



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

**Monday, February 27, 2023 at 2:00 PM
Commission Chambers - 300 Municipal Drive**

Meetings 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.](#) Case #2022.3537 - 544 Johns Pass Ave.

6. OLD BUSINESS

[A.](#) Case #2021.1296 - 14033 E. Parsley Dr.

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 Linda Portal, Community Development Director at 727-391-9951, ext. 255 or fax a written request to 727-399-1131.

10-31-15-19998-000-0090

Compact Property Record Card

Item 5A.

Tax Estimator

Updated February 15, 2023

Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
AUTON, MICHAEL J 544 JOHNS PASS AVE MADEIRA BEACH FL 33708-2366	544 JOHNS PASS AVE MADEIRA BEACH


Property Use: 0110 (Single Family Home)


Current Tax District: MADEIRA BEACH ([MB](#))


Total Living: SF: 2,577

Total Gross SF: 3,125 Total Living Units: 1

[click here to hide] Legal Description
CRYSTAL ISLAND 2ND ADD LOT 9




Tax Estimator  File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1	
Government:	No	No	Homestead Use Percentage: 100.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%	
Historic:	No	No	Classified Agricultural: No	

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)					
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
18084/0519 	\$1,361,300 Sales Query	121030278022	A	Current FEMA Maps	57/64

2022 Interim Value Information					
Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$1,134,814	\$524,624	\$474,624	\$499,624	\$474,624

[click here to hide] Value History as Certified (yellow indicates correction on file)						
Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	Yes	\$829,690	\$509,344	\$459,344	\$484,344	\$459,344
2020	Yes	\$649,311	\$502,312	\$452,312	\$477,312	\$452,312
2019	Yes	\$619,578	\$491,019	\$441,019	\$466,019	\$441,019
2018	Yes	\$601,531	\$481,864	\$431,864	\$456,864	\$431,864
2017	Yes	\$561,859	\$471,953	\$421,953	\$446,953	\$421,953
2016	Yes	\$532,402	\$462,687	\$412,687	\$437,687	\$412,687
2015	Yes	\$500,562	\$459,471	\$409,471	\$434,471	\$409,471
2014	Yes	\$455,824	\$455,824	\$405,824	\$430,824	\$405,824
2013	Yes	\$445,635	\$321,901	\$271,401	\$296,401	\$271,401
2012	Yes	\$412,495	\$316,520	\$266,020	\$291,020	\$266,020
2011	Yes	\$403,364	\$307,301	\$256,801	\$281,801	\$256,801
2010	Yes	\$426,302	\$302,760	\$252,260	\$277,260	\$252,260
2009	Yes	\$520,628	\$294,800	\$244,800	\$269,800	\$244,800
2008	Yes	\$559,900	\$294,505	\$244,505	\$269,505	\$244,505
2007	Yes	\$625,700	\$285,927	\$260,927	N/A	\$260,927
2006	Yes	\$660,000	\$278,953	\$253,953	N/A	\$253,953
2005	Yes	\$512,600	\$265,100	\$240,100	N/A	\$240,100
2004	Yes	\$425,600	\$217,400	\$192,400	N/A	\$192,400
2003	Yes	\$352,700	\$213,400	\$188,400	N/A	\$188,400
2002	Yes	\$302,900	\$208,400	\$183,400	N/A	\$183,400
2001	Yes	\$263,700	\$205,200	\$180,200	N/A	\$180,200
2000	Yes	\$227,500	\$192,000	\$167,000	N/A	\$167,000
1999	Yes	\$200,000	\$187,000	\$162,000	N/A	\$162,000
1998	Yes	\$197,600	\$184,100	\$159,100	N/A	\$159,100
1997	Yes	\$185,700	\$175,900	\$150,900	N/A	\$150,900
1996	Yes	\$164,600	\$164,500	\$139,500	N/A	\$139,500

2022 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions			
2022 Tax Bill	Tax District: MB	Sale Date	Book/Page	Price	Q/U V/I
2022 Final Millage Rate	16.2571	12 Jul 2013	18084 / 0519 	\$605,000	Q I

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 new [Tax Estimator](#) to estimate taxes under new ownership.

28 Apr 1989
1972
1971

06988 / 2214
03793 / 0336
03641 / 0150

\$143,000
\$13,500
\$10,0

Q
Q

Item 5A.

2022 Land Information						
Seawall: Yes		Frontage: Canal/River			View: None	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	70x110	11000.00	70.0000	1.0400	\$800,800	FF

[click here to hide] 2023 Building 1 Structural Elements [Back to Top](#)

Site Address: 544 JOHNS PASS AVE

Building Type: Single Family

Quality: Above Average

Foundation: Continuous Footing
Poured

Floor System: Slab Above Grade Low

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Concrete Tile/Metal

Stories: 1

Living units: 1

Floor Finish: Carpet/Hardtile/Hardwood

Interior Finish: Upgrade

Fixtures: 9

Year Built: 1975

Effective Age: 30

Heating: Central Duct

Cooling: Cooling (Central)

[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	2,277	2,277
Open Porch (OPF)	0	42
Garage (GRF)	0	506
Base Semi-finished (BSF)	300	300
Total Living SF: 2,577		Total Gross SF: 3,125

[click here to hide] 2023 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$12,000.00	1.00	\$12,000.00	\$6,480.00	2005
DOCK	\$56.00	533.00	\$29,848.00	\$11,939.00	1988
BT LFT/DAV	\$12,000.00	1.00	\$12,000.00	\$4,800.00	1997
POOL	\$40,000.00	1.00	\$40,000.00	\$40,000.00	2022
PATIO/DECK	\$22.00	930.00	\$20,460.00	\$20,460.00	2022

[click here to hide] 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
R20220550	ROOF	22 Jun 2022	\$32,500
S20210882	SEA WALL	06 Oct 2021	\$24,500
290210330	POOL	13 Apr 2021	\$57,600
755	BOAT LIFT/DAVIT	21 Jul 2016	\$2,000
P45885-16	BOAT LIFT/DAVIT	16 Jun 2016	\$0
PER-H-CB317148	MISCELLANEOUS	21 Apr 2005	\$3,127
P3546005	DOCK	07 Mar 2005	\$0
P3365203	DOCK	30 Oct 2003	\$0
PER-H-CB278864	ADDITION/REMODEL/RENOVATION	15 Jul 2003	\$64,000
PER-H-CB240880	ROOF	21 Aug 2001	\$5,234

P2836800	DOCK	12 May 2000	\$0
PER-H-CB213504	ADDITION/REMODEL/RENOVATION	05 Apr 2000	\$1,900
PER-H-CB206864	ADDITION/REMODEL/RENOVATION	22 Nov 1999	Item 5A. ,039
97303	BOAT LIFT/DAVIT	23 Jul 1997	,600
P2460897	DOCK	02 Jun 1997	\$0



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

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[Tax Collector Home Page](#)
[Contact Us](#)



Search > Account Summary

Real Estate Account #R115328

Owner:
AUTON, MICHAEL J

Situs:
544 JOHNS PASS AVE
MADEIRA BEACH

[Parcel details](#)
[Property Appraiser](#)
Installments
Homestead Exemption





















Get bills by email

Amount Due

Your account is **paid to date**. Your next bill will be available for payment by 03/01/2023.
Your last payment was made on **01/04/2023** for **\$1,927.41**. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 ⓘ					
2022 Installment Bill #4 ⓘ		Upcoming			
2022 Installment Bill #3 ⓘ	\$0.00	Paid \$1,927.41	01/04/2023	Receipt #952-22-099638	Print (PDF)
2022 Installment Bill #2 ⓘ	\$0.00	Paid \$1,914.91	09/26/2022	Receipt #952-22-018933	Print (PDF)
2022 Installment Bill #1 ⓘ	\$0.00	Paid \$1,884.83	06/01/2022	Receipt #952-22-000197	Print (PDF)
		Paid \$5,727.15			
2021 Annual Bill ⓘ	\$0.00	Paid \$7,699.73	11/02/2021	Receipt #952-21-027637	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$7,942.43	02/05/2021	Receipt #952-20-094026	Print (PDF)
2019 ⓘ					
2019 Installment Bill #4 ⓘ	\$0.00	Paid \$2,057.90	04/03/2020	Receipt #952-19-095415	Print (PDF)
2019 Installment Bill #3 ⓘ	\$0.00	Paid \$1,996.16	12/26/2019	Receipt #952-19-067319	Print (PDF)
2019 Installment Bill #2 ⓘ	\$0.00	Paid \$1,809.52	09/20/2019	Receipt #952-19-014186	Print (PDF)
2019 Installment Bill #1 ⓘ	\$0.00	Paid \$1,781.10	06/26/2019	Receipt #952-19-004562	Print (PDF)
		Paid \$7,644.68			
2018 Annual Bill ⓘ	\$0.00	Paid \$7,503.35	02/11/2019	Receipt #952-18-072221	Print (PDF)
2017 ⓘ					
2017 Annual Bill	\$0.00	Paid \$8,599.70	09/27/2018	Receipt #952-18-014205	Print (PDF)
Certificate #4115		Redeemed	09/27/2018	Face \$8,184.24, Rate 0.25%	
		Paid \$8,599.70			
2016 ⓘ					
2016 Annual Bill	\$0.00	Paid \$8,563.06	08/31/2017	Receipt #952-17-009051	Print (PDF)
Certificate #4374		Redeemed	08/31/2017	Face \$8,149.34, Rate 0.25%	
		Paid \$8,563.06			
2015 Annual Bill ⓘ	\$0.00	Paid \$7,347.40	11/30/2015	Receipt #952-15-033721	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$7,237.78	11/28/2014	Receipt #755-14-084351	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$4,917.10	11/29/2013	Receipt #755-13-093056	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$4,825.30	11/15/2012	Receipt #952-12-011928	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$4,607.56	11/08/2011	Receipt #756-11-003975	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$4,460.57	11/19/2010	Receipt #952-10-005598	Print (PDF)
Total Amount Due	\$0.00				

BILL		AMOUNT DUE		STATUS		ACTION	
2009 Annual Bill		\$0.00	Paid \$4,352.50	11/13/2009	Receipt #755-09-035634		Print (PDF)
2008 Annual Bill		\$0.00	Paid \$4,284.21	11/10/2008	Receipt #755-08-028914		Print (PDF)
2007 Annual Bill		\$0.00	Paid \$4,272.06	11/20/2007	Receipt #055-07-00067650		Print (PDF)
2006 Annual Bill		\$0.00	Paid \$4,499.28	11/30/2006	Receipt #015-06-00006996		Print (PDF)
2005 Annual Bill		\$0.00	Paid \$4,518.69	11/21/2005	Receipt #055-05-00077634		Print (PDF)
2004 Annual Bill		\$0.00	Paid \$3,586.29	11/03/2004	Receipt #055-04-00015147		Print (PDF)
2003 Annual Bill		\$0.00	Paid \$3,532.66	11/26/2003	Receipt #055-03-00091882		Print (PDF)
2002 Annual Bill		\$0.00	Paid \$3,475.17	11/15/2002	Receipt #055-02-00030497		Print (PDF)
2001 Annual Bill		\$0.00	Paid \$3,424.25	11/29/2001	Receipt #004-01-00016066		Print (PDF)
2000 Annual Bill		\$0.00	Paid \$3,156.75	11/28/2000	Receipt #075-00-00031874		Print (PDF)
1999 Annual Bill		\$0.00	Paid \$3,059.75	11/30/1999	Receipt #063-99-00000796		Print (PDF)
Total Amount Due		\$0.00					

Item 5A.

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



CODE COMPLAINT FORM

FOR OFFICE USE:

DATE:

10/14/22

RECEIVED BY:

Lisa Schenker

TIME:

8:49 AM

Thank you for your concern and contacting Madeira Beach Code Enforcement. Please fill out the following form and email it to madeirabeachcode@madeirabeachfl.gov

Complainant Name:

Michelle Helms

Complainant Address:

546 Johns Pass Avenue

Nature of Complaint:

Eye Sores • VIEW ISSUES

☐ Junk/litter ☐ Building ☐ Zoning ☐ Environmental ☐ Landscape ☐ Rental

Property Address:

544-Johns Pass Avenue

Parcel (if no address):

Property Owner (if known):

Please describe the issue:

OBSTRUCTION of VIEW

BUILDING TEAKY HUT

* ALSO Due to HEIGHT of DECK Rainwater FLOODS
 OUR side YARD - DRAINAGE ?

Pursuant to Subsection (4) of section 125.69, Florida Statutes, (b) A person designated as a code inspector may not initiate an investigation of a potential violation of a duly enacted code or ordinance by way of an **anonymous complaint**. A person who reports a potential violation of a code or an ordinance **must** provide his or her name and address to the governing body of the respective board of county commissioners before an investigation occurs. This paragraph does not apply if the person designated as a code inspector has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.



Denied app 7685

COURTESY NOTICE OF CODE VIOLATION

OCTOBER 20, 2022

AUTON, MICHAEL J
544 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2366

Case Number: 2022.3537

Parcel #: 10-31-15-19998-000-0090

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

Property Address: 544 Johns Pass Ave.

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

Ordinance:

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 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.

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).

Sec. 110-472. - R-1, single-family residential zones.

*2) Lots on water. For lots on water in R-1, single-family residential zones, accessory structures may be located in side or rear yards. If the accessory structure is located in a side yard, a minimum of 2½-foot side setback must be provided. *If the accessory structure is located in the rear yard, the same rear setback as required for principal structures must be provided.*

Violation Detail:

An accessory structure has been built at the property without the required building permit. 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 must be removed.

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

Follow-up date: **NOVEMBER 3, 2022**

Frank DeSantis, CBO

City of Madeira Beach – Building Department

fdesantis@madeirabeachfl.gov

727.391.9951 ext. 282

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).



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Pinkard, Holden

From: Mike Auton <Mike.auton@mayfieldsearch.com>
Sent: Monday, October 31, 2022 10:39 AM
To: DeSantis, Frank; 'Christina Giovenco'
Cc: Building Dept; Robin Gomez; Ray Kerr
Subject: RE: [e] Final Pool inspection 544 Johns Pass Ave

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Good morning Frank,

We are in receipt of your code violation letter dated October 20th (2022.3537).

Can you kindly clarify something, ahead of us delivering a formal response later this week :

- If we choose to contest this and hire an Attorney to go a formal hearing, when is this likely to take place and where?
- If that does not bow in our favor, how long would we then have to remove the structure? I ask because we are away on vacation from November 7th – 18th.

We have no issues taking it down, if indeed that is what we are told we have to do, but we need to understand time pressures ahead of this, as we do not want to incur any fines and we need a reasonable amount of time to dismantle when we return Mid Nov.

Clearly, as I am sure you are aware, there are a number of directly comparable huts behind other houses here in Madeira Beach, we have been out on the boat to take pictures of them as a comparison and will present all this in our response.

I also understand from an email exchange with Robin Gomez (copied here), that this precise issue with the construction of Tiki's is up for review/change. Many of our neighbors also wish to build them and for most of us, it is the only way we can get some outdoor shade.

Beyond this, we intend to launch a petition and educate our neighbors. We would also like to get involved in any policy review until we can finally get this overturned.

Best regards

Mike & Christina Auton

NOTICE OF CODE VIOLATION

NOVEMBER 21, 2022

AUTON, MICHAEL J
544 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2366

Case Number: 2022.3537

Parcel #: 10-31-15-19998-000-0090

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

Property Address: 544 Johns Pass Ave.

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

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Violation Detail:

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

Follow-up date: **DECEMBER 5, 2022**

Frank DeSantis, CBO

City of Madeira Beach – Building Department

fdesantis@madeirabeachfl.gov

727.391.9951 ext. 282

Certified Mail #7021 2720 0002 6580 6631

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Item 5A.



300 Municipal Drive
Madeira Beach, Florida 33708

7021 2720 0002 6580 6631



quadrant
FIRST-CLASS MAIL
IM1
\$007.82
11/21/2022 ZIP 33708
043M31233717

US POSTAGE

NOVEMBER 21, 2022

AUTON, MICHAEL J
544 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2366

Domestic Return Receipt

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 ☐ No
If YES, enter delivery address below:

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:

AUTON, MICHAEL J
544 JOHNS PASS AVE.
MADEIRA BEACH, FL 33708



9590 9402 7386 2028 3791 24

2. Article Number (Transfer from service label)

T379 0859 2000 0222 T202

3. Service Type

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail (over \$500)
☐ Insured Mail Restricted Delivery



1074

17/Oct/2022 10:34

0° N 0° E



1075

17/Oct/2022 10:34

0° N 0° E



SPECIAL MAGISTRATE
NOTICE OF HEARING

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

CASE #2022.3537
DATE: 02/16/2023

vs.

AUTON, MICHAEL J
544 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2366
Respondent,

RE: Property: 544 Johns Pass Ave., Madeira Beach, FL 33708. **Parcel #:** 10-31-15-19998-000-0090

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **27th** day of **FEBRUARY, 2023** 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 violations:

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 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.

Sec. 110-472. - R-1, single-family residential zones.

*2) Lots on water. For lots on water in R-1, single-family residential zones, accessory structures may be located in side or rear yards. If the accessory structure is located in a side yard, a minimum of 2½-foot side setback must be provided. *If the accessory structure is located in the rear yard, the same rear setback as required for principal structures must be provided.*

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 violations 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, 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 Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 extension 244.

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



Item 5A.

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

Dated this 16th day of February, 2023

A handwritten signature in black ink, appearing to read "H. Pinkard", is written over a horizontal line. The signature is stylized with large, sweeping loops.

Holden Pinkard, Building Operations Coordinator

SPECIAL MAGISTRATE
STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE # 2022.3537

DATE: 02/16/2023

AUTON, MICHAEL J
544 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2366

Property Address: 544 Johns Pass Ave., Madeira Beach, FL 33708.

Parcel #: 10-31-15-19998-000-0090

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

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.

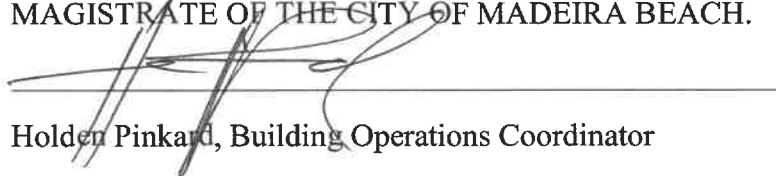
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing 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 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.

Sec. 110-472. - R-1, single-family residential zones.

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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 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.



Holden Pinkard, Building Operations Coordinator

SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE

CITY OF MADEIRA BEACH, FLORIDA
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

DATE: 02/16/2023
CASE # 2022.3537

Vs.

AUTON, MICHAEL J
544 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2366
Respondent,

RE Property: 544 Johns Pass Ave. **Parcel #** 10-31-15-19998-000-0090

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Operations Coordinator of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 16 day of February, 2023, I mailed a copy of the attached NOTICE OF HEARING via certified Mail, Return Receipt requested.

On the 16 day of February, 2023, I mailed a copy of the attached NOTICE OF HEARING/ via First Class Mail.

On the 16 day of February, 2023, I posted a copy of the attached NOTICE OF HEARING/ on the property located at 544 Johns Pass Ave. Parcel # 10-31-15-19998-000-0090 the City of Madeira Beach.

On the 16 day of February, 2023, 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.

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



Item 5A.

Holden Pinkard, Building Operations Coordinator

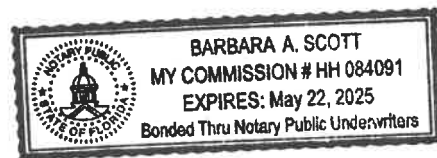
State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or _____ online notarization, this 16th day of February, 2023, by Holden Pinkard, who is personally known to me, or produced _____ as identification. My Commission Expires: 5/22/25

Notary Public – State of Florida

Print or type Name.

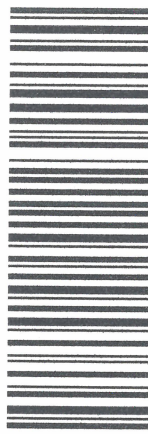


CERTIFIED MAIL®

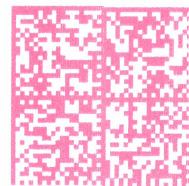
Item 5A.



300 Municipal Drive
Madeira Beach, Florida 33708



7019 2970 0000 5514 1438



quadrant
FIRST-CLASS MAIL
IMb
\$008.10⁰
02/07/2023 ZIP 33708
043M31233717

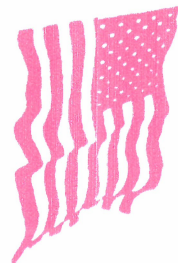
US POSTAGE

VS.
AUTON, MICHAEL J
544 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2366

Recipient



300 Municipal Drive
Madeira Beach, Florida 33708



quadrant
FIRST-CLASS MAIL
IMb
\$000.84⁰
02/16/2023 ZIP 33708
043M31233717

US POSTAGE

VS.
AUTON, MICHAEL J
544 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2366

Recipient

Feb 16, 2023 at 10:37:28 AM



City of Aurora Beach, FL
1000 S. Highway 1, Suite 100
Aurora Beach, FL 32817
Phone: (407) 255-1234
Fax: (407) 255-1235
Email: info@aurorabeachfl.gov

SPECIAL NOTICE
NOTICE OF PROPOSAL

CITY OF AURORA BEACH, FL
1000 S. Highway 1, Suite 100
Aurora Beach, FL 32817
Phone: (407) 255-1234
Fax: (407) 255-1235
Email: info@aurorabeachfl.gov

ALL PROPOSERS: The City of Aurora Beach, FL, is seeking proposals for the following project:
Project Name: [Project Name]
Project Description: [Project Description]
Project Location: [Project Location]
Project Start Date: [Project Start Date]
Project End Date: [Project End Date]
Project Budget: [Project Budget]

Interested parties should submit their proposals to the City of Aurora Beach, FL, at the following address:
City of Aurora Beach, FL
1000 S. Highway 1, Suite 100
Aurora Beach, FL 32817
Phone: (407) 255-1234
Fax: (407) 255-1235
Email: info@aurorabeachfl.gov

The City of Aurora Beach, FL, reserves the right to accept or reject any or all proposals and to award the contract to the proposer deemed most qualified. The City of Aurora Beach, FL, also reserves the right to modify or cancel the project at any time without notice.

For more information, please contact the City of Aurora Beach, FL, at the following phone number:
Phone: (407) 255-1234
Fax: (407) 255-1235
Email: info@aurorabeachfl.gov

7685

Item 5A.



PERMITTING DEPARTMENT

BUILDING DEPT

CITY OF MADEIRA BEACH

BUILDING & PERMITTING DEPARTMENT
300 Municipal Drive, Madeira Beach, Florida 33708
(727)391-9951 ext. 284 FAX: (727) 399-1131
Email to: Buildingdept@madeirabeachfl.gov

PERMIT APPLICATION

2020 Florida Building Codes – 7th Edition
<https://codes.iccsafe.org/public/collections/FL>

Date of application: 2/21/2022 Permit Application Base Fee: _____

Value of job: \$5,000 Sq. ft. 144 Parcel ID #: 16-31-15-19998-000-0090
(Materials and Labor Total)

Project/Job Site Address: 544 Johns Pass Ave

Madeira Beach, FL 33708

Homeowner Name: Michael Auton Phone Number: 727.871.5422

Homeowner Address: 544 Johns Pass Ave

Homeowner Email: mike.auton@mayfieldsearch.com

Contractor Company Name: Florida Tiki Huts

Company Address: 83 Andover D, West Palm Beach, FL 33417

Contact Person: Bill Blass

State License: _____ PCCLB License: _____

Telephone: 352-584-4387 Email: floridatikihuts@yahoo.com

CITY OF MADEIRA BEACH PLANNING AND ZONING SITE PLAN REVIEW

☐ APPROVED PROJECT NO. _____
☐ APPROVED AS NOTED BY: AK
☐ REVISE AND RESUBMIT DATE: 3/12/22
☒ NOT ACCEPTABLE

CITY of MADEIRA BEACH
BUILDING DEPARTMENT
CODE REVIEW FOR CODE COMPLIANCE
B M E P G F
ALTERATION LEVEL 1 - 2 - 3
APPROVED FOR ISSUANCE _____
"SUBJECT TO FIELD INSPECTION APPROVAL"

DEVELOPER

☐ ROOF ☐ MECH ☐ GAS/LP ☐ PILINGS/LIFTS ☐ SEAWALLS ☐ ELEC/SOLAR
☒ BUILDING ☐ REMODEL ☐ RIP RAP ☐ DOCKS ☐ SHED ☐ FENCE ☐ SIGNS
☐ DEMO/SITE ☐ PLUMB ☐ POOL/SPA/SAUNA ☐ PAVERS ☐ DRIVEWAY ☐ FIRE
☐ WINDOWS/SHUTTERS/DOORS ☐ GARAGE DOOR

Description of work:

12 x 12 leg set. (14 x14 roof set) Native Tiki Structure

Property Holder Name
(If other than homeowner):

Same

Property Owner Address:

Same

Fee Simple Title Holder:
(If other than homeowner)

Fee Simple Title Holder Address:

Telephone:

Email:

Architect/Engineer Company Name: Morrison Engineering, inc

AOR/EOR Address: 1662 N State Road 29, LaBelle, FL 33935

Contact Person Name: Scott Morrison License # 58711

Telephone: 239.218.8895 Email: scot@morrisonengineer.com

Contact Address: same as above

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public records requests.

WARNINGS AND AFFIDAVIT

Warning to Owner: Your failure to record a Notice of Commencement shall result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

Application is hereby made to obtain to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand tht a separate permit must be secured for all work not provided in this application.

Owners Affidavit: I certify that ll foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating zoning and construction:

105.1 Permit Application of the Florida Building Code.

105.1 When required, any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building or structure, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the Building Official and obtain a permit for the work.

108.2 Permit fees, on all buildings, structure, electrical plumbing, mechanical, and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing an application, in accordance with the schedule as established by the applicable governing body.

105.8 Notice of Commencement, as per S.713.135 Florida Statutes

Warning to Owner: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

Owners Printed Name: MIME AUTON

Signature:  Date: 2/22/2022

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public records requests.

Subcontractor Name: Florida Tiki Huts

Phone: _____ **Email:** _____

Address: _____

Trade: _____

State License # _____ **PCCLB License #** _____

Subcontractor Name: _____

Phone: _____ **Email:** _____

Address: _____

Trade: _____

State License # _____ **PCCLB License #** _____

Subcontractor Name: _____

Phone: _____ **Email:** _____

Address: _____

Trade: _____

State License # _____ **PCCLB License #** _____

Subcontractor Name: _____

Phone: _____ **Email:** _____

Address: _____

Trade: _____

State License # _____ **PCCLB License #** _____

Subcontractor Name: _____

Phone: _____ **Email:** _____

Address: _____

Trade: _____

State License # _____ **PCCLB License #** _____

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public records requests.

NOTIFICATION

- A "Post FIRM" permit allocation will require a non-conversion agreement form signed & notarized by the property owner to be compliant with FEMA. This form must accompany the permit to be processed.
- A current survey is required for all fences, driveways, additions, and pools.
- An original or certified copy of Notice of Commencement is required for all projects of \$2,500 or greater in value except for mechanical permits at \$7,500 or greater and must be provided before the first inspection.
- For Demolition/Asbestos removal, Pinellas County Air Quality Form call: 727.464.4422.
- In addition to the requirements of this permit, there may be additional restriction applicable to this property that may be found in Public Records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.
- F.S 553.79(10), F.S. 553.79(11) requires notification to you and your responsibility,
- when applicable to comply with F.S. 469.003 to notify the Department of Environmental Protection of your intentions to remove asbestos, in conjunction with the demolition or renovation of your existing building, in accordance with State and Federal law.

I have read the notification and agree to comply as stated and promise, in good faith, to deliver this statement to the person whose property is subject to the attachment. I hereby certify that all statements made in this application are true and correct and that no construction has begun, except as other has been disclosed, before the permit for this work has been issued.

I have read, understand, and do hereby certify that the above-listed subcontractors are to be utilized on this project. Should there be any changes, I will notify the City of Madeira Beach Building Department, in writing, immediately. Failure to do so shall be cause for revocation of this building permit.

Signature of Owner _____

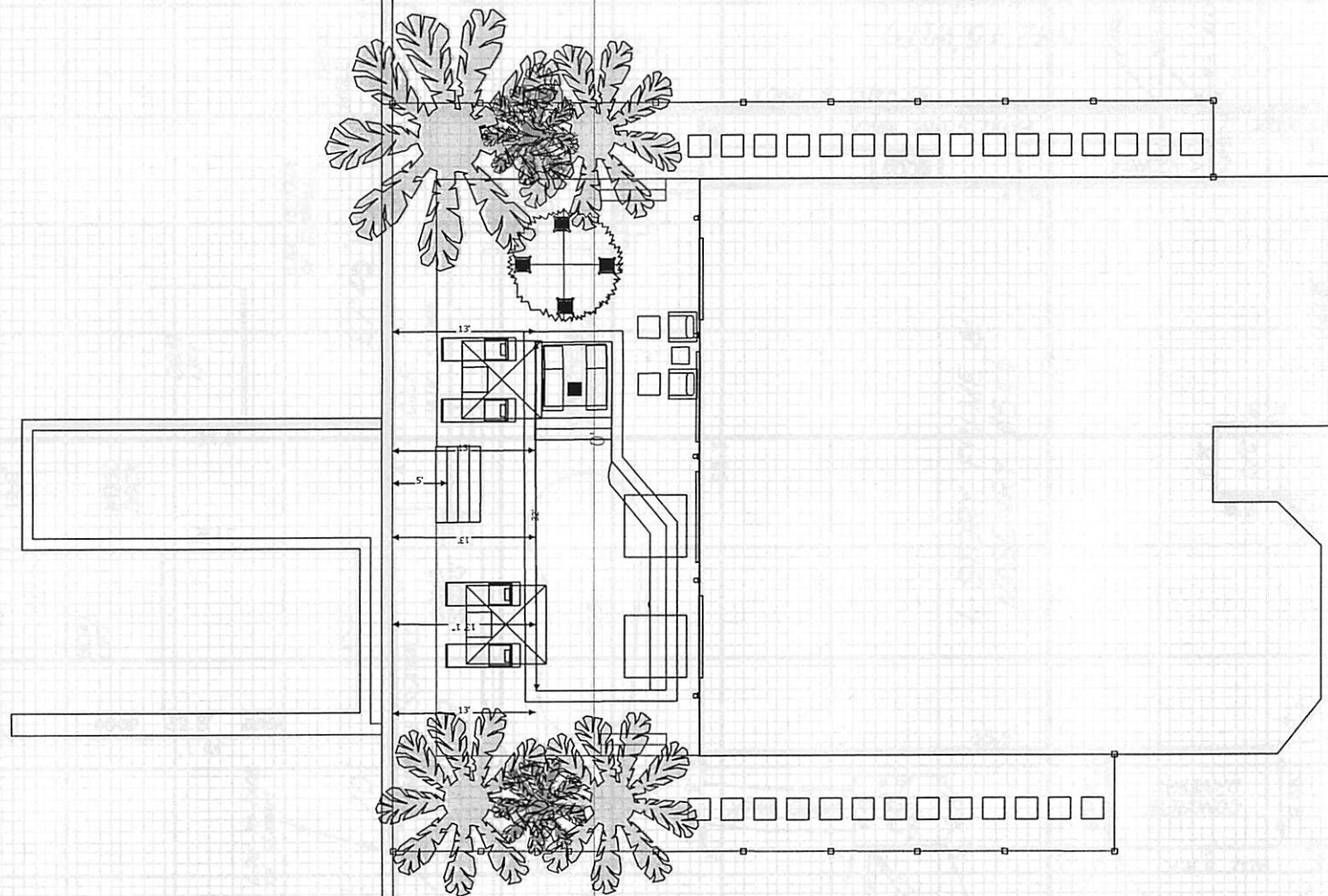
Date: _____

2/22/2022

Signature of Contractor: _____

Date: _____

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public records requests.



14'
ROOF COVERAGE

12'

14'

12'

17, ASCE 7-10, NATIONAL DESIGN SPECIFICATIONS FOR WOOD
 CIL-SOUTHERN PINE MAXIMUM SPANS
 COUNCIL-RAISED FLOOR SYSTEMS, 2004 EDITION,
 BEAMS, 2005 EDITION.

(RISK CATEGORY I).

 $D \cdot (K_d) \cdot (V^2)$

0.85 (ASCE 7-10, SECTION 26.6),
 1 BUILDINGS & F.B.C.-17-FIG. 1609.3(3))

STRUCTURE, SECTION 27)

AD CASE A, 22.5° ROOF ANGLE)

D CASE A, 22.5° ROOF ANGLE)

27-OPEN STRUCTURE)

D CASE A)

CASE A)

6" ROUND, NO.2 PT PINE "POLES"
 (TYP. EACH CORNER)

FC. IS 200 psf/ft EMBEDMENT.

AT GROUND SURFACE. LATERAL
 2 TIMES TABULAR VALUES."

TYPICAL ROOF FRAMING LAYOUT PL

SCALE: $1/4" = 1'$

$(1/4" = 1') \cdot (5.4 \text{ psf}) \cdot (62 \text{ ft}^2)$
 force (HORIZ. COMP. = 596 lb-force, VERTICAL COMP. = 1,431 lb-force)
 nbedment depth) $\cdot ((200 \text{ psf/ft}^2) \cdot (1 \text{ sq. ft./144 sq. in.}) = 1,800 \text{ lb-force (4 COLUMNS = 7,200 lb-force)}$

(POLE)

force) $\cdot (13 \text{ FT. TO MID-POINT OF ROOF}) = 7,748 \text{ lb-ft-force}$ $\cdot (4 \text{ POLES}) \cdot (1.5 \text{ FT CENTROID}) = 10,800 \text{ lb-FORCE RESISTANCE}$

APPLICATION OF FLAMESTOP I-DS, IS PER LOCAL FIRE MARSHALL AUTHORITY.
 APPLICABLE DOCUMENTATION/TESTING RESULTS.

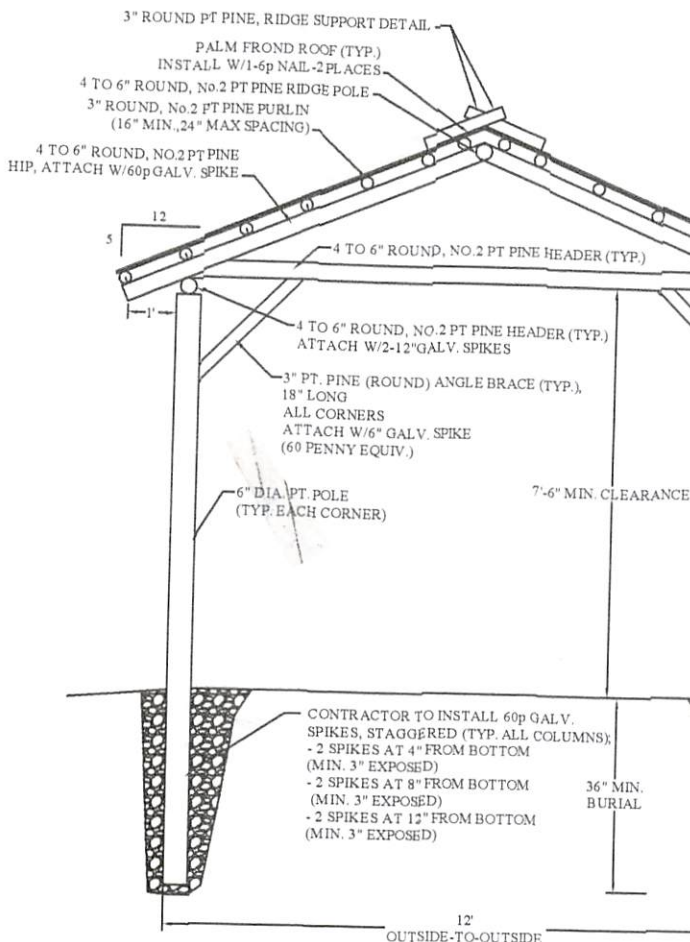
PROJECT/JOB NAME & ADDRESS:

544 JOHN'S PASS AVENUE
 MADERIA BEACH, FL 33708

[Signature]
 2/11/2022

NOTES:

ANS AND SPECIFICATIONS HAVE BEEN PREPARED
 DANCE WITH, AND MEET OR EXCEED, THE SEVENTH
 OF THE FLORIDA BUILDING CODE.
 EN NOTES/SPECIFICATIONS SHALL BE FOLLOWED
 ACCORDANCE WITH THIS PLANSET, WHERE ADVERSE
 DITIONS AND/OR SITE CONSTRAINTS REQUIRE
 ATION OF THESE PLANS, THE ENGINEER SHALL BE
 IMMEDIATELY PRIOR TO MODIFICATION.
 FICATIONS ARE ALLOWED WITHOUT
 AUTHORIZATION BY THE DESIGN ENGINEER.
 ANS HAVE BEEN DESIGNED FOR THE SOLE USE
 ALTUN, AS CLIENT, AND/OR HIS ASSIGNS. WRITTEN RELEASE
 ELow ENGINEER OF RECORD AND MR. ALTUN IS REQUIRED
 USE OF THESE PLANS BY ANY OTHER ENTITY.
 TTACHMENTS ARE NOT SPECIFIED. CONNECTIONS SHALL BE
 UFACTURERS SPECIFICATIONS AND/OR LATEST EDITION OF
 RIDA BUILDING CODE. ANY QUESTIONS, CONTACT ENGINEER OF RECORD
 TRACTOR HAS THE OPTION TO SUBSTITUTE FASTENERS OF EQUIVALENT,
 TER, HOLD, PULL-OUT, PULL-OVER, AND SHEAR STRENGTH.



TYPICAL ELEVATION-FRONT

SCALE: $1/4" = 1'$

REVISIONS:

6	
5	
4	
3	
2	
1	

DATE
 2/2022

12'x 12' TIKI HUT ELEVATIONS,
SECTIONS, AND CALCULATIONS

DATE
 2/2022

PROJECT NAME:

ALTUN RESIDENCE -TIKI HUT
 12'x12' DESIGN

26856

SCALE: $1/4" = 1'$

Drawn to meet the signature and the original name of the Florida limited professional engineer name
 Secured above, this drawing, sketch, plan or map is the intellectual property of the engineer and is not valid.
 Copyright © 2022 by SCOT A. MORRISON, P.E. #58711

37

SHEET 1 OF 1



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

REVISION / RESUBMITTAL COVER SHEET

(Check one)

☒ Re-submittal to Correct Plan Review Comments

☒ Voluntary Design Revision to Plans

DATE: 4/28/2022

Permit #: 7685

Project Address: 544 Johns Pass Ave, Madeira Beach, FL

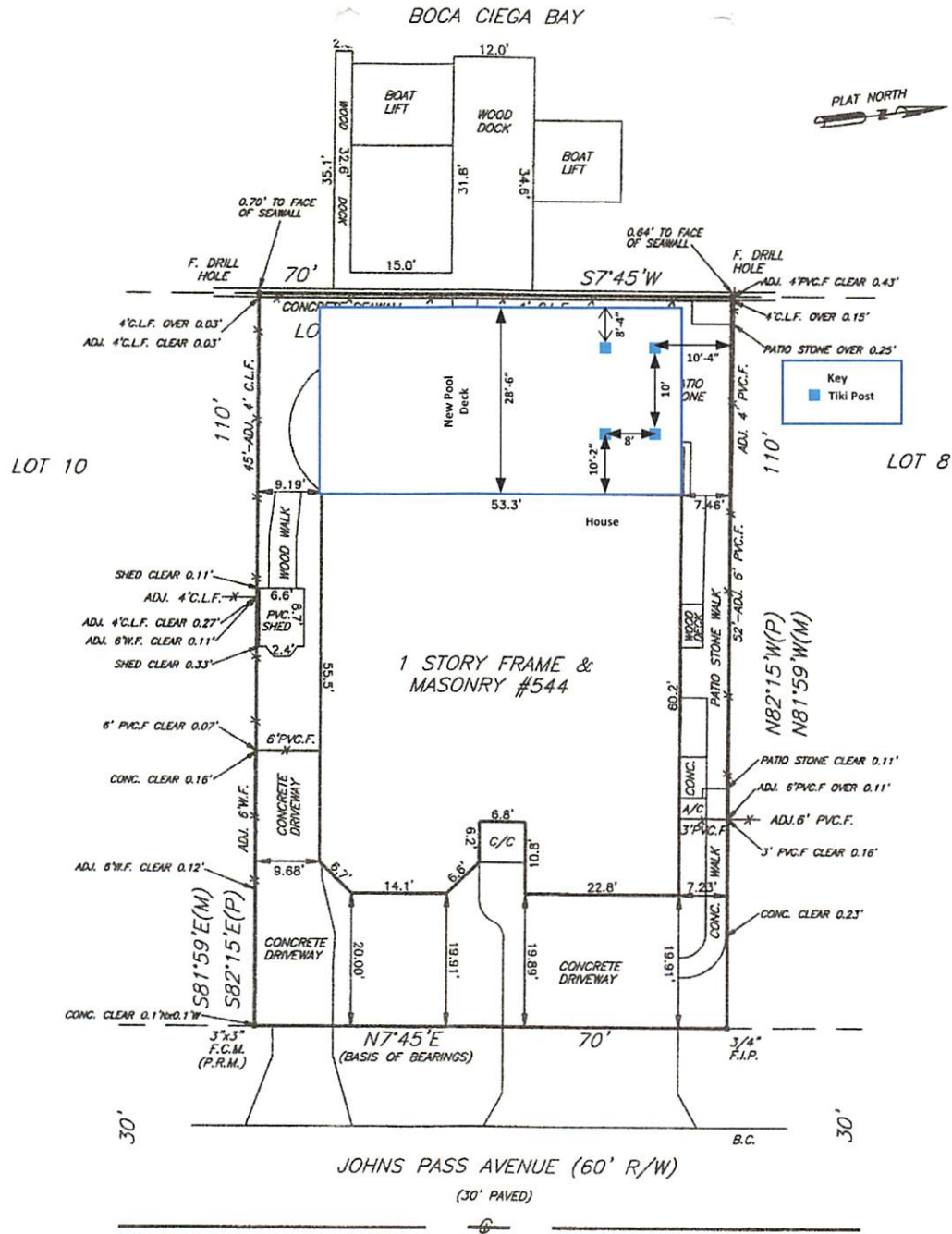
Contractor/Company Name: Florida Tiki Huts

Contact Person: Christina/Mike Auton Homeowners Phone #: 813-765-1016

Bill Blass - Florida Tiki Huts 727-234-3582

If this is a Plan Revision, briefly but fully identify the revisions made:

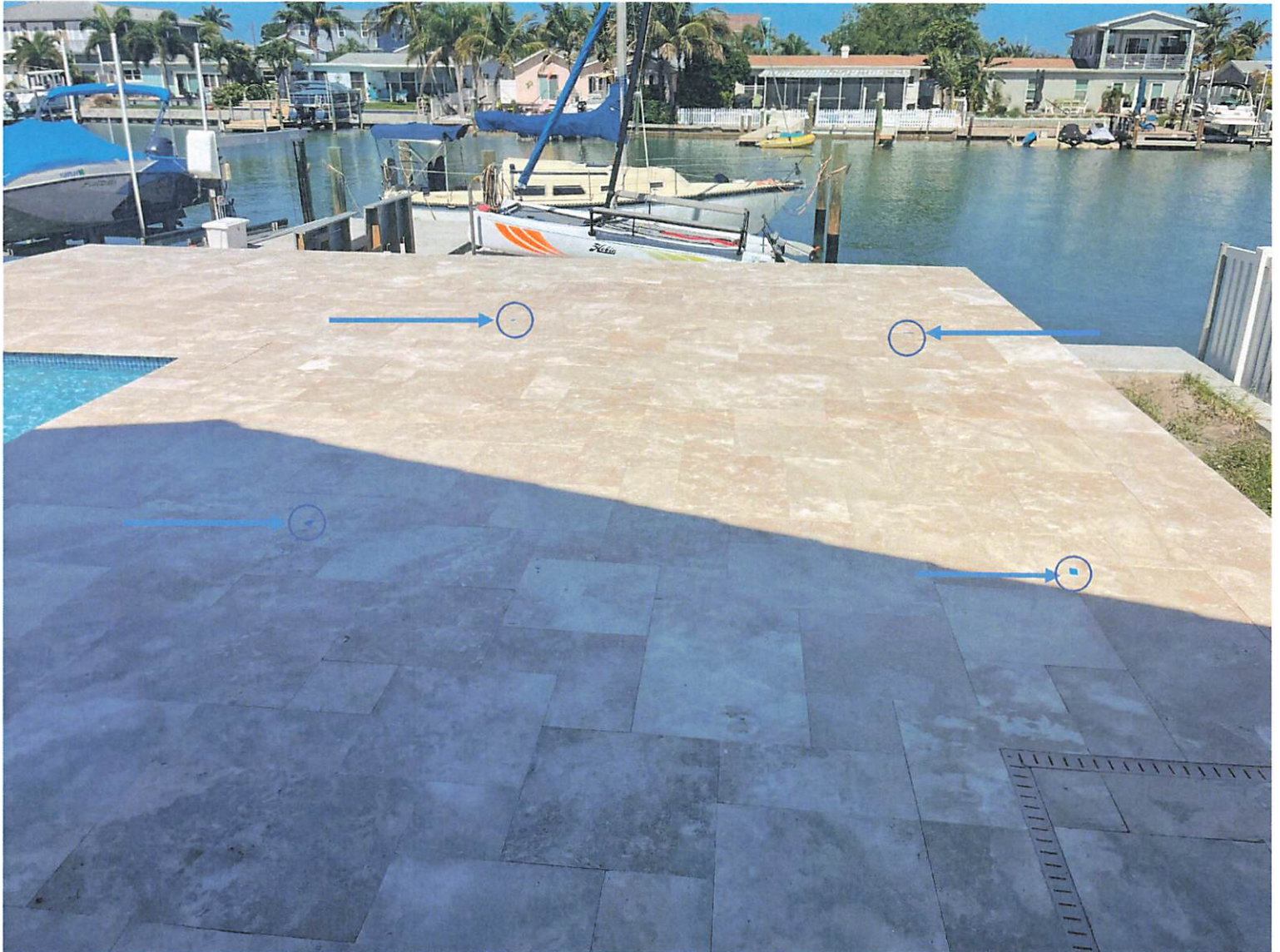
This is a request for revising the original 8' x14' footprint of the native tiki structure down to an 8' x 10' footprint to keep in compliance.



A BOUNDARY SURVEY OF LOT 9, CRYSTAL ISLAND SECOND ADDITION, AS RECORDED IN PLAT BOOK 57, PAGE 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

JOB NUMBER: MMXIII184 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 7/01/13 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 10 TOWNSHIP 31 SOUTH RANGE 15 EAST	FLOOD ZONE: "AE" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125127 PANEL NUMBER: 0192 G CHECKED BY: DCH
CERTIFIED TO: MICHAEL AUTON HERITAGE TITLE INSURANCE CORPORATION FIRST AMERICAN TITLE INSURANCE COMPANY BRANCH BANKING AND TRUST		
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027. NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. THIS SURVEY IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON. <div style="text-align: right; margin-top: 10px;"> <u>DCH 7/02/13</u> DAVID C. HARNER P.L.S. REGISTRATION NUMBER 2650 </div>		
LEGEND: A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C=CHORD LENGTH C.L.F.=CHAINLINK FENCE CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE C.B.=CHORD BEARING P/S=PAVERSTONE EL=ELEVATION FT=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE D=DEED R=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR=DRAINAGE UT=UTILITY EASE=EASEMENT B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"		

**Photo of Pool Deck with Blue tape indicating location for Tiki
Posts as shown on the drawing.
544 Johns Pass Ave, Madeira Beach, Fl**



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

REVISION / RESUBMITTAL COVER SHEET

(Check one)

☒ Re-submittal to Correct Plan Review Comments

☐ Voluntary Design Revision to Plans

DATE: 4/5/2022

Permit #: 7685

Project Address: 544, JOHNS PASS AVE, MAD BEACH, 33708

Contractor/Company Name: FLORIDA TIKI HUTS

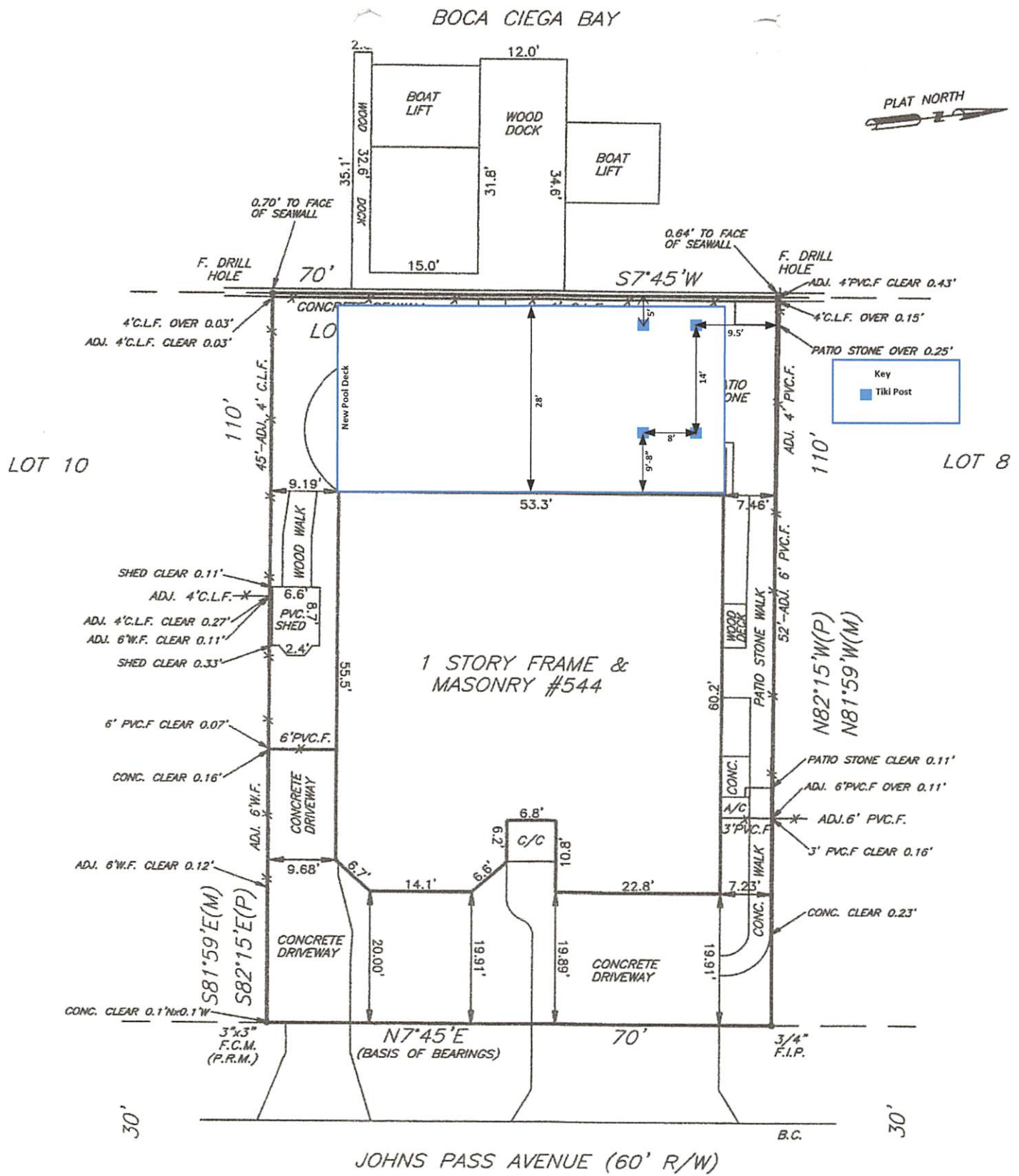
Contact Person: BILL BLASS Phone #: 727 234 3582

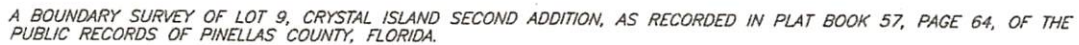
Email address: MIKE@MAYFIELDCURZON.COM

If this is a Plan Revision, briefly but fully identify the revisions made:

Show precise location and reduced Tiki
Size

Was not reviewed by
Planning. Barb was
holding permit until
survey received.



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NOTIFICATION

- A "Post FIRM" permit allocation will require a non-conversion agreement form signed & notarized by the property owner to be compliant with FEMA. This form must accompany the permit to be processed.
- A current survey is required for all fences, driveways, additions, and pools.
- An original or certified copy of Notice of Commencement is required for all projects of \$2,500 or greater in value except for mechanical permits at \$7,500 or greater and must be provided before the first inspection.
- For Demolition/Asbestos removal, Pinellas County Air Quality Form call: 727.464.4422.
- In addition to the requirements of this permit, there may be additional restriction applicable to this property that may be found in Public Records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.
- F.S 553.79(10), F.S. 553.79(11) requires notification to you and your responsibility,
- when applicable to comply with F.S. 469.003 to notify the Department of Environmental Protection of your intentions to remove asbestos, in conjunction with the demolition or renovation of your existing building, in accordance with State and Federal law.

I have read the notification and agree to comply as stated and promise, in good faith, to deliver this statement to the person whose property is subject to the attachment. I hereby certify that all statements made in this application are true and correct and that no construction has begun, except as other has been disclosed, before the permit for this work has been issued.

I have read, understand, and do hereby certify that the above-listed subcontractors are to be utilized on this project. Should there be any changes, I will notify the City of Madeira Beach Building Department, in writing, immediately. Failure to do so shall be cause for revocation of this building permit.

Signature of Owner  Date: 2/26/22

Signature of Contractor:  Date: 2/24/22

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public records requests.







**SPECIAL MAGISTRATE
AFFIDAVIT OF NON-COMPLIANCE**

NOVEMBER 28, 2022

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

vs.

MURRAY, BRIAN
14033 E PARSLEY DR
MADEIRA BEACH FL 33708-2301
Respondent,

CASE NO. 2021.1296

I, Holden Pinkard *Operations Coordinator*, have personally examined the property described in the Madeira Beach Special Magistrate Order dated 10/28/2022 in the above referenced case and find that said property is not in compliance with:

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.

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 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.

of the Code of the City of Madeira Beach, Florida, as of November 28, 2022.


Holden Pinkard, Operations Coordinator

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on 28th day of November, 2022 personally appeared who executed
the foregoing instrument and who is personally known to me.

SEAL


Notary

