



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

**Monday, September 23, 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. 2024.3730 121 129th Ave E

B. 2024.3738 14268 N Bayshore Dr

6. OLD BUSINESS

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 31-Jan-2024)

Parcel Number

15-31-15-58320-001-0130

Owner Name

N J E PROPERTIES INC

Property Use

1120 Single Building Store

Site Address

**121 129TH AVE E
MADEIRA BEACH, FL 33708**

Mailing Address

**C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433**

Legal Description

MITCHELL'S BEACH REVISED BLK 1, LOT 13

Current Tax District

MADEIRA BEACH (MB)

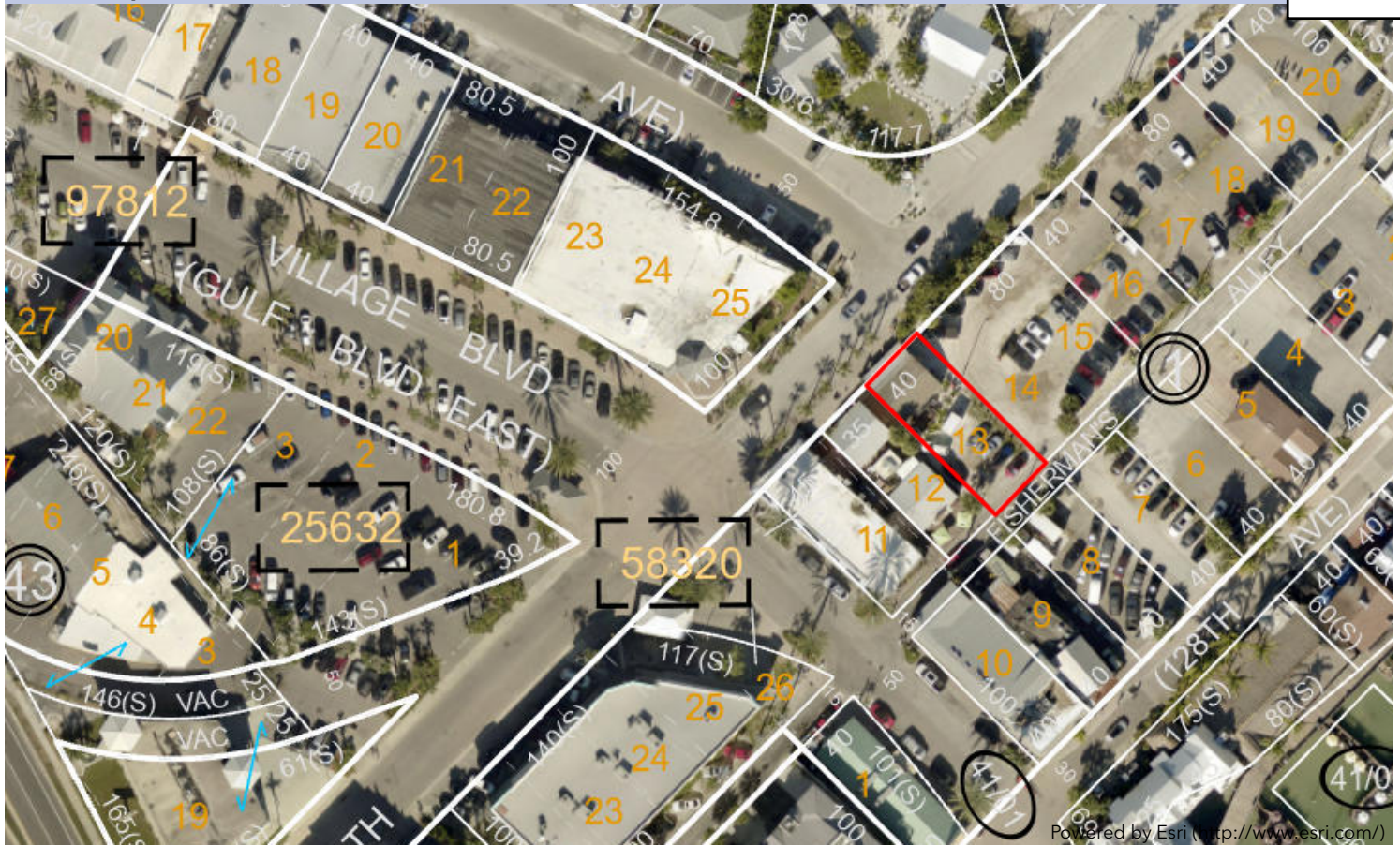
Year Built

1948

Heated SF	Gross SF	Living Units	Buildings
700	924	0	1

Item 5A.

Parcel Map



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
14615/2399		121030278021	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2023 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$536,000	\$489,128	\$489,128	\$536,000	\$489,128

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	N	\$516,800	\$444,662	\$444,662	\$516,800	\$444,662
2021	N	\$440,000	\$404,238	\$404,238	\$440,000	\$404,238

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5A.
2020	N	\$445,000	\$367,489	\$367,489	\$445,000	\$367,489	
2019	N	\$430,500	\$334,081	\$334,081	\$430,500	\$334,081	
2018	N	\$412,000	\$303,710	\$303,710	\$412,000	\$303,710	

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
20-Sep-2005	\$300,000	Q	I	ARTS COVE INC	N J E PROPERTIES INC	14615/2399
05-Jun-2002	\$220,000	U	I	P & D PROPERTIES INC	ARTS COVE INC	12040/1403
25-Sep-1992	\$160,000	Q	I	SHELLS ETC INC	P & D PROPERTIES INC	08041/1604
26-Apr-1989	\$160,000	Q	I	BOBELIS ALGIS	SHELLS ETC INC	06986/2348
31-Dec-1979	\$60,000	U				04885/0135

2023 Land Information

Land Area: 0.0918 acres | 3,999 sf Frontage and/or View: None Seawall: No

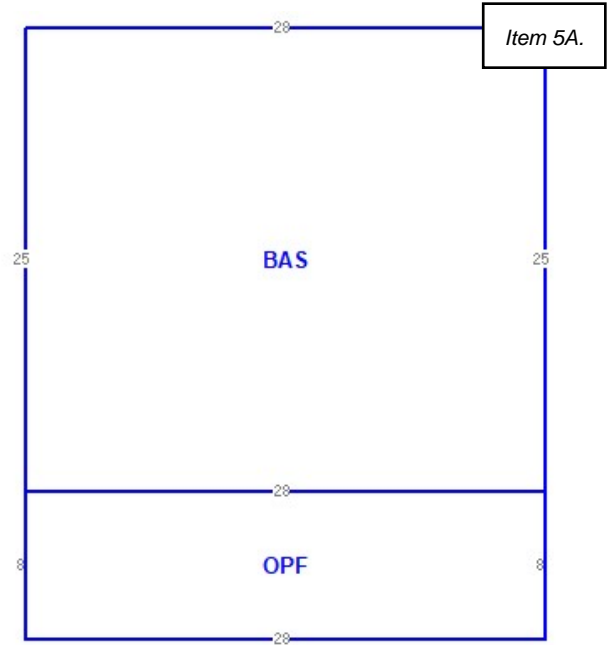
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	40x100	\$150	4,000	SF	1.0000	\$600,000

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing	Base (BAS): 700	700
Floor System:	Wood W/O Sub Floor	Open Porch (OPF): 0	224
Exterior Walls:	Concrete Blk/Stucco	Total Area SF: 700	924
Unit Stories:	1		
Roof Frame:	Gable Or Hip		
Living Units:	0		
Roof Cover:	Composition Shingle		
Year Built:	1948		
Building Type:	Retail Stores		
Quality:	Average		

Structural Elements

Floor Finish: Carpet Combination
 Interior Finish: Dry Wall
 Cooling: Heat & Cooling Pkg
 Fixtures: 5
 Effective Age: 46
 Functional Obsolescence: .1



2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$22.00	280.0	\$6,160	\$2,464	1980

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
3530	TPP USE	04/04/2019	\$6,104
3530A	TPP USE	04/04/2019	\$6,104
D3355	PATIO/DECK	01/30/2019	\$7,600
B3356	WINDOWS/DOORS	01/30/2019	\$1,200
1989	MISCELLANEOUS	10/11/2017	\$0
PER-H-CB09-08273	ROOF	10/19/2009	\$3,500
PER-H-CB305197	DEMOLITION	10/19/2004	\$0



[Search](#) > Account Summary

Real Estate Account #R166099

Owner:
N J E PROPERTIES INC

Situs:
121 129TH AVE E
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 **11/15/2023** for **\$7,846.50**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 Annual Bill ⓘ	\$0.00 Paid \$7,846.50	11/15/2023 Receipt #1665-23-030344	Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$7,352.72	11/18/2022 Receipt #1665-22-045783	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$6,859.55	11/30/2021 Receipt #1655-21-098740	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$6,610.36	11/18/2020 Receipt #1655-20-047590	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$6,238.67	11/15/2019 Receipt #952-19-036352	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$5,702.65	11/20/2018 Receipt #952-18-037780	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$5,326.99	11/20/2017 Receipt #952-17-033976	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$4,280.98	11/10/2016 Receipt #952-16-021380	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$4,232.14	11/10/2015 Receipt #952-15-018006	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$4,047.47	11/12/2014 Receipt #952-14-016811	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$4,003.08	11/19/2013 Receipt #756-13-001139	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$3,912.71	11/13/2012 Receipt #756-12-004877	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$3,946.47	11/10/2011 Receipt #755-11-035177	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$4,019.59	11/10/2010 Receipt #755-10-040890	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$4,443.95	11/17/2009 Receipt #755-09-049655	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$5,286.89	11/12/2008 Receipt #755-08-032238	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$4,076.78	11/30/2007 Receipt #015-07-00010533	Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$4,296.37	12/29/2006 Receipt #012-06-00021476	Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$3,234.69	03/27/2006 Receipt #055-05-00203004	Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$3,956.03	06/01/2005 Receipt #CONV-22817	Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$3,125.14	03/31/2004 Receipt #055-03-00194293	Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$3,006.11	03/31/2003 Receipt #002-02-00034536	Print (PDF)
2001 Annual Bill ⓘ	\$0.00 Paid \$3,111.19	05/21/2002 Receipt #011-01-00008637	Print (PDF)
2000 Annual Bill ⓘ	\$0.00 Paid \$3,031.98	05/29/2001 Receipt #010-00-00010035	Print (PDF)
1999 Annual Bill ⓘ	\$0.00 Paid \$3,181.89	06/01/2000 Receipt #CONV-22817	Print (PDF)
Total Amount Due	\$0.00		

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

January 31, 2024

N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433
Case Number: 2024.3730

RE Property: 121 129TH AVE E **Parcel #**15-31-15-58320-001-0130

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT
13 _____

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. 102-46. - Required.

(c)No person shall erect, construct, maintain, alter, relocate, demolish, repair or paint or do any work upon a sign for which a permit has not been obtained.

Violation Detail(s):

Signage constructed without the required building permit(s).

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).

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit 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 14, 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.



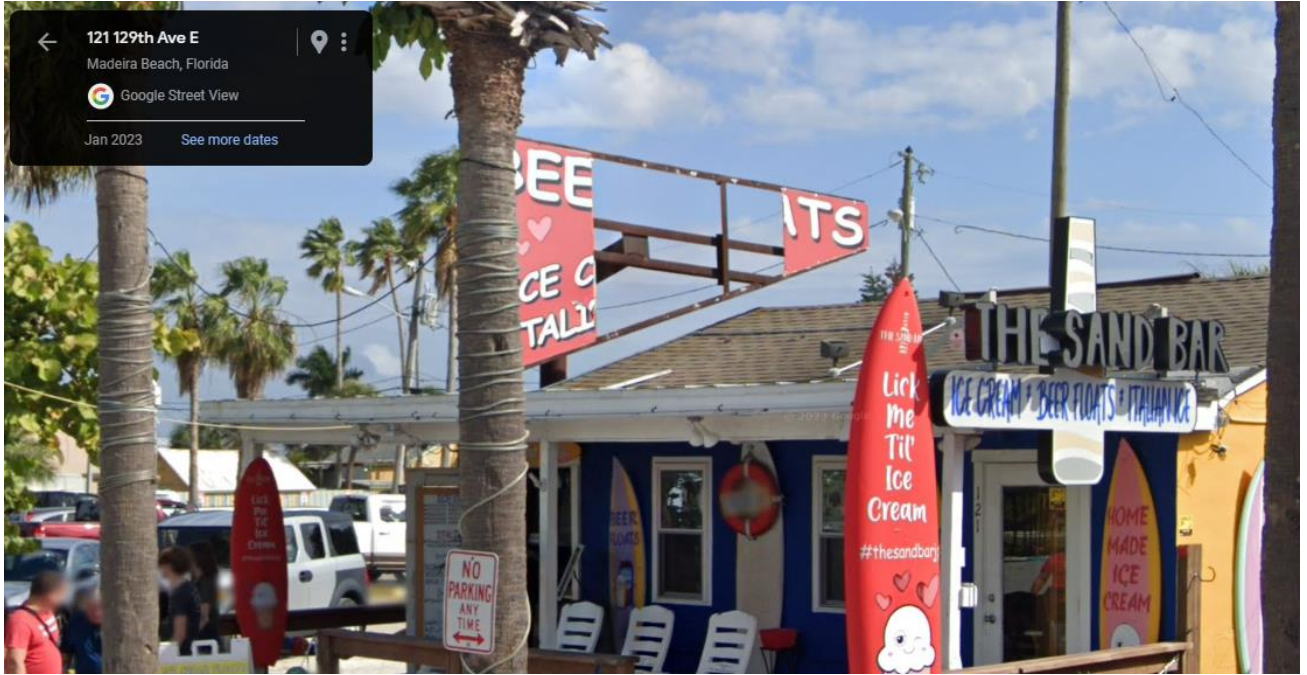
Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The 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).



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).



Google Images January 2023

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

N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433
Case Number: 2024.3730

RE Property: 121 129TH AVE E **Parcel #**15-31-15-58320-001-0130

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT
13 _____

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. 102-46. - Required.

(c)No person shall erect, construct, maintain, alter, relocate, demolish, repair or paint or do any work upon a sign for which a permit has not been obtained.

Violation Detail(s):

Signage constructed without the required building permit(s).

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).

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit 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.



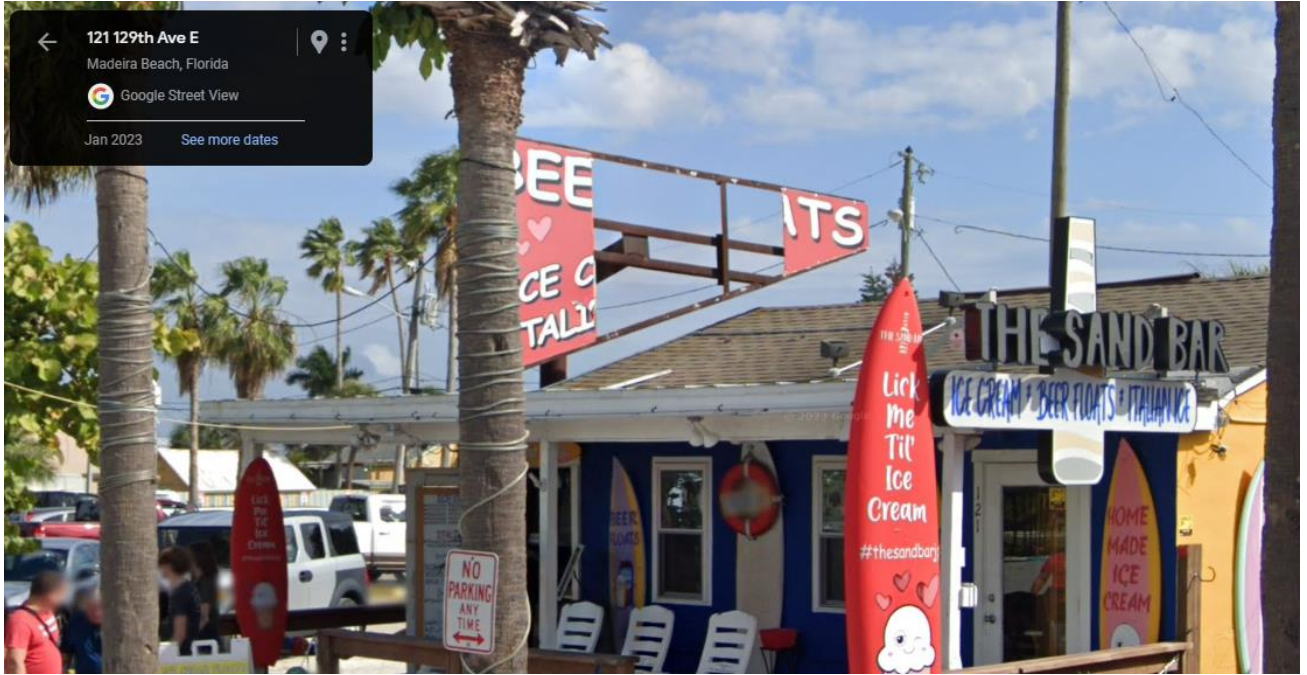
Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The 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).



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).



Google Images January 2023

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).

CERTIFIED MAIL



7022 2410 0002 9255 2711



pal Drive
Florida 33708

N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433
Case Number: 2024 3720


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:
 NJE Properties INC
 c/o Hamuy
 PO Box 14433
 Tallahassee FL 32317

(gm)



9590 9402 7951 2305 9241 13
 2024-8730

2. Article Number (Transfer from service label)
 7022 2410 0002 9255 2711

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

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

September 13, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3730

N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433
Respondents.

RE Property: 121 129TH AVE E **Parcel #15-31-15-58320-001-0130**

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 13

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

On the 13 day of September, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of September, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 121 129th Ave E, Parcel # 15-31-15-58320-001-0130 the City of Madeira Beach.

On the 13 day of September, 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

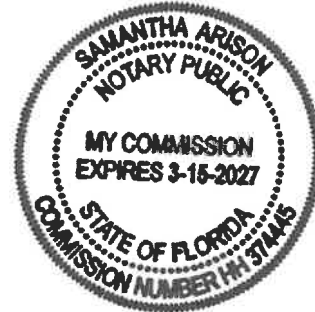
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of physical presence or online notarization, this 13th day of September, 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.
N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433

CASE NO. 2024.3730

Respondents.

RE Property: 121 129th Ave E. **Parcel #15-31-15-58320-001-0130**

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 13

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **23rd** day of September, **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):

Ordinance(s):
Sec. 102-46. - Required.

(c)No person shall erect, construct, maintain, alter, relocate, demolish, repair or paint or do any work upon a sign for which a permit has not been obtained.

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 13 day of September, 2024.


Grace Mills, Code Compliance Officer
City of Madeira Beach

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

September 13, 2024

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

Petitioner,

vs.

CASE NO. 2024.3730

N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433

Respondents.

RE Property: 121 129th Ave E. **Parcel #15-31-15-58320-001-0130**

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 13

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

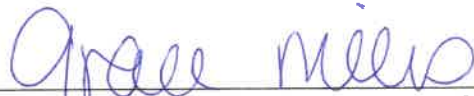
During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Ordinance(s):
Sec. 102-46. - Required.

(c)No person shall erect, construct, maintain, alter, relocate, demolish, repair or paint or do any work upon a sign for which a permit has not been obtained.

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**

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:

NJE Properties INC
 C/O Hamuy
 PO Box 14433
 Tallahassee, FL 32317



9590 9402 7951 2305 9237 58

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1845 30

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
- 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 (500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

CERTIFIED MAIL



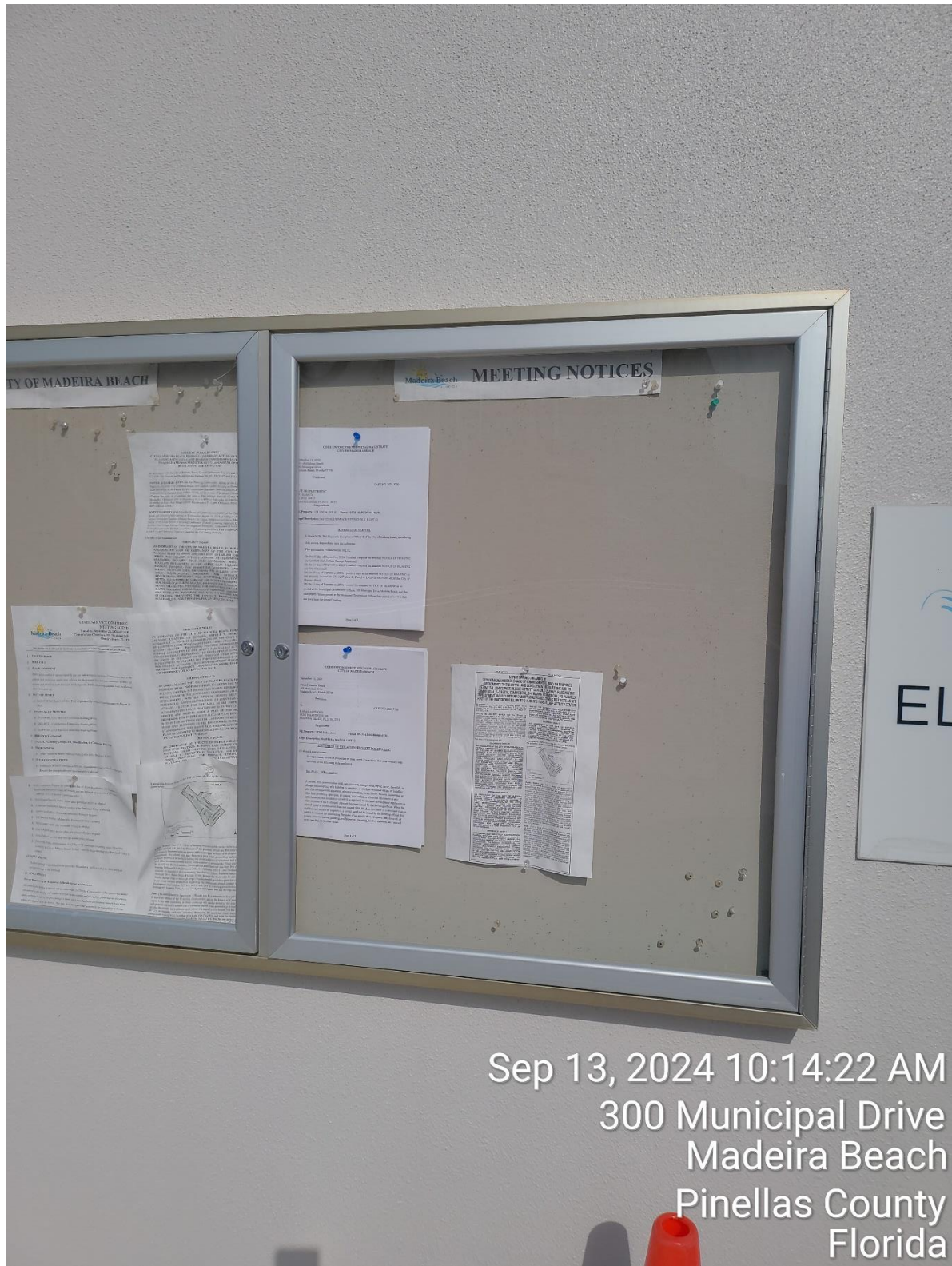
9589 0710 5270 2158 1845 30

Item 5A.

municipal Drive
Palm Beach, Florida 33708

vs.
N J E PROPERTIES INC
C/O HAMUY
PO BOX 14433
TALLAHASSEE, FL 32317-4433





Sep 13, 2024 10:14:22 AM
300 Municipal Drive
Madeira Beach
Pinellas County
Florida



Sep 13, 2024 9:16:15 AM
121 129th Avenue East
Madeira Beach
Pinellas County
Florida





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 19-Feb-2024)

Parcel Number

09-31-15-54288-000-0130

Owner Name

KARAS, ANTHONY

Property Use

0820 Duplex-Triplex-Fourplex

Site Address

14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Mailing Address

14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233

Legal Description

MADEIRA MANOR LOT 13

Current Tax District

MADEIRA BEACH (MB)

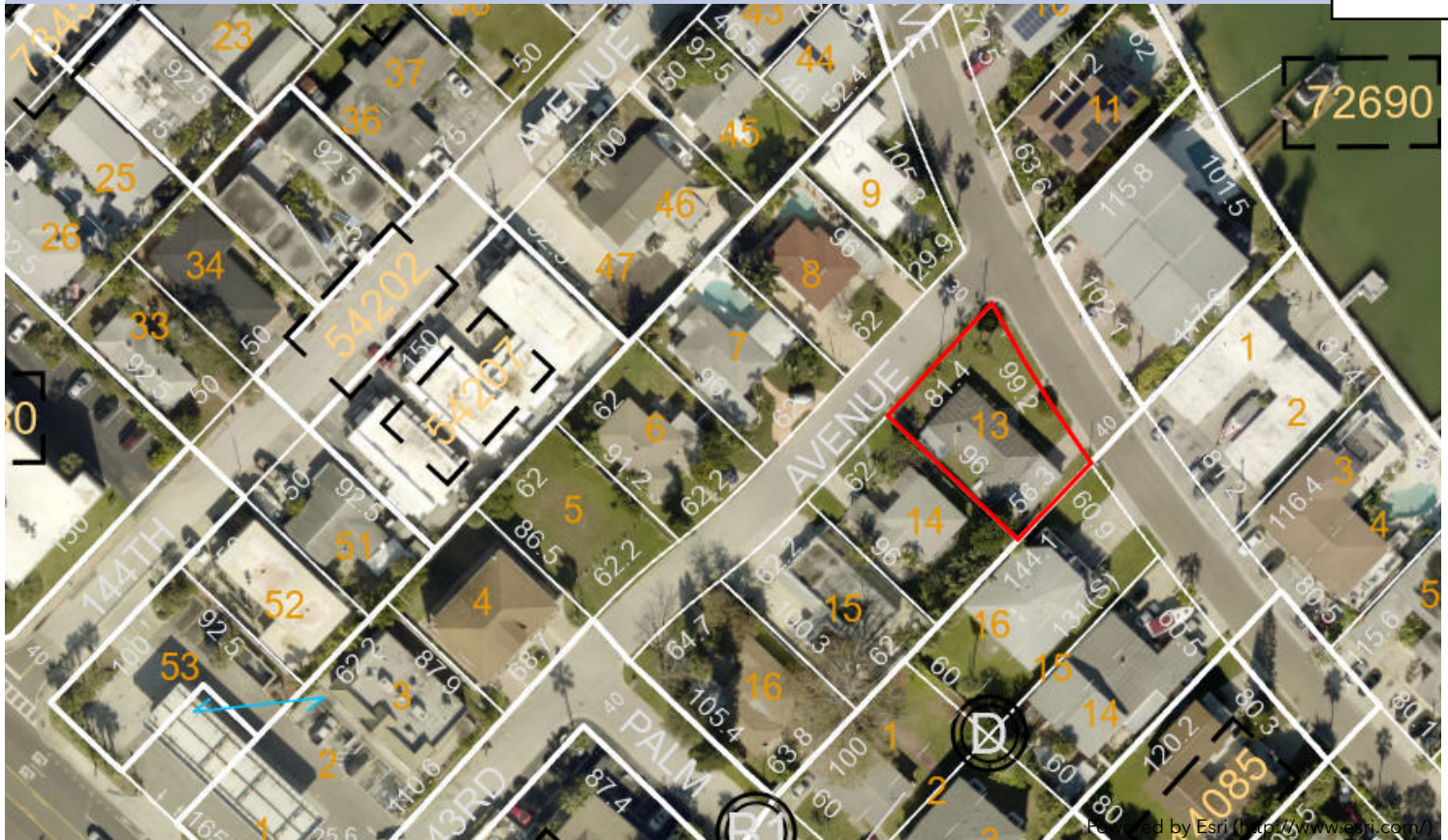
Year Built

1954

Heated SF	Gross SF	Living Units	Buildings
1,311	1,951	2	1

Item 5B.

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	Yes	100%		
2023	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16059/1428		121030278012	A	Current FEMA Maps	Check for EC	Zoning Map	21/56

2023 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$464,000	\$117,892	\$67,892	\$92,892	\$67,892

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Y	\$425,000	\$114,458	\$64,458	\$89,458	\$64,458

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5B.
2021	Y	\$290,800	\$111,124	\$61,124	\$86,124	\$61,124	
2020	Y	\$285,052	\$109,590	\$59,590	\$84,590	\$59,590	
2019	Y	\$235,445	\$107,126	\$57,126	\$82,126	\$57,126	
2018	Y	\$214,814	\$105,129	\$55,129	\$80,129	\$55,129	

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
20-Nov-2007	\$100	<u>U</u>		KARAS JENNIFER	KARAS, ANTHONY	16059/1428
03-Dec-2002	\$164,900	<u>Q</u>		GITSAS JAMES C	KARAS, JENNIFER	12387/0472
04-Dec-1998	\$85,000	<u>Q</u>		STEWART RICHARD GARY	GITSAS, JAMES C	10325/2322
31-May-1985	\$66,800	<u>Q</u>				05986/2148
30-Jun-1983	\$65,000	<u>U</u>				05546/2124

2023 Land Information

Land Area: 0.1499 acres | 6,530 sf Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	71x96	\$7,800	71.00	FF	.9800	\$542,724

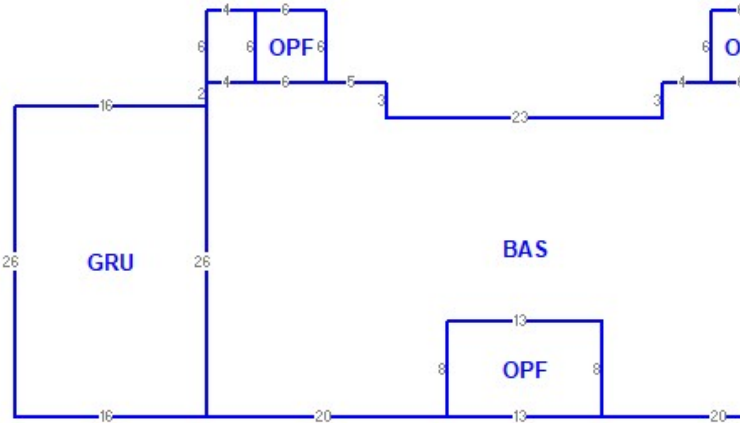
2023 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation: Continuous Footing Poured			
Floor System: Slab On Grade	Base (BAS):	1,311	1,311
Exterior Walls: Cb Stucco/Cb Reclad	Garage Unfinished (GRU):	0	416
Unit Stories: 1	Open Porch (OPF):	0	176
Living Units: 2	Utility (UTF):	0	48
Roof Frame: Gable Or Hip	Total Area SF:	1,311	1,951
Roof Cover: Shingle Composition			
Year Built: 1954			
Building Type: Duplex - 4-Plex			
Quality: Average			
Floor Finish: Carpet/ Vinyl/Asphalt			

Item 5B.

Structural Elements

Interior Finish: Drywall/Plaster
 Heating: Reverse Cyc/Wall Unit
 Cooling: None
 Fixtures: 6
 Effective Age: 61



2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
201110638	CARPORT	02/11/2011	\$3,050



[Search](#) > Account Summary

Real Estate Account #R103711

Owner: KARAS, ANTHONY
Situs: 14268 N BAYSHORE DR
 MADEIRA BEACH
[Parcel details](#)
[Property Appraiser](#)
 Homestead Exemption



[Get bills by email](#)

Amount Due

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2023 Annual Bill	\$1,447.61	Add To Cart Print (PDF)
Total Amount Due: \$1,447.61		

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2023 ⓘ			
2023 Annual Bill	\$1,447.61	Unpaid	Print (PDF)
Certificate #3867		Issued	06/01/2024 Face \$1,372.72, Rate 7.25%
2022 ⓘ			
2022 Annual Bill	\$0.00	Paid \$1,393.85	07/06/2023 Receipt #1658-23-000365 Print (PDF)
Certificate #3737		Redeemed	07/06/2023 Face \$1,321.52, Rate 0.25%
		Paid \$1,393.85	
2021 ⓘ			
2021 Annual Bill		Paid \$1,407.97	01/17/2023 Receipt #1654-22-001409
Tax Deed Application #10633		Paid off	01/17/2023
		Paid \$1,407.97	
2020 ⓘ			
2020 Annual Bill		Paid \$1,581.35	01/17/2023 Receipt #1654-22-001409
Tax Deed Application #10633		Paid off	01/17/2023
		Paid \$1,581.35	
2019 ⓘ			
2019 Annual Bill	\$0.00	Paid \$1,542.91	01/17/2023 Receipt #1654-22-001409
2019 TDA Fees Bill ⓘ	\$0.00	Paid \$504.67	01/17/2023 Receipt #1654-22-001409
2019 TDA Fees Bill ⓘ	\$0.00	Paid \$544.80	01/17/2023 Receipt #1654-22-001409
Tax Deed Application #10633		Paid off	01/17/2023
		Paid \$2,592.38	
2018 ⓘ			
2018 Annual Bill		Paid \$1,182.06	06/28/2019 Receipt #908-19-000160
Tax Deed Application #8400		Paid off	06/28/2019
		Paid \$1,182.06	
2017 ⓘ			
2017 Annual Bill		Paid \$1,322.27	06/28/2019 Receipt #908-19-000160
Tax Deed Application #8400		Paid off	06/28/2019

Paid \$1,322.27

2016 ⓘ					
2016 Annual Bill	\$0.00	Paid \$1,300.68	06/28/2019	Receipt #908-19-000160	
2016 TDA Fees Bill ⓘ	\$0.00	Paid \$386.25	06/28/2019	Receipt #908-19-000160	
Refund		Processed \$70.00	07/17/2019		
Refund		Processed \$130.00	07/03/2019		
Tax Deed Application #8400		Paid off	06/28/2019		
Paid \$1,686.93					
2015 ⓘ					
2015 Annual Bill	\$0.00	Paid \$1,287.33	03/29/2018	Receipt #205-17-004206	Print (PDF)
Certificate #4480		Redeemed	03/29/2018	Face \$1,220.08, Rate 0.25%	
Paid \$1,287.33					
2014 ⓘ					
2014 Annual Bill	\$0.00	Paid \$1,260.80	02/06/2017	Receipt #213-16-005154	Print (PDF)
Certificate #4864		Redeemed	02/06/2017	Face \$1,194.81, Rate 0.25%	
Paid \$1,260.80					
2013 ⓘ					
2013 Annual Bill	\$0.00	Paid \$1,238.78	02/29/2016	Receipt #116-15-003679	Print (PDF)
Certificate #4722		Redeemed	02/29/2016	Face \$1,173.84, Rate 0.25%	
Paid \$1,238.78					
2012 ⓘ					
2012 Annual Bill	\$0.00	Paid \$1,211.15	02/23/2015	Receipt #215-14-002640	Print (PDF)
Certificate #4754		Redeemed	02/23/2015	Face \$1,147.52, Rate 0.25%	
Paid \$1,211.15					
2011 Annual Bill ⓘ	\$0.00	Paid \$1,338.47	05/31/2012	Receipt #952-11-026664	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$1,966.83	03/10/2011	Receipt #202-10-000953	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$2,463.84	05/18/2010	Receipt #755-09-146818	Print (PDF)
2008 ⓘ					
2008 Annual Bill	\$0.00	Paid \$3,794.21	08/18/2009	Receipt #901-09-001266	Print (PDF)
Certificate #7851		Redeemed	08/18/2009	Face \$3,607.58, Rate 7%	
Paid \$3,794.21					
2007 Annual Bill ⓘ	\$0.00	Paid \$4,044.04	11/30/2007	Receipt #077-07-00006313	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$5,221.20	11/28/2006	Receipt #077-06-00005793	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$3,777.18	11/23/2005	Receipt #077-05-00005245	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$3,092.33	11/29/2004	Receipt #077-04-00004717	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$2,763.87	11/20/2003	Receipt #077-03-00004441	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$1,388.93	11/26/2002	Receipt #063-02-00042365	Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$1,132.55	11/28/2001	Receipt #063-01-00000778	Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$971.60	11/27/2000	Receipt #063-00-00000826	Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$1,448.66	11/30/1999	Receipt #063-99-00002916	Print (PDF)
Total Amount Due		\$1,447.61			

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 19, 2024

KARAS, ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233
Case Number: 2024.3738

RE Property: 14268 N Bayshore **Parcel #**09-31-15-54288-000-0130

Legal Description: MADEIRA MANOR LOT 13

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):

Electrical work has been done at the property without the required 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 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:

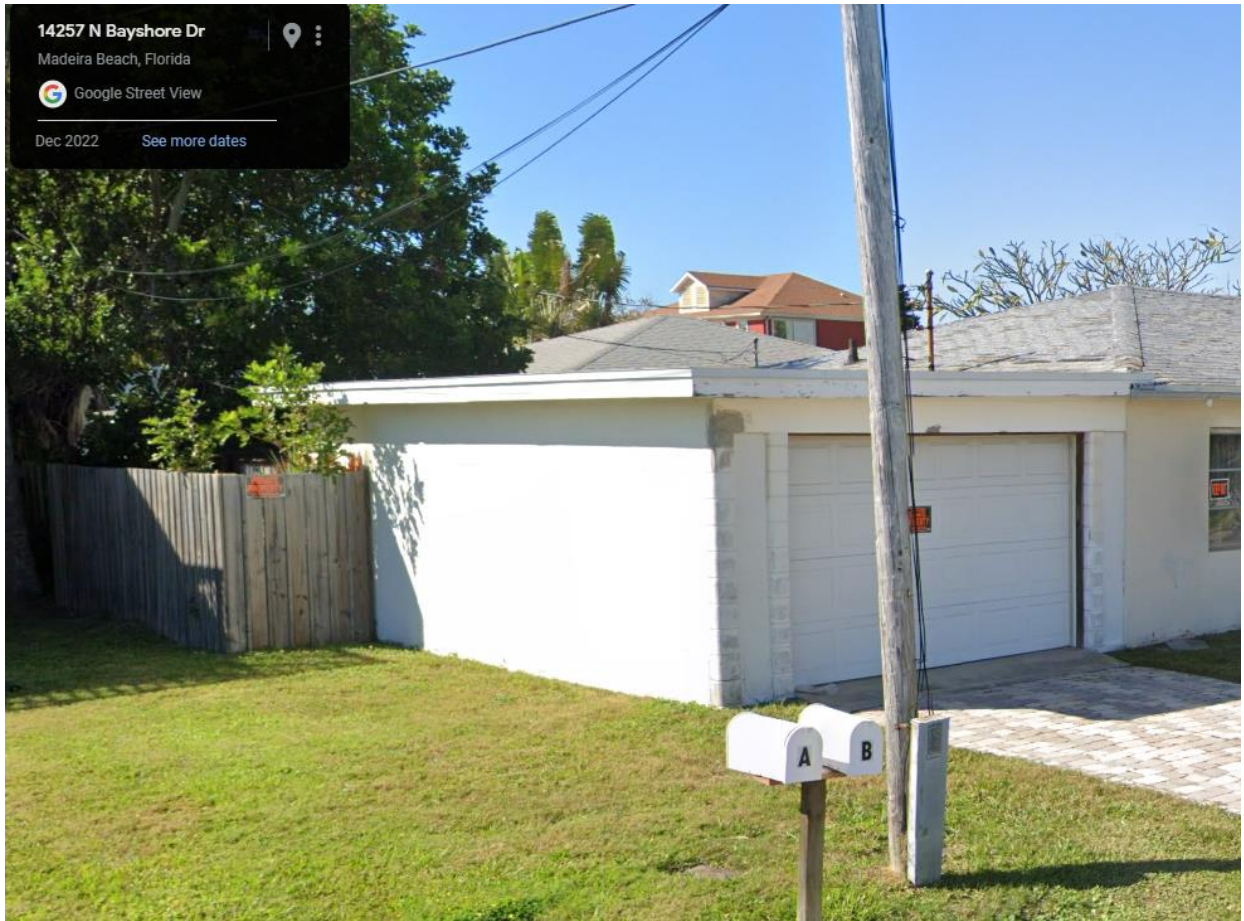
Follow up date:
March 4, 2024

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).



Google View Images December 2022

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**

March 5, 2024

KARAS, ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233
Case Number: 2024.3738

RE Property: 14268 N Bayshore **Parcel #**09-31-15-54288-000-0130

Legal Description: MADEIRA MANOR LOT 13

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):

Electrical work has been done at the property without the required 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 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:

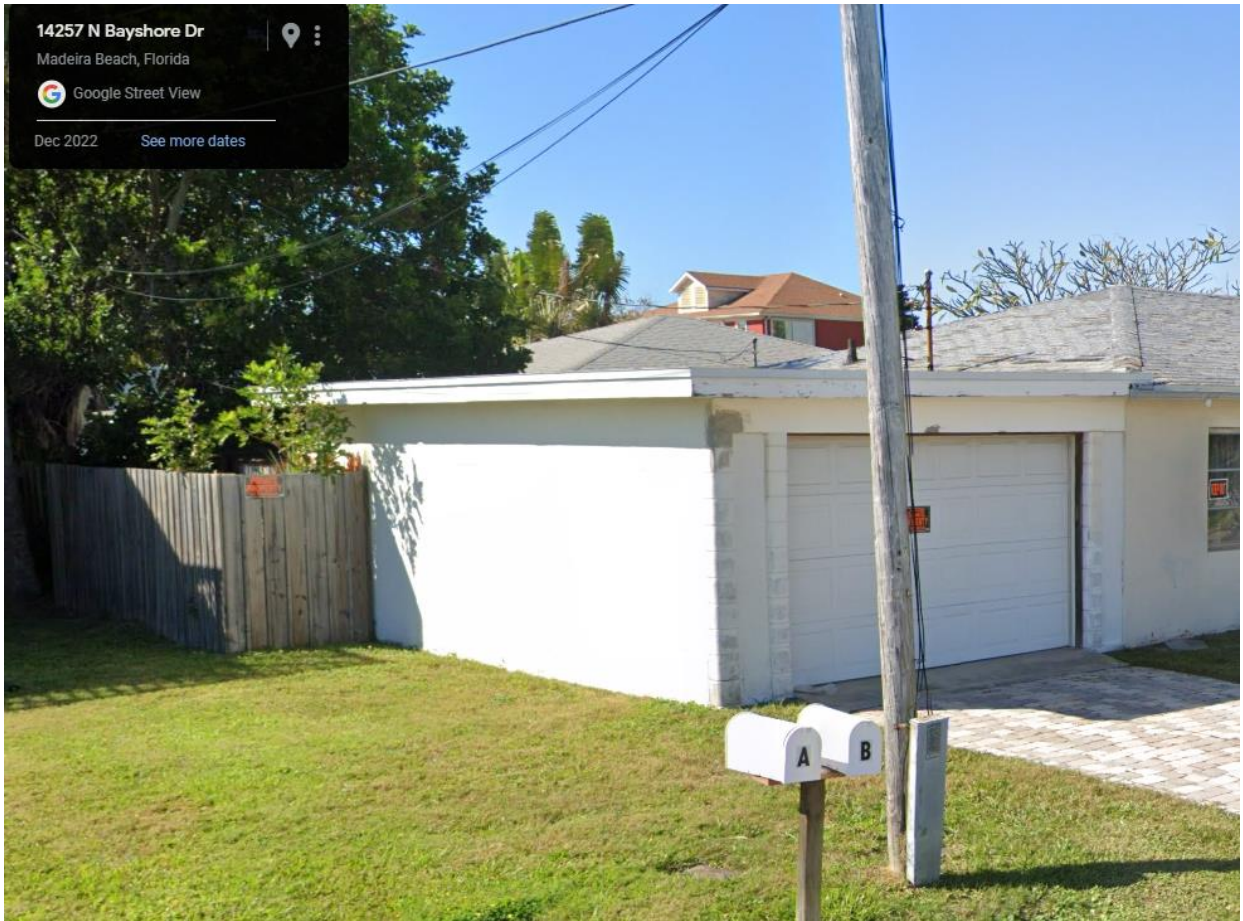
Follow up date:
March 19, 2024

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).



Google View Images December 2022

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).



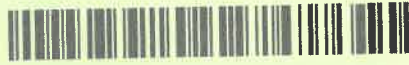
Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to five hundred dollars (\$500) per day. The 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).

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:

Karas, Anthony
 14268 N Bayshore Dr
 Madeira Beach FL 33708



9590 9402 7951 2305 9237 65

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1845 16

PS Form 3811, July 2020 PSN 7530-02-000-9000

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

Domestic Return Receipt



CERTIFIED MAIL®



7022 2410 0002 9255 2728

Item 5B.

Municipal Drive
Madeira Beach, Florida 33708

KARAS, ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233
Case Number: 2024.3738

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

September 13, 2024

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

Petitioner,

vs.

CASE NO. 2024.3738

KARAS, ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233

Respondents.

RE Property: 14268 N Bayshore

Parcel #09-31-15-54288-000-0130

Legal Description: MADEIRA MANOR LOT 13

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

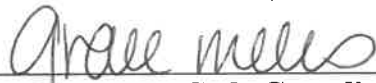
During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

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. 2024.3738

KARAS, ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233

Respondents.

RE Property: 14268 N Bayshore

Parcel #09-31-15-54288-000-0130

Legal Description: MADEIRA MANOR LOT 13

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **23rd** day of September, **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 13 day of September, 2024.



 Grace Mills, Code Compliance Officer
 City of Madeira Beach

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

September 13, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3738

KARAS, ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14268 N BAYSHORE DR **Parcel #09-31-15-54288-000-0130**

Legal Description: MADEIRA MANOR LOT 13

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

On the 13 day of September, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13 day of September, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 14268 N BAYSHORE DR, Parcel # 09-31-15-54288-000-0130 the City of Madeira Beach.

On the 13 day of September, 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.

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:

Karas, Anthony
14268 N Bayshore Dr
Madeira Beach FL 33708



9590 9402 7951 2305 9237 65

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1845 16

PS Form 3811, July 2020 PSN 7530-02-000-9000

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

Domestic Return Receipt



Municipal Drive
Madeira Beach, Florida 33708



9589 0710 5270 2158 1845 16

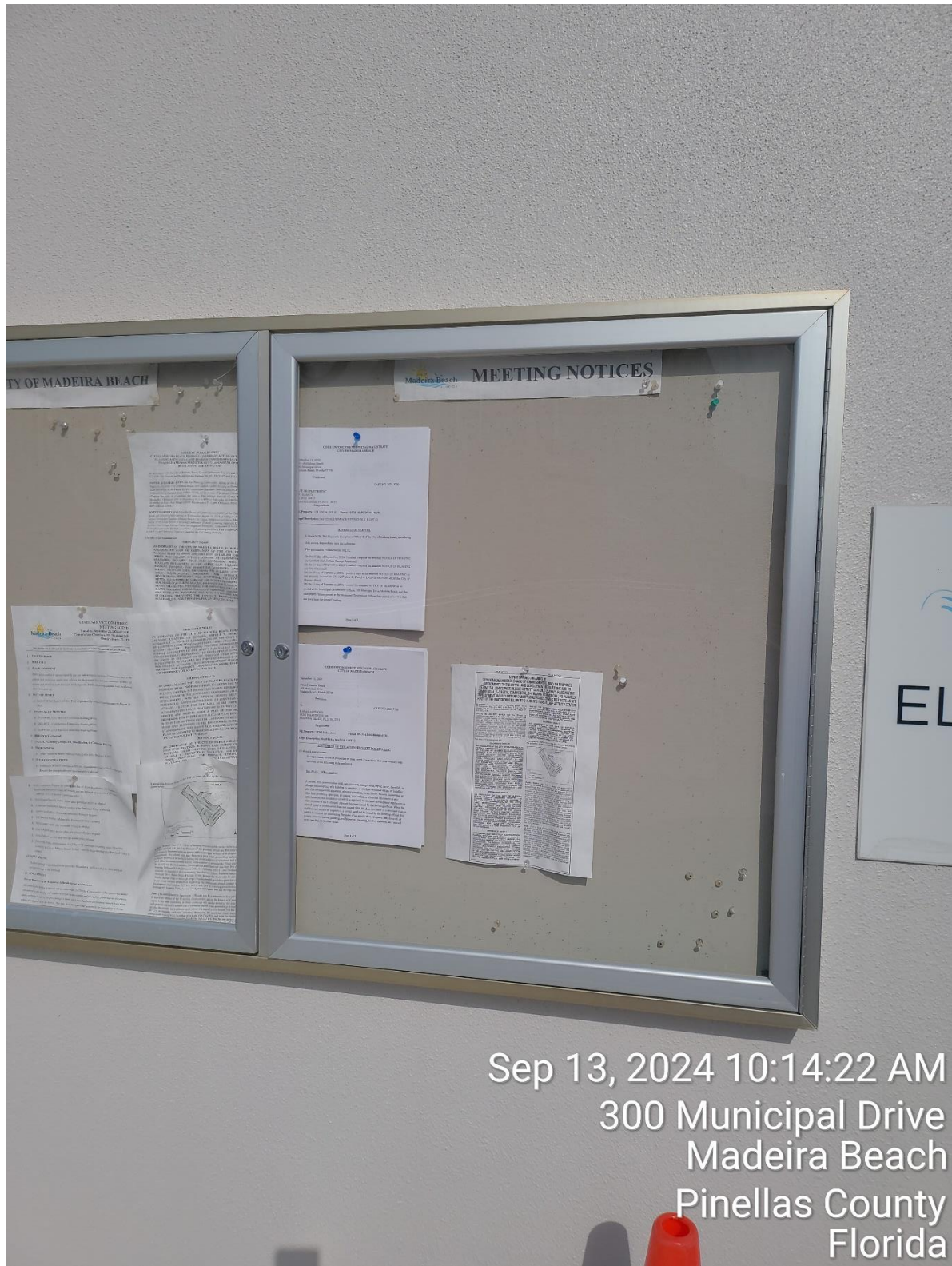
Item 5B.

ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233

Respondents.



Sep 13, 2024 10:00:53 AM
14268 North Bayshore Drive
Madeira Beach
Pinellas County
Florida



Sep 13, 2024 10:14:22 AM
300 Municipal Drive
Madeira Beach
Pinellas County
Florida



14268 N Bayshore Dr
Madeira Beach, FL
9-17-2024