	10/12/2023	\$2,467
MECH20230476	HEAT/AIR	06/21/2023	\$5,818
MECH20220585	HEAT/AIR	07/01/2022	\$4,890
MECH4242	HEAT/AIR	11/26/2019	\$4,900

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

October 12, 2023

CUMMINS, BRYAN R
13062 GULF LN
MADEIRA BEACH FL 33708-2626
Case Number: 2023.3665

RE Property: 13062 GULF BLVD Parcel # 15-31-15-58320-004-0220

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 22 LESS RD R/W

NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(3)Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(7)Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

Violation Detail(s):

Loose/missing overhang on the property, and damage to exterior of property wall.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the violations into compliance.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
October 26, 2023


Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727.391.9951 ext. 298

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

September 28, 2023

CUMMINS, BRYAN R
13062 GULF LN
MADEIRA BEACH FL 33708-2626
Case Number: 2023.3665

RE Property: 13062 GULF BLVD Parcel # 15-31-15-58320-004-0220

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 22 LESS RD R/W

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(3)Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

Violation Detail(s):

Loose/missing overhang on the property, and damage to exterior of property wall.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the violations into compliance.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
October 12, 2023



Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727.391.9951 ext. 298

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



Item 5B.

300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL



7022 2410 0002 9255 3213

October 12, 2023

CUMMINS, BRYAN R
13062 GULF LN
MADEIRA BEACH FL 33708-2626
Case Number: 2023.3665

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Cummins, Bryan R.
 13062 Gulf Ln
 Madeira Beach FL 33708



2. Article Number (Transfer from service label)

7022 2410 0002 9255 3213

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee

X

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes No

3. Service Type
- Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Registered Mail
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

August 15, 2024

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3724

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370
Respondents.

RE Property: 14133 N Bayshore **Parcel #10-31-15-34326-007-0060**

Legal Description: GULF SHORES 1ST ADD BLK G, LOT 6 & NW'LY 15FT OF LOT 7

AFFIDAVIT OF SERVICE

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 15 day of August, 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of August, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of August, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 14133 N Bayshore, Parcel # 10-31-15-34326-007-0060 the City of Madeira Beach.

On the 15 day of August, 2024, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Grace Mills
Grace Mills, Code Compliance Officer
City of Madeira Beach

STATE OF FLORIDA
COUNTY OF PINELLAS

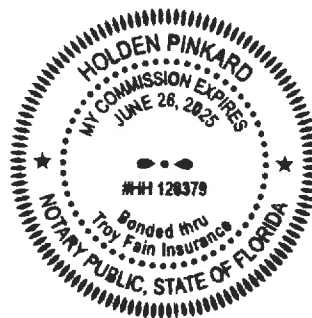
The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 15TH day of AUGUST, 2024, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: JUNE 26, 2025

Notary Public- State of Florida

[Handwritten Signature]

Print or type Name.

HOLDEN PINKARD



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

August 15, 2024

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3724

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370

Respondents.

RE Property: 14133 N Bayshore **Parcel #10-31-15-34326-007-0060**

Legal Description: GULF SHORES 1ST ADD BLK G, LOT 6 & NW'LY 15FT OF LOT 7

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



Grace Mills, Code Compliance Officer
City of Madeira Beach

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3724

Diller Rentals LLC
617 Berkeley Pl S
Westerville, OH 43081-1370

Respondents.

RE Property: 14133 N Bayshore

Parcel #10-31-15-34326-007-0060

Legal Description: GULF SHORES 1ST ADD BLK G, LOT 6 & NW'LY 15FT OF LOT 7

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **26th** day of August, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

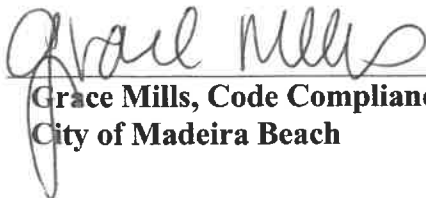
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 15 day of August, 2024.



Grace Mills, Code Compliance Officer
City of Madeira Beach

Item 5B.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Cummins, Bryan R.
 13062 GULF BN
 Madeira Beach FL 33708



9590 9402 7951 2305 9237 34

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2786

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X

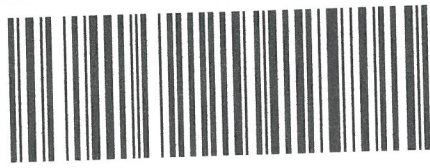
B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

CERTIFIED MAIL®



7019 2970 0000 5515 2786

Item 5B.

Municipal Drive
Beach, Florida 33708

CUMMINS, BRYAN R
13062 GULF LN
MADEIRA BEACH FL 33708-2626

Respondents.





Aug 15, 2024 11:42:13 AM
300 Municipal Drive
Madeira Beach
Pinellas County
Florida

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

August 15, 2024

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3526

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 590 Normandy Rd

Parcel # 10-31-15-43272-000-0430

Legal Description: ISLAND ESTATES UNIT NO. 1 N ½ LOT 43 & 49 FT OF LOT 42

NOTICE OF HEARING

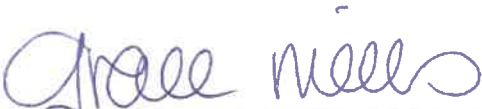
To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **26th** day of August, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held on Respondent’s Motion for Extension of Time to Comply with Magistrate Order dated July 17, 2024:

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 15 day of August, 2024.



Grace Mills, Code Compliance Officer
City of Madeira Beach

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

August 15, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3526

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH, FL 33708
Respondents.

RE Property:590 Normandy Rd Parcel #10-31-15-43272-000-0430

Legal Description: ISLAND ESTATES UNIT NO. 1 N ½ LOT 43 & 49 FT OF LOT 42

AFFIDAVIT OF SERVICE

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 15 day of August, 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of August, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of August, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 590 NORMANDY RD , Parcel # 10-31-15-43272-000-0430 the City of Madeira Beach.

On the 15 day of August, 2024, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Grace Mills

Grace Mills, Code Compliance Officer
City of Madeira Beach

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ___ online notarization, this 15th day of August, 2024, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2022.3526

Petitioner,
vs.

VESTGAARDEN, TOV I.,
590 Normandy Rd.
Madeira Beach, FL 33708,

Respondent.
_____ /

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER IMPOSING FINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on February 26, 2024, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

- 1. The City was represented by the City Attorney, and Grace Mills provided testimony on behalf of the City.
- 2. Tov Vestgaarden appeared on behalf of the Respondent.
- 3. No one provided public comment.
- 4. The property in question is located at 590 Normandy Rd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

ISLAND ESTATES UNIT NO. 1 N 1/2 LOT 43 & S 49 FT OF LOT 42

- 5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.
- 6. The Respondent was notified that Respondent was in violation of the following section of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52.- Same- When Required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish,

or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is ninety (90) days from the date of the Hearing.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation within 90 days, by taking the remedial action as set forth in the Notice of Violation, and stated on the record at the hearing, which is to apply for and obtain and after-the-fact building permit and comply with City Code. If the permit cannot be obtained, the structure must be removed, or somehow brought into compliance with City Code.

11. If the Respondent fails to timely comply with the remedial action set forth above, a fine shall be imposed in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after 90 days, and the fine shall continue to accrue until such time as the Property is brought into compliance.

12. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 5th day of March, 2024.


Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail, regular mail and electronic mail to: **Tov I. Vestgaarden, 590 Norman Rd., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 5th day of March, 2024.


Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. Ss. 162-11.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2022.3526

Petitioner,

vs.

VESTGAARDEN, TOV I.,
590 Normandy Rd.
Madeira Beach, FL 33708,

Respondent.

_____ /

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on May 20, 2024, after due notice to the Respondent, and the Special Magistrate having considered the Respondent's request for an extension of the compliance deadline, heard argument of counsel, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The deadline for compliance set forth in the Findings of Fact, Conclusion of Law and Order Imposing Fine dated March 5, 2024, is extended to July 22, 2024.

DONE AND ORDERED this 24th day of May, 2024.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **Tov I. Vestgaarden, 590 Norman Rd., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; **Timothy Driscoll, Esq., 146 2nd St. N., Ste. 310, St. Petersburg, FL 33701 (Driscoll.lawfirm@gmail.com)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 24th day of May, 2024.



Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited

to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. Ss. 162-11.

COPY

Item 6A.

JUL17 '24 3:56PM

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

CITY CLERK

CITY OF MADEIRA BEACH,

Petitioner,

CASE NO. 2022.3526

v.

**TOV I. VESTGAARDEN
590 NORMANDY ROAD
MADEIRA BEACH, FL 33708-2343,**

Respondent.

RE: 590 Normandy Road
Parcel #:10-31-15-43272-000-0430
Legal: Island Estates Unit No. 1,
N ½ Lot 43 & S 49 Ft Lot 42,

MOTION FOR EXTENSION OF TIME TO COMPLY WITH MAGISTRATE ORDER

Respondent, **TOV I. VESTGAARDEN**, hereby files this Motion for Extension of Time to Comply with Magistrate Order, on the following grounds:

1. On March 5, 2024 the Magistrate issued an order requiring Respondent to seek permits for or remove a Chickee Hut on Respondent's property within 90 days or face daily fines.
2. On May 3, 2024 Respondent filed an application with the City of Madeira Beach for the required permits, which were denied on May 6, 2024.
3. On May 8, 2024 Respondent filed a motion for extension to the Magistrate's order to comply.
4. On May 20, 2024 the Magistrate granted the motion for extension allowing an extension of time until July 22, 2024 to comply.

COPY

5. Respondent has engaged in extensive discussions with city officials in an effort to address issues relating to the Chickee Hut, without reaching a resolution, including a rejected request to convert the Hut into playground equipment.
6. Respondent is seeking a permit under revised rules approved by the City Commission on June 12, 2024 that would allow the Chickee Hut on another location on Respondent's property.
7. Respondent is in need of additional time to obtain the aforesaid permit and relocate the Chickee Hut to another location on Respondent's property.
8. Respondent is in need of an additional 90 days in order to proceed as outlined.
9. This motion will not prejudice the petitioner, and is not interposed for the purpose of delay.
10. Justice requires that this motion be granted.
11. Respondent has been diligently working with the City to resolve the issues surrounding the Chickee Hut from the time of the original Magistrate order and from the extension granted.
12. This action was not initiated in response to a citizen complaint.

WHEREFORE, Respondent respectfully requests the Magistrate grant this Motion for Extension of Time to Comply with Magistrate Order allow until October 15, 2024 to obtain the required permits in this matter.

Respectfully submitted this 17th day of July, 2024.



TOV I. VESTGAARDEN

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

CITY OF MADEIRA BEACH,

Petitioner,

vs.

CASE NO. 2022.3526

TOV I. VESTGAARDEN
590 Normandy Road
Madeira Beach, FL 33708-2343,

Respondent.

RE: 590 Normandy Road
Parcel #: 10-31-15-43272-000-0430
Legal: Island Estates Unit No. 1,
N ½ Lot 43 & S 49 Ft Lot 42

**ORDER GRANTING RESPONDENT'S MOTION FOR
CONTINUANCE OF HEARING ON MOTION FOR EXTENSION OF TIME
TO COMPLY WITH MAGISTRATE ORDER**

THIS CAUSE came on to be heard before the undersigned Special Magistrate on July 29, 2024, on Respondent's *Motion for Continuance of Hearing on Motion for Extension of Time to Comply with Magistrate Order*, after proper notice was provided to the Respondent, and the Special Magistrate having reviewed the Motion and hearing from Petitioner's counsel, Thomas J. Trask, and otherwise being fully advised in the premises, it is hereby


ORDERED AND ADJUDGED as follows:

1. Respondent's *Motion for Continuance of Hearing on Motion for Extension of Time to Comply with Magistrate Order* is hereby GRANTED.
2. Respondent's *Motion for Extension of Time to Comply with Magistrate Order* is hereby RESCHEDULED to be heard at the Special Magistrate Hearing on August 29, 2024 at 2:00 p.m. at the Madeira Beach City Center in the Patricia Shontz Commission Chambers located at 300 Municipal Drive, Madeira Beach, Florida 33708.

DONE AND ORDERED this 6th day of August, 2024.

By Bart R. Valdes
Bart R. Valdes, Special Magistrate

I hereby certify that a true and correct copy of this Order was delivered by certified mail and regular mail to **Tov I. Vestgaarden**, 590 Normandy Road, Madeira Beach, FL 33708-2343, and by e-mail transmission to **Thomas J. Trask, City Attorney for the City of Madeira Beach (tom@cityattoreneys.legal)** and to **Clara VanBlargan, City Clerk of the City of Madeira Beach (cvanblargan@madeirabeachfl.gov)**, this 6th day of August, 2024.

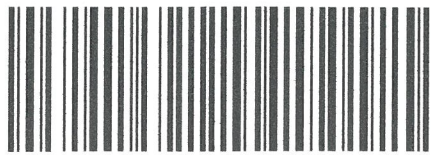


Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. See Florida Statute §162.11.

CERTIFIED MAIL®



7019 2970 0000 5515 2625

Item 6A.

Municipal Drive
Madeira Beach, Florida 33708

vs.

VESTGAARDEN, TOVI
590 NORMANDY RD
MADEIRA BEACH, FL 33708

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Vestgaarden, Tor 1
 590 Normandy Rd
 Madeira Beach FL 33708



9590 9402 7951 2305 9236 66

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2625

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery





Aug 15, 2024 11:42:13 AM
300 Municipal Drive
Madeira Beach
Pinellas County
Florida

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

August 15, 2024

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3699

PAIRODOCS LLC
5837 TEAL LN
LONG GROVE, IL 60047-5067

Respondents.

RE Property: 314 129TH AVE **Parcel #15-31-15-97848-001-0020**

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 1, LOT 2

AFFIDAVIT OF SERVICE

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 15 day of August, 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15 day of August, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15 day of August, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 314 129th Ave , Parcel # 15-31-15-97848-001-0020 the City of Madeira Beach.

On the 15 day of August, 2024, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Grace Mills
Grace Mills, Code Compliance Officer
City of Madeira Beach

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, this 15th day of August, 2024, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3699

PAIRODOCS LLC
5837 TEAL LN
LONG GROVE, IL 60047-5067

Respondents.

RE Property: 314 129TH Ave

Parcel #15-31-15-97848-001-0020

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 1, LOT 2

NOTICE OF HEARING


To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **26th** day of August, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held on Respondents Letter of Appeal Request.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 15 day of August, 2024.



Grace Mills, Code Compliance Officer
City of Madeira Beach

Ivan A. Wolfson

5837 Teal Lane
Long Grove, IL 60047

Phone (847) 340-1867

August 14th, 2024

To: Tom Trask
Robin Gomez

From: Ivan A. Wolfson

Re: 314 129th Ave. Madeira Beach, FL – Formal Notice of not having received notice of the 7/29/2024 Special Magistrate hearing prior to the event.

This letter has been written to serve as formal confirmation of the erroneous service of notice regarding the special magistrate meeting of Monday July 29th, 2024. Notice had apparently been erroneously sent to my prior personal residence located at 149 Oak Knoll Terrace, Highland Park, IL 60035, which had been sold on September 22nd, 2023. My address of record has long since been changed with the county property appraiser to reflect my current address of 5837 Teal Lane, Long Grove, IL 60047. Therefore, I had not been notified of the Special Magistrate meeting regarding my Madeira Beach property, prior to the hearing on 7/29/2024, and as a result was unaware of its occurrence.

A certified letter alerting me of this 7/29/2024 Special Magistrate hearing was delivered to me, at my professional office at 448 Lake Cook Rd., Deerfield, IL, on 8/1/2024 at 12:57PM. Upon learning of this matter, albeit after the fact, I had reached out to Ms. Jenny Rowan, Community Development Director and scheduled a video conference meeting with her, Grace Mills, Andrew Morris and Marci Forbes at their first available time, which was 3:15pm on Monday August 5th, 2024. However, due to Tropical Storm Debby, this meeting had to be rescheduled for Tuesday August 6th. At this meeting each member of the team was formally alerted to my not having been notified/aware of the Special Magistrate hearing, and therefore unable to attend or be appropriately represented.

Additionally, it is important to note, that I had previously met, on several occasions, with various members of the Madeira Beach planning and development committee, with regard to discussing the future re-development of this property along with my adjacent property located at 310 129th avenue as a 9-Unit short-term residential structure. I was told in these meetings that we were all in agreement with this being the best use for these properties and that I would need to secure various, approval regarding setbacks and

density, etc... prior to removing this structure, in effort to re-develop this property in this mutually agreed upon best use manner. I was informed that additional site inspections would need to be scheduled with the city prior to this being able to be completed and that due to the various other back log of work to be done and more pressing priorities of city of Madeira Beach, I would need to be patient and await further information and instruction from the city prior to proceeding with the plans for demolition of the structure at 314 129th avenue. It is for this reason that I was shocked to learn that there was any current problem or concern with the current status of this building, not to mention a Special Magistrate Hearing even being considered.

I am therefore respectfully requesting that the findings of the 7/29/2024 Special Magistrate hearing regarding 314 129th Ave be rescinded and the City of Madeira Beach and I continue to move forward with addressing the issues/needs regarding re-development of 314 129 and the demolition of this structure in the professional and respectful manner that had been in place prior to this uninformed event.

Moving forward, I would like to ensure that my above-listed current home address be utilized for all future correspondences. Furthermore, I would like to formally authorize Mr. William Karnes be notified, in addition to me, on all matters concerning 314 129th Ave. as well as 310 129th Ave. Madeira Beach, FL., to serve as an additional representative for me, given that I currently reside out of state.

Respectfully submitted,

Ivan A. Wolfson

Date

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2023.3699

Petitioner,

vs.

PAIRODOCS, LLC,
314 129th Ave. E.
Madeira Beach, FL 33708,

Respondent.

_____ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on July 29, 2024, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Grace Mills, Marci Forbes, and Frank Desantis provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 314 129th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

WILLIAM’S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 1, LOT 2

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.
6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 14-91.- Declaration of unfit structure.

Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance

or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, he may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupation, as the case may be, has been made to conform to the law. (Code 1983, § 6-221)

Sec. 14-69.- Same- Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

(8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

Sec. 14-70.- Same- General maintenance.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(3) Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.

(4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

(6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

(9) All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to all provisions of the National Electrical Code.

(13) Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects.

7. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before August 28, 2024.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY

ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 14-91, 14-69, and 14-70 of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before August 28, 2024, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

11. Upon complying, the Respondent shall notify the Code Compliance Officer, at the City of Madeira Beach, who shall then inspect the property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violations set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after August 28, 2024, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 6th day of August, 2024.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Amended Findings of Fact was delivered by certified mail and regular mail to: **Pairedocs, LLC, 314 129th Ave. E., Madeira Beach, Florida 33708; and 149 Oak Knoll Ter., Highland Park, IL 60035;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal);** and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 6th day of August, 2024.

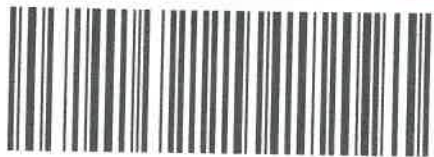


Bart R. Valdes

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CERTIFIED MAIL®



7019 2970 0000 5515 2618

Item 6B.

Municipal Drive
St. Johns, Florida 33708

PAIRODOCS LLC
5837 TEAL LN
LONG GROVE, IL 60047-5067

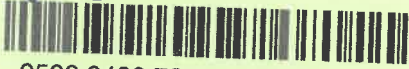
Respondents.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Paradocs LLC
 5837 Teal LN
 Long Grove IL 60047



9590 9402 7951 2305 9236 59

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2618

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Registered Mail
 Registered Mail Restricted Delivery (\$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery



Aug 15, 2024 11:57:23 AM
314 129th Avenue East
Madeira Beach
Pinellas County
Florida



Aug 15, 2024 11:42:13 AM
300 Municipal Drive
Madeira Beach
Pinellas County
Florida