



**SPECIAL MAGISTRATE-
VARIANCE/SPECIAL
EXCEPTION/CODE ENFORCEMENT
MEETING MARCH 2025 AGENDA**
Monday, March 31, 2025 at 12:00 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. CE-25-13 113th 145th Ave E

B. CE-24-264 633 Normandy Rd

C. CE-24-106 40 140th Ave E

D. CE-24-233 703 Sunset Cv

E. CE-24-251 14187 W Parsley Dr

F. 2024.3764 13342 3rd St E

G. CE-24-252 172 131st Ave

6. OLD BUSINESS

A. 2023.3603 13423 Gulf Ln

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 14-Mar-2025)

Parcel Number

09-31-15-54306-000-0230

- Owner Name
113TH MADEIRA BEACH LLC
- Property Use
0822 Apartments (5-9 units)
- Site Address
**113 145TH AVE E
MADEIRA BEACH, FL 33708**
- Mailing Address
**2311 CREEKSIDE CIR N
IRVING, TX 75063-3348**
- Legal Description
MADEIRA SHORES SUB LOT 23
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1948 | 1956

Heated SF	Gross SF	Living Units	Buildings
2,145	2,313	6	2

Parcel Map



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

Exemptions

Item 5A.


Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22826/1987	Find Comps	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	22/87

2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$780,000	\$698,500	\$698,500	\$780,000	\$698,500
2022	N	\$635,000	\$635,000	\$635,000	\$635,000	\$635,000
2021	N	\$353,600	\$353,600	\$353,600	\$353,600	\$353,600
2020	N	\$323,302	\$323,302	\$323,302	\$323,302	\$323,302
2019	N	\$352,000	\$352,000	\$352,000	\$352,000	\$352,000

2024 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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
11-Jun-2024	\$450,100	U	I	SNJ MANAGEMENT LLC	113TH MADEIRA BEACH LLC	22826/1987
26-Apr-2023	\$2,500,000	Q	I	RYCAL CONSTRUCTION LLC	SNJ MANAGEMENT LLC	22494/2611
16-Apr-2021	\$740,000	Q	I	RCK HOLDINGS ENTERPRISES LLC	RYCAL CONSTRUCTION LLC	21520/0902
31-Aug-2018	\$437,000	Q	I	MCDERMOTT RAYMOND	RCK HOLDINGS ENTERPRISES LLC	20193/1280
21-Mar-2011	\$199,900	U	I	HUNDLEY TODD	MCDERMOTT CONSTANCE J	17214/2499

2024 Land Information

Land Area: \cong 4,635 sf | \cong 0.10 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	50x92	\$6,600	50.00	FF	1.0379	\$342,507

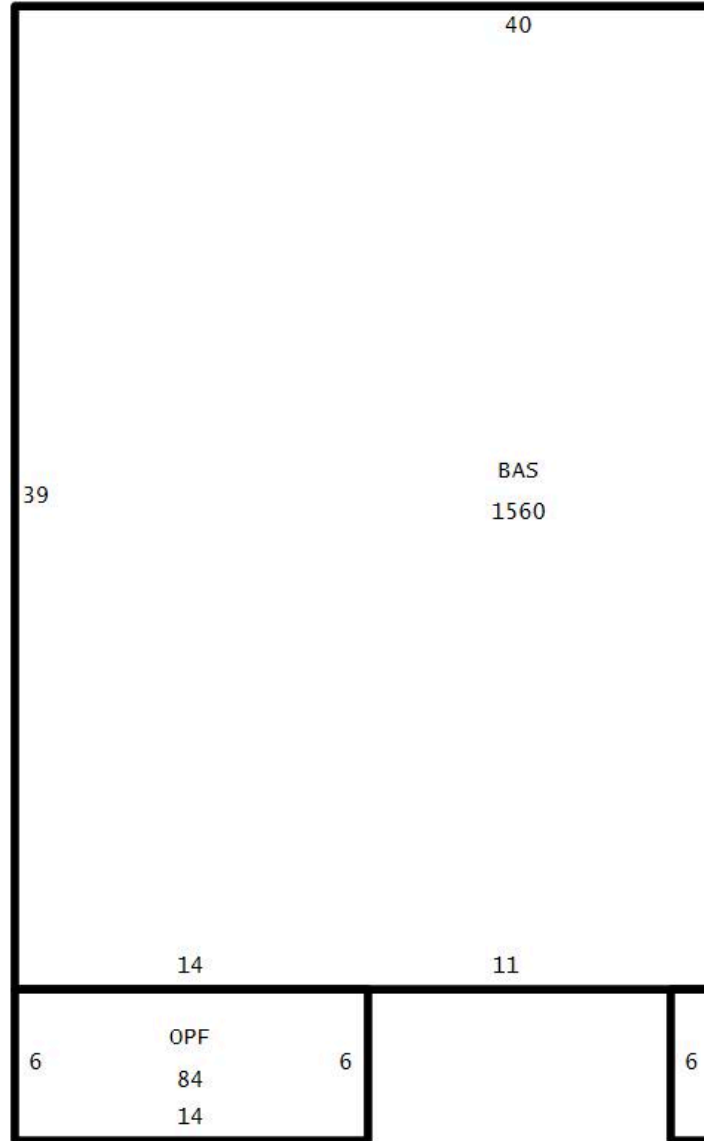
Item 5A.

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab Above Grade Low
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	4
Roof Frame:	Gable Or Hip
Roof Cover:	Concrete Tile/Metal
Year Built:	1948
Building Type:	Res Conversions
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Reverse Cyc/Wall Unit
Cooling:	None
Fixtures:	12
Effective Age:	23

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,560	1,560
Open Porch (OPF):	0	168
Total Area SF:	1,560	1,728



2024 Building 2 Structural Elements and Sub Area Information

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Wood
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	2

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	585	585
Total Area SF:	585	585

5

Item 5A.

Structural Elements

Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Year Built: 1956
 Building Type: Duplex - 4-Plex
 Quality: Average
 Floor Finish: Carpet/ Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Heating: Reverse Cyc/Wall Unit
 Cooling: None
 Fixtures: 6
 Effective Age: 23



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	\$12.00	1,250.0	\$15,000	\$15,000	0
PATIO/DECK	\$14.00	100.0	\$1,400	\$560	1955

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
2025-2732-RINT	ADDITION/REMODEL/RENOVATION	02/26/2025	\$139,532
R3919	ROOF	08/02/2019	\$8,500
R3102	ROOF	10/29/2018	\$4,190
PER-H-CB305249	MISCELLANEOUS	10/20/2004	\$1,500



[Search](#) > Account Summary

Real Estate Account #R103731

Owner:
113TH MADEIRA BEACH LLC

Situs:
113 145TH AVE E
MADEIRA BEACH

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2024 Annual Bill	\$15,813.10	<div style="border: 1px solid #0070C0; padding: 5px; display: inline-block;">Add To Cart</div> Print (PDF)
2023 Annual Bill	\$13,387.36	<div style="border: 1px solid #0070C0; padding: 5px; display: inline-block;">Add To Cart</div> Print (PDF)
Total Amount Due: \$29,200.46		<div style="border: 1px solid #0070C0; padding: 5px; display: inline-block;">Add All To Cart</div>

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS		ACTION
2024 Annual Bill ⓘ	\$15,813.10	Unpaid		Print (PDF)
2023 ⓘ				
2023 Annual Bill	\$13,387.36	Unpaid		Print (PDF)
Certificate #3868		Issued	06/01/2024	Face \$12,743.91, Rate 4.75%
2022 Annual Bill ⓘ	\$0.00	Paid \$9,910.34	11/28/2022	Receipt #0-22-147802 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$5,810.33	11/22/2021	Receipt #0-21-126977 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$5,788.17	04/30/2021	Receipt #907-20-000367 Print (PDF)
2019 ⓘ				
2019 Annual Bill	\$0.00	Paid \$7,050.53	09/10/2020	Receipt #952-20-014846 Print (PDF)
Certificate #4260		Redeemed	09/10/2020	Face \$6,708.84, Rate 0.25%
		Paid \$7,050.53		
2018 ⓘ				
2018 Annual Bill	\$0.00	Paid \$5,312.14	06/18/2019	Receipt #705-19-000033 Print (PDF)
Certificate #4055		Redeemed	06/18/2019	Face \$5,053.23, Rate 0.25%
		Paid \$5,312.14		
2017 ⓘ				
2017 Annual Bill	\$0.00	Paid \$4,944.20	09/13/2018	Receipt #908-18-000653 Print (PDF)
Certificate #4102		Redeemed	09/13/2018	Face \$4,702.81, Rate 0.25%
		Paid \$4,944.20		
2016 ⓘ				
2016 Annual Bill	\$0.00	Paid \$4,467.84	05/14/2018	Receipt #234-17-003139 Print (PDF)
Certificate #4350		Redeemed	05/14/2018	Face \$4,249.13, Rate 0.25%
		Paid \$4,467.84		
2015 ⓘ				
2015 Annual Bill	\$0.00	Paid \$4,414.94	08/02/2016	Receipt #108-16-000355 Print (PDF)

Certificate #4481		Redeemed	08/02/2016	Face \$4,198.75, Rate 0.25%	
		Paid \$4,414.94			
2014 ⓘ					
2014 Annual Bill	\$0.00	Paid \$4,257.01	08/02/2016	Receipt #108-16-000355	 Print (PDF)
Certificate #4866		Redeemed	08/02/2016	Face \$4,048.34, Rate 0.25%	
		Paid \$4,257.01			
2013 ⓘ					
2013 Annual Bill	\$0.00	Paid \$4,141.68	02/09/2016	Receipt #427-15-002962	 Print (PDF)
Certificate #4724		Redeemed	02/09/2016	Face \$3,938.50, Rate 0.25%	
		Paid \$4,141.68			
2012 Annual Bill ⓘ	\$0.00	Paid \$4,075.74	03/27/2013	Receipt #405-12-001106	 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$5,004.58	03/27/2012	Receipt #422-11-002912	 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$5,805.60	03/31/2011	Receipt #901-10-001289	 Print (PDF)
2009 ⓘ					
2009 Annual Bill	\$0.00	Paid \$7,347.35	03/31/2011	Receipt #901-10-001289	 Print (PDF)
Certificate #7031		Redeemed	04/01/2011	Face \$6,991.52, Rate 0.25%	
		Paid \$7,347.35			
2008 ⓘ					
2008 Annual Bill	\$0.00	Paid \$8,927.82	04/06/2011	Receipt #903-10-006546	 Print (PDF)
Certificate #7853		Redeemed	04/06/2011	Face \$7,933.22, Rate 6.5%	
		Paid \$8,927.82			
2007 Annual Bill ⓘ	\$0.00	Paid \$7,776.99	03/31/2008	Receipt #055-07-00182110	 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$8,304.84	03/26/2007	Receipt #055-06-00193501	 Print (PDF)
2005 ⓘ					
2005 Annual Bill	\$0.00	Paid \$6,137.89	09/20/2006	Receipt #009-06-00000281	 Print (PDF)
Certificate #4284		Redeemed	09/20/2006	Face \$5,839.66, Rate 0.25%	
		Paid \$6,137.89			
2004 Annual Bill ⓘ	\$0.00	Paid \$3,448.35	11/19/2004	Receipt #013-04-00006842	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$3,345.83	06/01/2004	Receipt #CONV-22817	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$3,118.62	03/21/2003	Receipt #018-02-00005772	 Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$3,280.45	04/10/2002	Receipt #018-01-00004274	 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$2,995.51	04/02/2001	Receipt #017-00-00007186	 Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$2,793.45	05/19/2000	Receipt #007-99-00045281	 Print (PDF)
Total Amount Due		\$29,200.46			



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
113TH MADEIRA BEACH LLC

Filing Information

Document Number L24000256615
FEI/EIN Number NONE
Date Filed 06/05/2024
State FL
Status ACTIVE

Principal Address

113 145TH AVE E
MADEIRA BEACH, FL 33708

Mailing Address

2311 CREEKSIDE CIR N
IRVING, TX 75063

Registered Agent Name & Address

VIKAS, DHIR
113 145TH AVE E
MADEIRA BEACH, FL 33708

Authorized Person(s) Detail

Name & Address

Title MGR

DHIR, VIKAS
2311 CREEKSIDE CIR N
IRVING, TX 75063

Annual Reports

No Annual Reports Filed

Document Images

[06/05/2024 -- Florida Limited Liability](#) [View image in PDF format](#)

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 6, 2025

113th Madeira Beach LLC
2311 Creekside Cir N
Irving, TX 75063
Case Number: CE-25-13

RE Property: 113 145th Ave E **Parcel #**09-31-15-54306-000-0230

Legal Description: Madeira Shores Sub Lot 23

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 two hundred fifty dollars (\$250) per day.

Violation Detail(s):

Unpermitted alternations to 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:
February 13, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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 two hundred fifty dollars (\$250) per day.



Per Google street view, January 2019

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 two hundred fifty dollars (\$250) per day.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 4, 2025

113th Madeira Beach LLC
2311 Creekside Cir N
Irving, TX 75063
Case Number: CE-25-13

RE Property: 113 145th Ave E **Parcel #**09-31-15-54306-000-0230

Legal Description: Madeira Shores Sub Lot 23

NOTICE OF CODE VIOLATION

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Ordinance(s):

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Violation Detail(s):

Unpermitted alternations to 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 18, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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 two hundred fifty dollars (\$250) per day.



Per Google street view, January 2019

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CERTIFIED MAIL



9589 0710 5270 2237 2057 81



quadiënt

Item 5A.

FIRST-CLASS MAIL
IMI

\$009.64⁰

03/05/2025 ZIP 33708
043M31233717

US POSTA

municipal Drive
Madeira Beach, Florida 33708

113th Madeira Beach LLC
2311 Creekside Cir N
Irving, TX 75063
Case Number: CE-25-13

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:
 113th Madeira Beach LLC
 2311 Creekside Cir N
 Irving, TX 75063

Ce - 25-13



9590 9402 7951 2305 9266 29

2. Article Number (Transfer from service label)
 9589 0710 5270 2237 2057 81

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X 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
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-13

113TH MADEIRA BEACH LLC
2311 CREEKSIDE CIR N
IRVING, TX 75063

Respondents.

RE Property: 113 145TH AVE E **Parcel # 09-3115-54306-000-0230**

Legal Description: MADEIRA SHORES SUB LOT 23

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **31ST** day of March, **2025** 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 20 day of march, 2025.


 Grace Mills, Code Compliance Officer
 City of Madeira Beach

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-13

113TH MADEIRA BEACH LLC
2311 CREEKSIDE CIR N
IRVING, TX 75063

Respondents.

RE Property: 113 145TH AVE E

Parcel # 09-31-15-54306-000-0230

Legal Description: MADEIRA SHORES SUB LOT 23

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

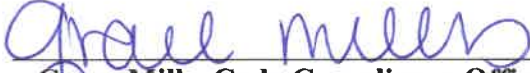
During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

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**

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-13

113TH MADEIRA BEACH LLC
2311 CREEKSIDE CIR N
IRVING, TX 75063

Respondents.

RE Property: 113 145TH AVE E **Parcel #09-31-15-54306-000-0230**

Legal Description: MADEIRA SHORES SUB LOT 23

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 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 20 day of March, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 113 145th Ave E, Parcel # 09-31-15-54306-000-0230 the City of Madeira Beach.

On the 20 day of March, 2025, 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 20 day of March, 2025, 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



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:

113th Madeira Beach LLC
 2311 Creekside Cir N
 Irving, Tx 75063



9590 9402 8374 3156 7198 22

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2063 75

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

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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



CERTIFIED MAIL®

Item 5A.



9589 0710 5270 2237 2063 75

Municipal Drive
Madeira Beach, Florida 33708

113TH MADEIRA BEACH LLC
2311 CREEKSIDE CIR N
IRVING, TX 75063

Respondents.



3/20/2025



3/20/2025



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 06-Dec-2024)

Parcel Number

10-31-15-43272-000-0210

- Owner Name
SIMON, JOHN V JR
SIMON, KRISTY S
- Property Use
0110 Single Family Home
- Site Address
633 NORMANDY RD
MADEIRA BEACH, FL 33708
- Mailing Address
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314
- Legal Description
ISLAND ESTATES UNIT NO. 1 LOT 21
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1955

Living SF	Gross SF	Living Units	Buildings
1,412	1,961	1	1

Item 5B.

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21739/2398	\$976,600	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/19

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$838,252	\$838,252	\$838,252	\$838,252	\$838,252

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$854,519	\$847,622	\$847,622	\$854,519	\$847,622
2022	N	\$760,844	\$760,844	\$760,844	\$760,844	\$760,844
2021	N	\$558,936	\$479,682	\$479,682	\$558,936	\$479,682
2020	N	\$436,075	\$436,075	\$436,075	\$436,075	\$436,075
2019	N	\$413,927	\$413,927	\$413,927	\$413,927	\$413,927

2024 Tax Information

Item 5B.



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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Sep-2021	\$820,000	Q	I	SALEBRA MARK	SIMON JOHN V JR	21739/2398
06-Oct-2005	\$595,000	Q	I	KIRBY DENNIS	SALEBRA, MARK	14656/2689
26-Mar-2004	\$358,600	U	I	LIPINSKI IRENE E	KIRBY, DENNIS	13460/0024
18-Sep-1995	\$137,500	Q	I	ARBIB JACK V TR	LIPINSKI, IRENE E.	09109/1743
31-Dec-1978	\$54,000	Q				04784/0735

2024 Land Information

Land Area: \cong 7,200 sf | \cong 0.16 acres Frontage and/or View: Canal/River Seawall: Yes

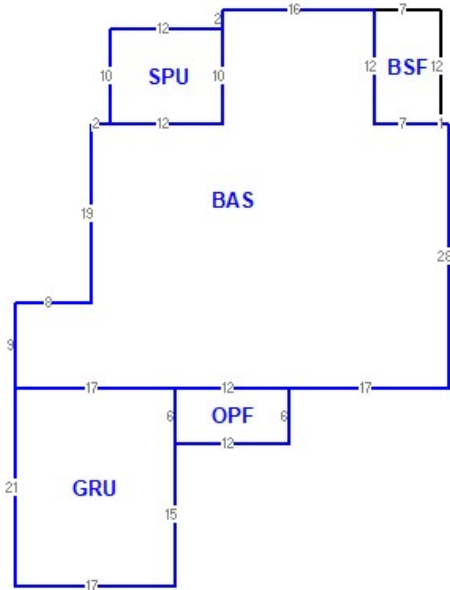
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x120	\$11,500	60.00	FF	1.1021	\$760,449

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured			
Floor System:	Slab On Grade	Base (BAS):	1,328	1,328
Exterior Walls:	Cb Stucco/Cb Reclad	Base Semi-finished (BSF):	84	84
Unit Stories:	1	Garage Unfinished (GRU):	0	357
Living Units:	1	Open Porch (OPF):	0	72
Roof Frame:	Gable Or Hip	Screen Porch Unfinished (SPU):	0	120
Roof Cover:	Shingle Composition	Total Area SF:	1,412	1,961
Year Built:	1955			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Upgrade			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	8			
Effective Age:	33			

2024 Extra Features

Item 5B.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$12,000.00	1	\$12,000	\$11,400	2022
DOCK	\$48.00	500.0	\$24,000	\$22,800	2022
PATIO/DECK	\$24.00	150.0	\$3,600	\$3,492	2023
POOL	\$55,000.00	1	\$55,000	\$53,350	2023

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
F20230503	FENCE	07/05/2023	\$2,250
DRVWY20230356	CONC PAVE/DRIVEWAY	05/11/2023	\$4,800
BR20230318	ADDITION/REMODEL/RENOVATION	04/25/2023	\$39,600
E20220976	ELECTRICAL	10/25/2022	\$4,959
20220917	POOL	10/04/2022	\$63,400
D&L20220652	SHED	07/19/2022	\$53,696
WND-22-00514	DOCK	07/07/2022	\$0
20220255	ADDITION/REMODEL/RENOVATION	03/30/2022	\$14,250
MECH3993	HEAT/AIR	08/27/2019	\$5,290

Permit Number	Description	Issue Date	Estimated	Item 5B.
627	ADDITION/REMODEL/RENOVATION	06/10/2016	\$19,000	



[Search](#) > Account Summary

Real Estate Account #R115811

Owner: SIMON, JOHN V JR
SIMON, KRISTY S

Situs: 633 NORMANDY RD
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 most recent payment was made on **11/23/2024** for **\$12,725.16**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00 Paid \$12,725.16	11/23/2024 Receipt #952-24-066956	Print (PDF)
2023 Annual Bill ⓘ	\$0.00 Paid \$13,173.71	11/15/2023 Receipt #952-23-056411	Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Paid \$11,874.36	11/14/2022 Receipt #952-22-050647	Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid \$8,363.33	11/18/2021 Receipt #952-21-054928	Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid \$7,276.58	11/30/2020 Receipt #0-20-117273	Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid \$6,974.63	11/25/2019 Receipt #0-19-073510	Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid \$6,775.78	11/29/2018 Receipt #0-18-064455	Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid \$6,403.27	11/30/2017 Receipt #0-17-000471	Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid \$5,962.38	11/23/2016 Receipt #0-16-000328	Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid \$5,539.83	11/23/2015 Receipt #0-15-000343	Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid \$4,992.57	11/21/2014 Receipt #0-14-000688	Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid \$5,101.82	11/12/2013 Receipt #0-13-000450	Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid \$4,708.63	11/21/2012 Receipt #0-12-000456	Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid \$4,438.89	11/29/2011 Receipt #0-11-000242	Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid \$4,600.93	11/30/2010 Receipt #0-10-000354	Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid \$5,792.00	11/30/2009 Receipt #0-09-000209	Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid \$6,586.87	11/26/2008 Receipt #0-08-000125	Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$7,330.01	11/30/2007 Receipt #077-07-00006362	Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$8,458.09	11/28/2006 Receipt #077-06-00005840	Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$6,837.32	11/30/2005 Receipt #002-05-00016614	Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$6,186.10	06/01/2005 Receipt #CONV-22817	Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$4,595.87	01/27/2004 Receipt #034-03-00004924	Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$3,951.13	02/28/2003 Receipt #034-02-00004319	Print (PDF)
2001 Annual Bill ⓘ	\$0.00 Paid \$3,188.67	05/13/2002 Receipt #017-01-00005661	Print (PDF)
2000 Annual Bill ⓘ	\$0.00 Paid \$2,827.53	03/30/2001 Receipt #017-00-00006936	Print (PDF)
1999 Annual Bill ⓘ	\$0.00 Paid \$2,381.69	12/20/1999 Receipt #034-99-00001924	Print (PDF)
Total Amount Due	\$0.00		

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 6, 2024

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314
Case Number: CE-24-264

RE Property: 633 NORMANDY RD **Parcel #**10-31-15-43272-000-0210

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 21

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 two hundred fifty dollars (\$250) per day.

Violation Detail(s):

Interior demolition and interior remodel 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:
December 20, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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 two hundred fifty dollars (\$250) per day.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 19, 2024

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314
Case Number: CE-24-264

RE Property: 633 NORMANDY RD **Parcel #**10-31-15-43272-000-0210

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 21

NOTICE OF CODE VIOLATION

To whom it may concern:

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Violation Detail(s):

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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:
January 2, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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municipal Drive
ach, Florida 33708

IF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



9589 0710 5270 2158 1845 61



quadiënt

Item 5B.

FIRST-CLASS MAIL
IMI

\$009.64⁰

12/19/2024 ZIP 33708
043M31233717

US POSTAGE

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314
Case Number: CE-24-064

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:

Simon, John V JR
 Simon, Kristy S
 2614 W Parkland Blvd
 Tampa, FL 33609



9590 9402 7951 2305 9230 93

cc-24-264

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1845 61

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

USPS Tracking®

Tracking Number:

Remove X

9589071052702158184561

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 4:41 pm on December 23, 2024 in TAMPA, FL 33609.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Feedback

Delivered

Delivered, Left with Individual

TAMPA, FL 33609

December 23, 2024, 4:41 pm

Arrived at USPS Facility

TAMPA, FL 33630

December 20, 2024, 10:43 pm

Hide Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package) (<https://faq.usps.com/s/article/Where-is-my-package>)

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-264

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314

Respondents.

RE Property: 633 NORMANDY RD **Parcel # 10-31-15-43272-000-0210**

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 21

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**

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-264

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314

Respondents.

RE Property: 633 NORMANDY RD **Parcel # 10-31-15-43272-000-0210**

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 21

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **31ST** day of March, **2025** 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 20 day of March, 2025.


 Grace Mills, Code Compliance Officer
 City of Madeira Beach

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-264

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314

Respondents.

RE Property: 633 Normandy Rd **Parcel #10-31-15-43272-000-0210**

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 21

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 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 20 day of March, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 633 Normandy Rd, Parcel # 10-31-15-43272-000-0210 the City of Madeira Beach.

On the 20 day of March, 2025, 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 20th day of March, 2025, 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



PLEASE CHECK AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

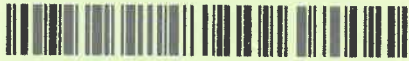
Item 5B.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Simon, John v Jr
 Simon, Kristy S
 2614 W Parkland Blvd
 Tampa, FL 33609



9590 9402 8374 3156 7197 85

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2062 90

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



9589 0710 5270 2237 2062 90

Item 5B.

icipal Drive
h, Florida 33708

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314

Respondents.



3/20/2025



3/20/2025



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 13-Feb-2025)

Parcel Number
10-31-15-34344-008-0100

- Owner Name
CZAPLINSKY, NANCY
- Property Use
0110 Single Family Home
- Site Address
**40 140TH AVE E
MADEIRA BEACH, FL 33708**
- Mailing Address
**40 140TH AVE E
MADEIRA BEACH, FL 33708-2203**
- Legal Description
GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1939

Living SF	Gross SF	Living Units	Buildings
864	1,344	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	Yes	100%		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%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat BK/Pg
11026/2559	\$374,300	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	21/23

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$321,979	\$119,335	\$69,335	\$94,335	\$69,335


Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$314,996	\$115,859	\$65,859	\$90,859	\$65,859

Item 5C.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Tax Value
2022	Y	\$319,942	\$112,484	\$62,484	\$87,484	\$62,484
2021	Y	\$250,970	\$109,208	\$59,208	\$84,208	\$59,208
2020	Y	\$241,548	\$107,700	\$57,700	\$82,700	\$57,700
2019	Y	\$216,506	\$105,279	\$55,279	\$80,279	\$55,279

2024 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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
24-Aug-2000	\$75,000	U	I	CZAPLINSKY RAYMOND	CZAPLINSKY, NANCY	11026/2559
11-May-2000	\$0	U	I	CZAPLINSKY RAYMOND S	CZAPLINSKY, RAYMOND S	10808/0646
26-Oct-1987	\$69,900	Q				06609/0521
30-Nov-1983	\$55,000	Q				05640/1669
31-Dec-1970	\$12,500	Q				03320/0199

2024 Land Information

Land Area: \cong 5,127 sf | \cong 0.11 acres Frontage and/or View: None Seawall: No

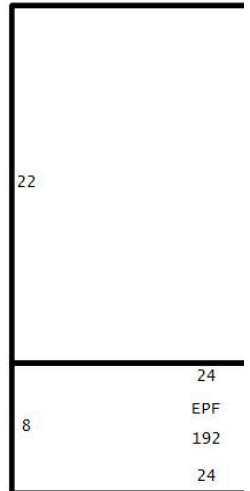
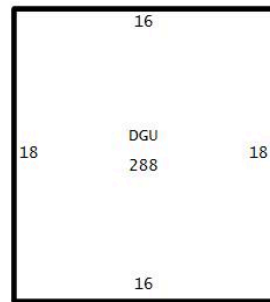
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	54x100	\$6,600	54.00	FF	.9540	\$340,006

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Wood
Exterior Walls:	Frame Siding
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1939
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	3
Effective Age:	52

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	864	864
Detached Garage Unfinished (DGU):	0	288
Enclosed Porch (EPF):	0	192
Total Area SF:	864	1,344



2024 Extra Features

Item 5C.

Description	Value/Unit	Units	Total Value as New	Depreciated Value
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
No Permits on Record.			



[Search](#) > Account Summary

Real Estate Account #R115484

Owner:
CZAPLINSKY, NANCY

Situs:
40 140TH AVE E
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	
2024 Annual Bill	\$1,229.53	Add To Cart Print (PDF)
Total Amount Due: \$1,229.53		

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$1,229.53	Unpaid	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$1,187.25 01/22/2024	Receipt #1665-23-099244 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$1,226.83 05/30/2023	Receipt #952-22-134563 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$1,171.56 03/31/2022	Receipt #952-21-117144 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$1,163.62 03/30/2021	Receipt #1655-20-123332 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$1,134.86 03/27/2020	Receipt #755-19-135648 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$1,083.10 03/27/2019	Receipt #755-18-130479 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$1,069.01 03/26/2018	Receipt #755-17-139004 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$1,055.44 03/29/2017	Receipt #755-16-148301 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$1,076.32 03/30/2016	Receipt #952-15-057983 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$1,058.06 03/29/2015	Receipt #952-14-051339 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$1,018.27 01/14/2014	Receipt #952-13-034044 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$1,045.77 02/27/2013	Receipt #756-12-093306 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$1,132.33 03/22/2012	Receipt #755-11-106018 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$1,082.68 01/28/2011	Receipt #755-10-135041 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$1,019.40 11/25/2009	Receipt #0-09-000111 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$999.79 11/26/2008	Receipt #0-08-000052 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$1,151.55 11/29/2007	Receipt #075-07-00012926 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$1,204.92 11/30/2006	Receipt #075-06-00013291 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$1,228.94 11/29/2005	Receipt #075-05-00014375 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$1,168.71 11/30/2004	Receipt #075-04-00016842 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$1,145.67 11/24/2003	Receipt #075-03-00012187 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$1,119.86 11/26/2002	Receipt #063-02-00006295 Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$1,098.35 11/28/2001	Receipt #063-01-00008145 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$1,453.61 11/27/2000	Receipt #063-00-00011964 Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$610.69 12/29/1999	Receipt #055-99-00169971 Print (PDF)
Total Amount Due	\$1,229.53		

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 25, 2025

CZAPLINSKY, NANCY
8662 117th St N.
Seminole, FL 33772
Case Number: CE-24-106

RE Property: 40 140th Ave E
Parcel#10-31-15-34344-008-0100
Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

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

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

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

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

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

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 two hundred fifty dollars (\$250) per day.

properties will be protected from conditions which tend to decrease the property values of surrounding properties.

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

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

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

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

Violation Detail(s):

Building(s) on property in need of repair/removal due to damages.

Corrective Action(s):

Either the property owner/ licensed contractor will need to apply for and obtain all required building permit(s) to bring the violations into compliance. If the permit(s) cannot be obtained, the structure must be removed.

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

Follow up date:
March 11, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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 two hundred fifty dollars (\$250) per day.

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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 11, 2025

CZAPLINSKY, NANCY
8662 117th St N.
Seminole, FL 33772
Case Number: CE-24-106

RE Property: 40 140th Ave E
Parcel#10-31-15-34344-008-0100
Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11

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Violation Detail(s):

Building(s) on property in need of repair/removal due to damages.

Corrective Action(s):

Either the property owner/ licensed contractor will need to apply for and obtain all required building permit(s) to bring the violations into compliance. If the permit(s) cannot be obtained, the structure must be removed.

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

Follow up date:
March 18, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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 two hundred fifty dollars (\$250) per day.

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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 two hundred fifty dollars (\$250) per day.



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CERTIFIED MAIL



Item 5C.

9589 0710 5270 2237 2061 15

municipal Drive
Palm Beach, Florida 33708

CZAPLINSKY, NANCY
8662 117th St N.
Seminole, FL 33772
Case Number: CE-24-106

Item 5C.

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:

Czaplinsky, Nancy
 8862 117th St. N
 Seminole, FL 33772
 ce -24-106



9590 9402 8374 3156 7199 07

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2061 15

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

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-106

CZAPLINSKY, NANCY
8662 117th St N.
Seminole, FL 33772
Respondents.

RE Property: 40 140TH AVE E **Parcel # 10-31-15-34344-008-0100**

Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **31st** day of March, 2025 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. 14-69. - Same—Maintenance of the exterior of premises.

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

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

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

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

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

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

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

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

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 20 day of March, 2025.



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-106

CZAPLINSKY, NANCY
8662 117th St N.
Seminole, FL 33772
Respondents.

RE Property: 40 140TH AVE E

Parcel # 10-31-15-34344-008-0100

Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11

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):

DIVISION 2. - STRUCTURES UNFIT FOR OCCUPANCY

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

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

- (1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

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- (2) Floors, interior walls and ceilings of every structure shall be structurally sound.
- (6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.
- (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.
- (11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

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**

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-106

CZAPLINSKY, NANCY
8662 117th St N.
Seminole, FL 33772
Respondents.

RE Property: 40 140TH AVE E **Parcel #10-31-15-34344-008-0100**

Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11

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 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 20 day of March, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 40 140th Ave E, Parcel # 10-31-15-34344-008-0100 the City of Madeira Beach.

On the 20 day of March, 2025, 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 20th day of March, 2025, 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





Municipal Drive
Palm Beach, Florida 33708

POSTAGE NETWORK ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL®



9589 0710 5270 2237 2063 37

Item 5C.

CZAPLINSKY, NANCY
8662 117th St N.
Seminole, FL 33772

Respondents.

DEPT OF HEALTH AND HUMAN SERVICES

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:

CZaplinsky, Nancy
 8662 17th St N
 Seminole, FL 33772



9590 9402 8374 3156 7196 86

2. Article Number (Transfer from carrier label)

9589 0710 5270 2237 2063 37

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



3/20/2025



3/20/2025



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary (as of 05-Mar-2025)

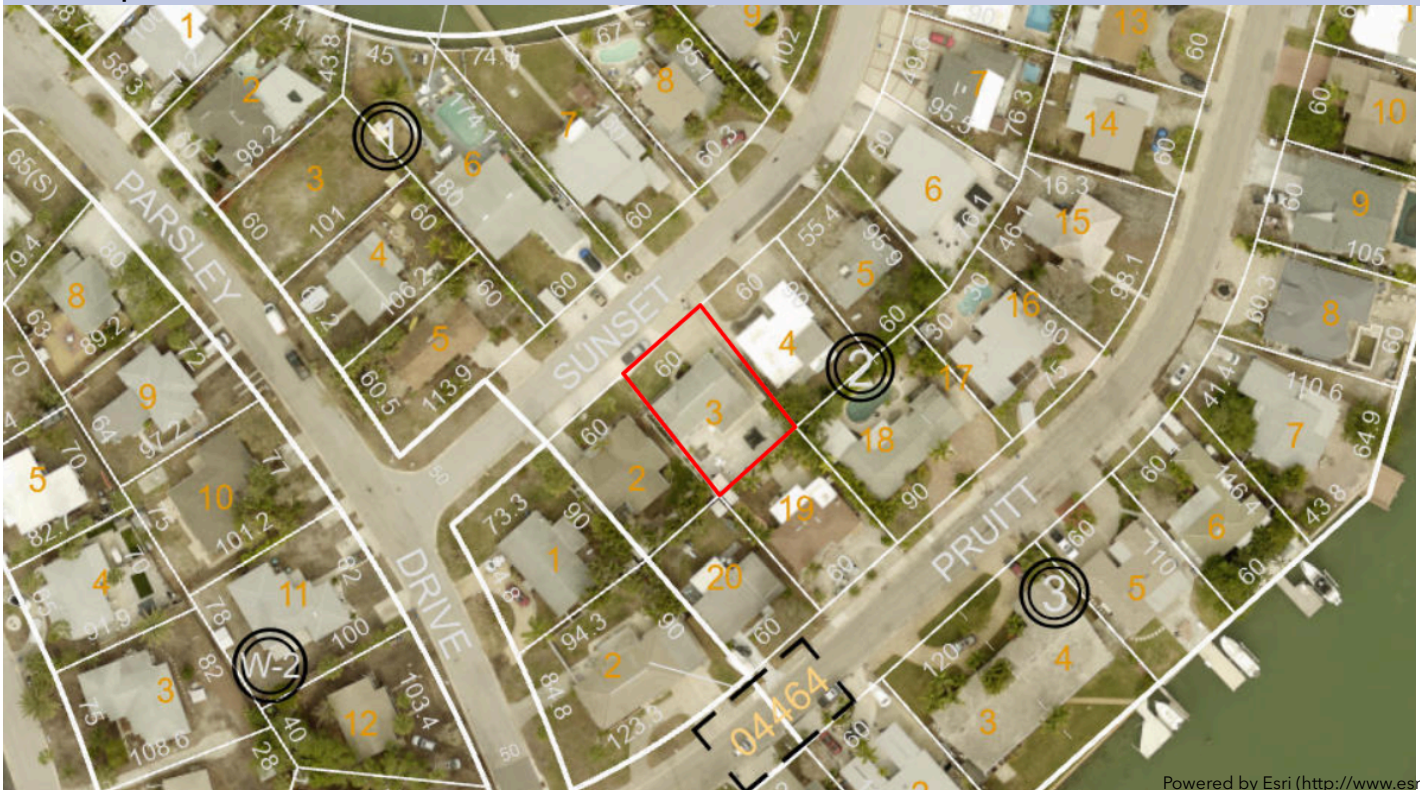
Parcel Number

10-31-15-04446-002-0030

- Owner Name
**BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN**
- Property Use
0110 Single Family Home
- Site Address
**703 SUNSET CV
MADEIRA BEACH, FL 33708**
- Mailing Address
**703 SUNSET COVE
MADEIRA BEACH, FL 33708-2384**
- Legal Description
BAY POINT ESTATES BLK 2, LOT 3
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1956

Living SF	Gross SF	Living Units	Buildings
996	1,392	1	1

Parcel Map



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

Exemptions

Item 5D.


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%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22448/2255	\$470,100	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	27/8

2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$404,447	\$404,447	\$404,447	\$404,447	\$404,447

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$366,196	\$349,102	\$299,102	\$324,102	\$299,102
2022	Y	\$338,934	\$338,934	\$288,934	\$313,934	\$288,934
2021	Y	\$258,278	\$89,327	\$38,827	\$63,827	\$38,827
2020	Y	\$250,962	\$88,094	\$37,594	\$62,594	\$37,594
2019	Y	\$227,583	\$86,113	\$35,613	\$60,613	\$35,613

2024 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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
19-May-2023	\$575,000	Q	I	CLANCY DEBRA J	BAKER KENT RICHARD	22448/2255
01-Oct-2021	\$249,600	U	I	POLLOCK SALLY C TRUSTEE	CLANCY DEBRA J	21842/0771
28-May-2009	\$100	U	I	CLANCY HARRY	CLANCY HARRY TR	16614/1513
31-Jan-1982	\$20,000	U			CLANCY, HAROLD	05295/1262
31-Dec-1981	\$20,000	U				05288/1429

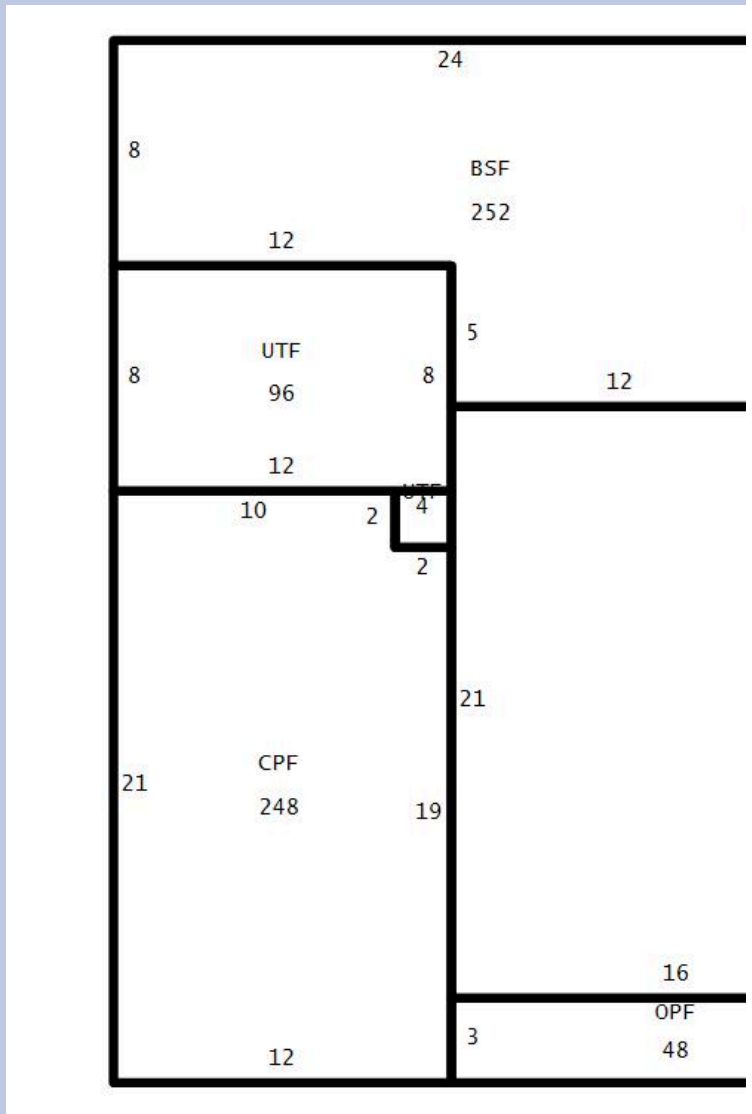
2024 Land Information

Land Area: ≈ 5,401 sf | ≈ 0.12 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x90	\$6,600	60.00	FF	.9785	\$387,486

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF	Item 5D.
Foundation:	Continuous Footing Poured	Base (BAS):	744	744	
Floor System:	Slab On Grade	Base Semi-finished (BSF):	252	252	
Exterior Walls:	Concrete Block	Carport (CPF):	0	248	
Unit Stories:	1	Open Porch (OPF):	0	48	
Living Units:	1	Utility (UTF):	0	100	
Roof Frame:	Gable Or Hip	Total Area SF:	996	1,392	
Roof Cover:	Shingle Composition				
Year Built:	1956				
Building Type:	Single Family				
Quality:	Average				
Floor Finish:	Carpet/Hardtile/Hardwood				
Interior Finish:	Drywall/Plaster				
Heating:	Central Duct				
Cooling:	Cooling (Central)				
Fixtures:	6				
Effective Age:	37				



2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	0.00	1	\$0	\$0	1970
PATIO/DECK	\$14.00	144.0	\$2,016	\$806	1956

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
2023-2315-MECH	HEAT/AIR	10/10/2023	\$7,400

Permit Number	Description	Issue Date	Estimated Value	Item 5D.
2023-2147-FENC	FENCE	09/20/2023	\$4,780	
MECH5215	HEAT/AIR	12/10/2020	\$5,816	
201400101	MISCELLANEOUS	02/12/2014	\$2,992	
PER-H-CB315086	ROOF	03/25/2005	\$4,700	



[Search](#) > Account Summary

Real Estate Account #R114976

Owner:

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN

Situs:

703 SUNSET CV
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 most recent payment was made on **12/27/2024** for **\$6,395.56**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2024 ⓘ					
2024 Annual Bill	\$0.00	Paid \$6,395.56	12/27/2024	Receipt #1665-24-096047	Print (PDF)
Refund		Processed \$191.87	01/17/2025		
		Paid \$6,395.56			
2023 Annual Bill ⓘ	\$0.00	Paid \$4,777.27	11/16/2023	Receipt #1665-23-033699	Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$4,652.47	11/28/2022	Receipt #1665-22-060193	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$798.03	12/06/2021	Receipt #905-21-001985	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$781.56	11/09/2020	Receipt #1655-20-010950	Print (PDF)
2019 ⓘ					
2019 Annual Bill	\$0.00	Paid \$3,834.75	11/29/2019	Receipt #755-19-082731	Print (PDF)
Refund		Processed \$3,076.67	02/13/2020		
		Paid \$3,834.75			
2018 ⓘ					
2018 Annual Bill	\$0.00	Paid \$3,523.56	11/26/2018	Receipt #232-18-002056	Print (PDF)
Refund		Processed \$2,801.88	02/13/2020		
		Paid \$3,523.56			
2017 Annual Bill ⓘ	\$0.00	Paid \$709.08	11/09/2017	Receipt #755-17-026499	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$696.98	11/14/2016	Receipt #755-16-045427	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$711.21	11/18/2015	Receipt #755-15-051215	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$698.27	11/25/2014	Receipt #755-14-078770	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$683.96	11/12/2013	Receipt #755-13-036270	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$666.51	11/26/2012	Receipt #756-12-033091	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$623.62	11/23/2011	Receipt #756-11-015037	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$605.98	11/30/2010	Receipt #755-10-104740	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$592.30	11/18/2009	Receipt #755-09-054352	Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$580.05	11/25/2008	Receipt #755-08-076229	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$726.80	11/26/2007	Receipt #055-07-00076531	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$756.27	11/15/2006	Receipt #014-06-00003919	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$765.97	11/30/2005	Receipt #055-05-00105716	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$723.23	11/23/2004	Receipt #010-04-00001887	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$705.03	11/26/2003	Receipt #012-03-00019960	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$691.17	12/16/2002	Receipt #055-02-00142282	Print (PDF)

Item 5D.

2001 Annual Bill ⓘ	\$0.00	Paid \$668.89	11/28/2001	Receipt #011-01-00003406	 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$642.69	11/21/2000	Receipt #009-00-00002400	 Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$620.23	12/14/1999	Receipt #055-99-00159353	 Print (PDF)
Total Amount Due	\$0.00				

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

November 12, 2024

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708-2384
Case Number: CE-24-233

RE Property: 703 SUNSET COVE Parcel #10-31-15-04446-002-0030

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

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 two hundred fifty dollars (\$250) per day.

Violation Detail(s):

HVAC replacement 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:
November 26, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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 two hundred fifty dollars (\$250) per day.



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 two hundred fifty dollars (\$250) per day.

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 28, 2025

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708-2384
Case Number: CE-24-233

RE Property: 703 SUNSET COVE Parcel #10-31-15-04446-002-0030

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

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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 two hundred fifty dollars (\$250) per day.

Violation Detail(s):

HVAC replacement 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 14, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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 two hundred fifty dollars (\$250) per day.



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 two hundred fifty dollars (\$250) per day.

CERTIFIED MAIL



9589 0710 5270 2237 2057 29

Item 5D.

Principal Drive
1, Florida 33708

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708-2384
Case Number: CE-24-233

Item 5D.

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:

Baker, Kent Richard
 Cianciulli, Deborah Ann
 703 Sunset Cove
 Madiera Beach Fl

CE-24-233



9590 9402 7951 2305 9225 77

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2057 29

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

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

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-233

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 703 SUNSET COVE Parcel # 10-31-15-04446-002-0030

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **31ST** day of March, **2025** 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.

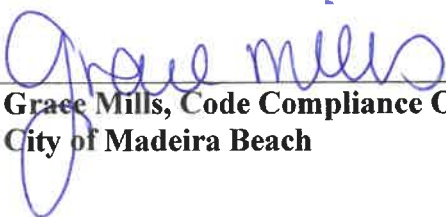
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 20 day of March, 2025.


 Grace Mills, Code Compliance Officer
 City of Madeira Beach

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-233

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 703 SUNSET COVE

Parcel # 10-31-15-04446-002-0030

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

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**

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-233

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 703 SUNSET COVE Parcel #10-31-15-04446-002-0030

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

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 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 20 day of March, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 703 Sunset Cove, Parcel # 10-31-15-04446-002-0030 the City of Madeira Beach.

On the 20 day of March, 2025, 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 20th day of March, 2025, 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





9589 0710 5270 2237 2062 83

Item 5D.

municipal Drive
Madeira Beach, Florida 33708

CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708

Respondents.

Item 5D.

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:

Baker, Kent Richard
 Clanciulli, Deborah Ann
 703 sunset cv
 Madeira Beach Fl 33708



9590 9402 8374 3156 7196 62

2. Article Number (Transfer from container label)

9589 0710 5270 2237 2062 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

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

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

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



3/20/2025



3/20/2025



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 02-Dec-2024)

Parcel Number

10-31-15-34434-025-0030

- Owner Name
REICHL, SUSAN M
BEDARD, MARC A
- Property Use
0110 Single Family Home
- Site Address
14187 W PARSLEY DR
MADEIRA BEACH, FL 33708
- Mailing Address
14187 W PARSLEY DR
MADEIRA BEACH, FL 33708-2352
- Legal Description
GULF SHORES 6TH ADD REPLAT BLK Y, LOT 3
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1955

Living SF	Gross SF	Living Units	Buildings
923	1,229	1	1

Item 5E.

Parcel Map



Pinellas County Property Appraiser

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

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18004/0419	\$479,400	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	26/6

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$412,493	\$391,052	\$391,052	\$412,493	\$391,052

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$373,844	\$355,502	\$355,502	\$373,844	\$355,502
2022	N	\$388,849	\$323,184	\$323,184	\$388,849	\$323,184
2021	N	\$293,804	\$293,804	\$293,804	\$293,804	\$293,804
2020	N	\$275,430	\$272,088	\$272,088	\$275,430	\$272,088
2019	N	\$247,353	\$247,353	\$247,353	\$247,353	\$247,353

131

2024 Tax Information

Item 5E.



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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-May-2013	\$160,000	Q	I	VERGA ROSALIE W	BEDARD MARC A	18004/0419
06-Jul-1987	\$57,000	Q				06533/0698
31-May-1984	\$50,000	Q				05749/1999
31-Dec-1974	\$21,000	Q				04171/0635

2024 Land Information

Land Area: \cong 6,451 sf | \cong 0.14 acres Frontage and/or View: None Seawall: No

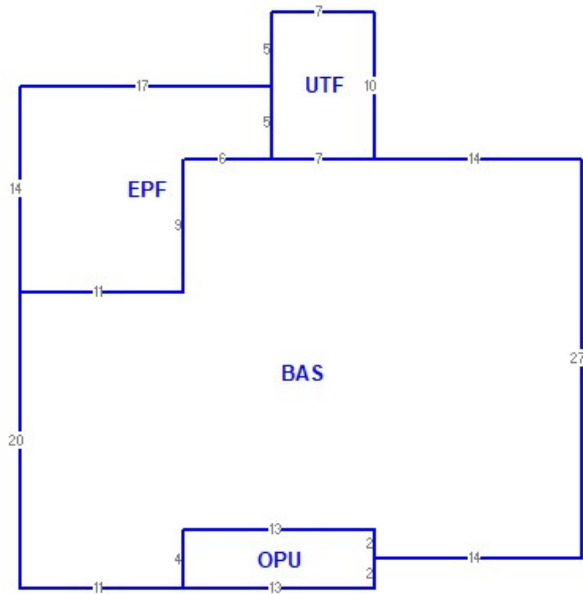
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	67x100	\$6,600	67.20	FF	1.0200	\$452,390

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured			
Floor System:	Slab On Grade	Base (BAS):	923	923
Exterior Walls:	Concrete Block	Enclosed Porch (EPF):	0	184
Unit Stories:	1	Open Porch Unfinished (OPU):	0	52
Living Units:	1	Utility (UTF):	0	70
Roof Frame:	Gable Or Hip	Total Area SF:	923	1,229
Roof Cover:	Shingle Composition			
Year Built:	1955			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	3			
Effective Age:	49			

2024 Extra Features

Item 5E.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	0.00	1	\$0	\$0	1955
PATIO/DECK	\$14.00	408.0	\$5,712	\$2,285	1996

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
M2897	HEAT/AIR	08/23/2018	\$0
1414	SHED	03/14/2017	\$1,900
201400878	ADDITION/REMODEL/RENOVATION	12/08/2014	\$15,000
201400498	HEAT/AIR	07/16/2014	\$6,790
9700109	PATIO/DECK	04/14/1997	\$2,800



[Search](#) > Account Summary

Real Estate Account #R115749

Owner: REICHL, SUSAN M
BEDARD, MARC A

Situs: 14187 W PARSLEY DR
MADEIRA BEACH

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



[Get bills by email](#)

Amount Due

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2024 Installment Bill #4 2024 Installment Bill #3	\$3,384.99	Add All To Cart Print (PDF)
Total Amount Due: \$3,384.99		Add All To Cart

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 ⓘ			
2024 Installment Bill #4 ⓘ	\$1,692.49	Unpaid	Print (PDF)
2024 Installment Bill #3 ⓘ	\$1,692.50	Unpaid	Print (PDF)
2024 Installment Bill #2 ⓘ	\$0.00	Paid \$1,396.01 09/28/2024	Receipt #952-24-023019 Print (PDF)
2024 Installment Bill #1 ⓘ	\$0.00	Paid \$1,374.08 06/24/2024	Receipt #952-24-006718 Print (PDF)
Paid \$2,770.09			
2023 ⓘ			
2023 Installment Bill #4 ⓘ	\$0.00	Paid \$1,512.17 03/29/2024	Receipt #952-23-131281 Print (PDF)
2023 Installment Bill #3 ⓘ	\$0.00	Paid \$1,466.81 12/17/2023	Receipt #952-23-097451 Print (PDF)
2023 Installment Bill #2 ⓘ	\$0.00	Paid \$1,411.40 10/13/2023	Receipt #952-23-024042 Print (PDF)
2023 Installment Bill #1 ⓘ	\$0.00	Paid \$1,326.72 06/29/2023	Receipt #952-23-007893 Print (PDF)
Paid \$5,717.10			
2022 Annual Bill ⓘ	\$0.00	Paid \$5,814.97 04/05/2023	Receipt #952-22-127881 Print (PDF)
2021 ⓘ			
2021 Installment Bill #4 ⓘ	\$0.00	Paid \$1,326.74 03/02/2022	Receipt #952-21-104734 Print (PDF)
2021 Installment Bill #3 ⓘ	\$0.00	Paid \$1,286.95 12/22/2021	Receipt #952-21-086865 Print (PDF)
2021 Installment Bill #2 ⓘ	\$0.00	Paid \$1,134.27 09/30/2021	Receipt #952-21-019337 Print (PDF)
2021 Installment Bill #1 ⓘ	\$0.00	Paid \$1,116.46 06/30/2021	Receipt #952-21-007093 Print (PDF)
Paid \$4,864.42			
2020 ⓘ			
2020 Installment Bill #4 ⓘ	\$0.00	Paid \$1,328.74 04/07/2021	Receipt #952-20-114795 Print (PDF)
2020 Installment Bill #3 ⓘ	\$0.00	Paid \$1,251.34 12/29/2020	Receipt #952-20-082964 Print (PDF)
2020 Installment Bill #2 ⓘ	\$0.00	Paid \$1,036.55 09/03/2020	Receipt #952-20-013686 Print (PDF)
2020 Installment Bill #1 ⓘ	\$0.00	Paid \$1,020.27 06/01/2020	Receipt #952-20-000427 Print (PDF)
Paid \$4,636.90			
2019 ⓘ			
2019 Installment Bill #4 ⓘ	\$0.00	Paid \$1,391.37 06/01/2020	Receipt #904-20-000197 Print (PDF)

2019 Installment Bill #3 ⓘ	\$0.00	Paid \$1,158.95	12/18/2019	Receipt #952-19-065234	Print (PDF)
2019 Installment Bill #2 ⓘ	\$0.00	Paid \$932.06	09/20/2019	Receipt #952-19-014113	Print (PDF)
2019 Installment Bill #1 ⓘ	\$0.00	Paid \$917.42	06/27/2019	Receipt #952-19-004751	Print (PDF)
Certificate #4302		Redeemed	06/10/2020	Face \$1,319.16, Rate 0.25%	
		Paid \$4,399.80			
2018 ⓘ					
2018 Installment Bill #4 ⓘ	\$0.00	Paid \$1,558.87	03/26/2019	Receipt #952-18-083578	Print (PDF)
2018 Installment Bill #3 ⓘ	\$0.00	Paid \$1,558.87	02/03/2019	Receipt #952-18-071169	Print (PDF)
2018 Installment Bill #2 ⓘ	\$0.00	Paid \$375.39	09/27/2018	Receipt #952-18-014106	Print (PDF)
2018 Installment Bill #1 ⓘ	\$0.00	Paid \$369.50	06/22/2018	Receipt #952-18-003434	Print (PDF)
		Paid \$3,862.63			
2017 Annual Bill ⓘ	\$0.00	Paid \$1,540.87	01/31/2018	Receipt #952-17-063658	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$1,494.76	11/07/2016	Receipt #952-16-019536	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$1,523.60	11/30/2015	Receipt #952-15-034570	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$1,460.23	12/16/2014	Receipt #952-14-033515	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$1,717.93	11/30/2013	Receipt #952-13-026398	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$1,511.92	11/27/2012	Receipt #756-12-041696	Print (PDF)
2011 ⓘ					
2011 Annual Bill	\$0.00	Paid \$1,698.57	11/30/2011	Receipt #756-11-023343	Print (PDF)
Refund		Processed \$67.94	12/21/2011		
		Paid \$1,698.57			
2010 Annual Bill ⓘ	\$0.00	Paid \$1,602.97	11/24/2010	Receipt #755-10-083254	Print (PDF)
2009 ⓘ					
2009 Annual Bill	\$0.00	Paid \$1,977.54	11/30/2009	Receipt #755-09-104563	Print (PDF)
Refund		Processed \$79.10	02/23/2011		
		Paid \$1,977.54			
2008 Annual Bill ⓘ	\$0.00	Paid \$2,584.90	11/25/2008	Receipt #755-08-071743	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$3,256.51	11/19/2007	Receipt #016-07-00005574	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$3,943.80	11/29/2006	Receipt #013-06-00006195	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$3,067.66	11/30/2005	Receipt #055-05-00149110	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$2,482.81	11/19/2004	Receipt #055-04-00076021	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$2,002.20	01/20/2004	Receipt #055-03-00162646	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$1,872.12	11/27/2002	Receipt #013-02-00013219	Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$1,545.64	12/19/2001	Receipt #055-01-00163417	Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$1,366.67	11/30/2000	Receipt #055-00-00151367	Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$1,225.79	11/24/1999	Receipt #055-99-00079301	Print (PDF)
Total Amount Due		\$3,384.99			

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 2, 2024

REICHL, SUSAN M
BEDARD, MARC A
14187 W PARSLEY DR
MADEIRA BEACH, FL 33708-2352
Case Number: CE-24-251

RE Property: 14187 W Parsley Dr **Parcel #**10-31-15-34434-025-0030

Legal Description: GULF SHORES 6TH ADD REPLAT BLK Y, LOT 3

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 two hundred fifty dollars (\$250) per day.

Violation Detail(s):

Interior demolition 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:
December 16, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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 two hundred fifty dollars (\$250) per day.



14187 W Parsley Dr, Madeira Beach FL
11/26/2024

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11/26/2024

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 16, 2024

REICHL, SUSAN M
BEDARD, MARC A
14187 W PARSLEY DR
MADEIRA BEACH, FL 33708-2352
Case Number: CE-24-251

RE Property: 14187 W Parsley Dr Parcel #10-31-15-34434-025-0030

Legal Description: GULF SHORES 6TH ADD REPLAT BLK Y, LOT 3

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.

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City of Madeira Beach
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11/26/2024

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14187 W Parsley Dr, Madeira Beach FL
11/26/2024

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14187 W Parsley Dr, Madeira Beach FL
11/26/2024

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14187 W Parsley Dr, Madeira Beach FL
11/26/2024

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9589 0710 5270 2158 1847 69



quadiant

Item 5E.

FIRST-CLASS MAIL

IMI

\$009.64⁹

12/16/2024 ZIP 33708

043M31233717

US POSTA

pal Drive
Florida 33708

REICHL, SUSAN M
BEDARD, MARC A
14187 W PARSLEY DR
MADEIRA BEACH, FL 33708-2352
Case Number: CE-24-251

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS LABEL AT POSTAGE TIME

Item 5E.

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:
 Reichl, Susan M
 Bedard, Marc A
 14187 W Parsley Dr
 Madeira Beach FL 33708



9590 9402 7951 2305 9231 47

ce-24-251

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1847 69

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	

red Mail
 red Mail Restricted Delivery
 (\$500)

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

Domestic Return Receipt

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-251

REICHL, SUSAN M
BEDARD, MARC A
14187 W PARSLEY DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14187 W Parsley Dr Parcel # 10-31-15-34434-025-0030

Legal Description: GULF SHORES 6TH ADD REPLAT BLK Y, LOT 3

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **31ST** day of March, **2025** 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 20 day of march, 2025.


 Grace Mills, Code Compliance Officer
 City of Madeira Beach

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-251

REICHL, SUSAN M
BEDARD, MARC A
14187 W PARSLEY DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14187 W Parsley Dr **Parcel #** 10-31-15-34434-025-0030

Legal Description: GULF SHORES 6TH ADD REPLAT BLK Y, LOT 3

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**

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-251

REICHL, SUSAN M
BEDARD, MARC A
14187 W PARSLEY DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14187 W Parsley Dr Parcel #10-31-15-34434-025-0030

Legal Description: GULF SHORES 6TH ADD REPLAT BLK Y, LOT 3

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 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 20 day of March, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14187 W Parsley Dr, Parcel # 10-31-15-34434-025-0030 the City of Madeira Beach.

On the 20 day of March, 2025, 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.

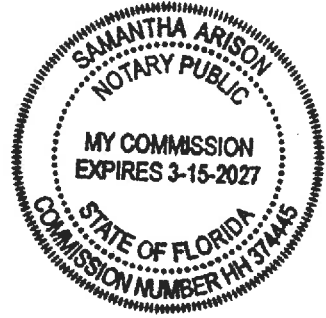
Grace Mills
Grace Mills, Code Compliance Officer
City of Madeira Beach

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 20th day of March, 2025, 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



CERTIFIED MAIL



9589 0710 5270 2237 2062 69

Item 5E.

unicipal Drive
1, Florida 33708

BEDARD, MARC A
14187 W PARSLEY DR
MADEIRA BEACH, FL 33708

Respondents.

Item 5E.

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:

Reichi, Susan M
 Bedard, Marc A
 14187 W Parsley Dr
 Madeira Beach FL 33708



9590 9402 8374 3156 7196 55

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2062 69

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
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™ Restricted Delivery
 - Signature Confirmation™ Restricted Delivery

Domestic Return Receipt



3/20/2025



3/20/2025



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 18-Mar-2025)

Parcel Number

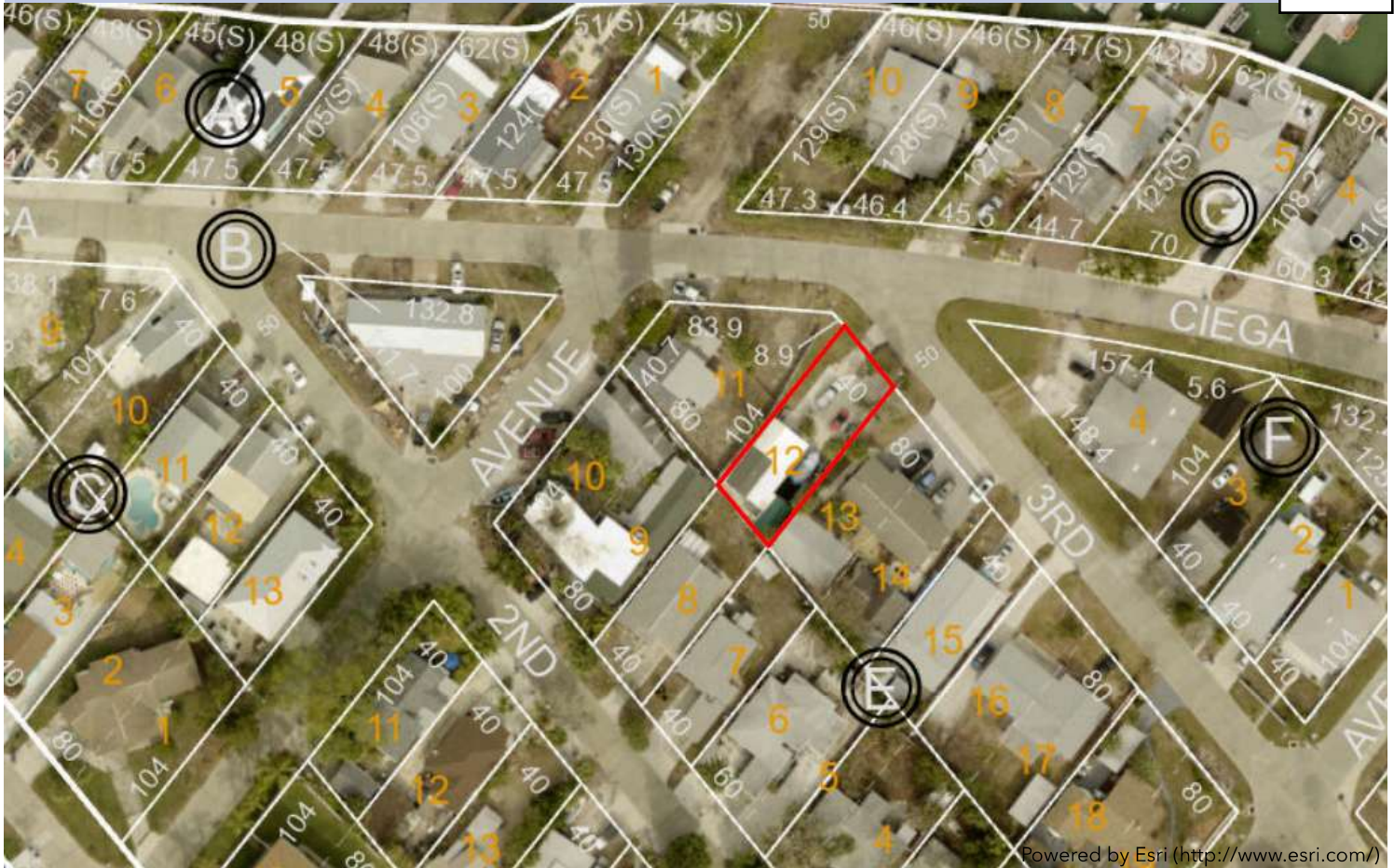
15-31-15-65304-005-0120

- Owner Name
ROSENTHAL, JOSHUA
- Property Use
0110 Single Family Home
- Site Address
13342 3RD ST E
MADEIRA BEACH, FL 33708
- Mailing Address
13342 3RD ST E
MADEIRA BEACH, FL 33708-2418
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 12
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1938

Living SF	Gross SF	Living Units	Buildings
423	795	1	1

Parcel Map

Item 5F.



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc...) will not display here).
2025	Yes	100%		
2024	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21417/0598	\$381,600	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	20/69

2024 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$326,902	\$315,868	\$265,868	\$290,868	\$265,868

Value History

Item 5F.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$306,668	\$306,668	\$256,668	\$281,668	\$256,668
2022	Y	\$302,520	\$302,520	\$252,520	\$277,520	\$252,520
2021	N	\$243,669	\$163,485	\$163,485	\$243,669	\$163,485
2020	N	\$181,681	\$148,623	\$148,623	\$181,681	\$148,623
2019	N	\$162,574	\$135,112	\$135,112	\$162,574	\$135,112

2024 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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Mar-2021	\$315,000	Q	I	GINN MARK	ROSENTHAL JOSHUA	21417/0598
18-Jun-2015	\$0	U	I	FEARON CINDA LEE ESTATE	FEARON JOSEPH FRANCES	18820/0862
12-Jun-2015	\$100	U	I	FEARON JOSEPH FRANCES	GINN MARK	19133/0944
10-Jun-2015	\$0	U	I	FEARON CINDA LEE ESTATE	GINN JOSEPH FRANCES	18812/1758
19-Sep-2000	\$64,800	Q	I	DREW JOYCE C	FEARON, CINDY	11057/0382

2024 Land Information

Land Area: \cong 4,060 sf | \cong 0.09 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	40x104	\$7,500	40.00	FF	1.1845	\$355,350

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements

2024 Extra Features

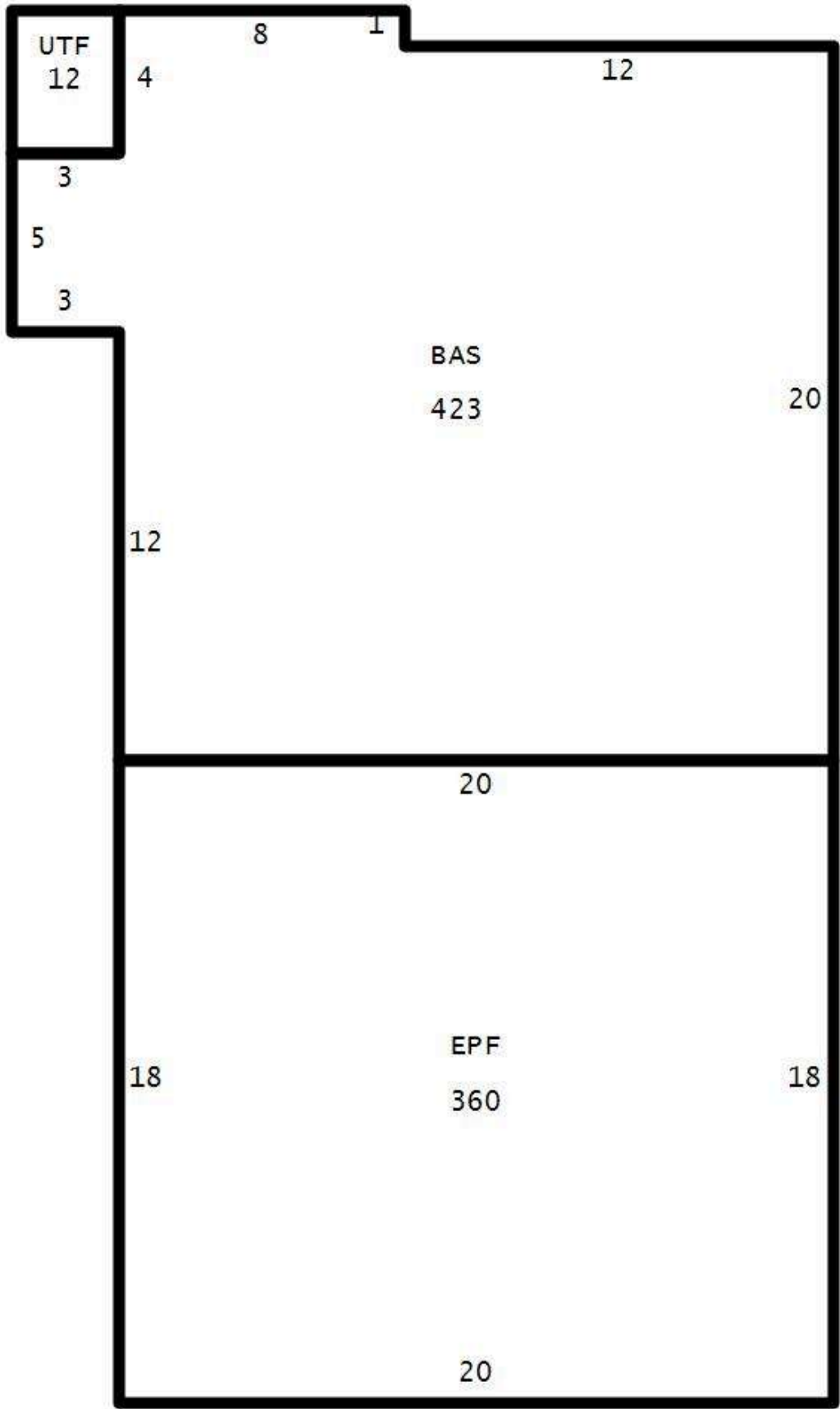
Foundation: Piers

Structural Elements

Floor System: Wood
Exterior Walls: Frame Siding
Unit Stories: 1
Living Units: 1
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Year Built: 1938
Building Type: Single Family
Quality: Fair
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Drywall/Plaster
Heating: Reverse Cyc/Wall Unit
Cooling: None
Fixtures: 3
Effective Age: 47

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	423	423
Enclosed Porch (EPF):	0	360
Utility (UTF):	0	12
Total Area SF:	423	795

Item 5F.



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

Permit Data


Item 5F.

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
E20220897	ELECTRICAL	09/20/2022	\$2,200
F20220047	FENCE	01/18/2022	\$7,028
201200339	WINDOWS/DOORS	05/03/2012	\$10,000
201200340	ROOF	05/03/2012	\$10,500
PER-H-CB229231	ADDITION/REMODEL/RENOVATION	01/25/2001	\$9,272

[Search](#) > Account Summary

Real Estate Account #R166286

Owner: ROSENTHAL, JOSHUA
Situs: 13342 3RD ST E
 MADEIRA BEACH
[Parcel details](#)
[Property Appraiser](#)
 Homestead Exemption



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
 Your most recent payment was made on **11/01/2024** for **\$4,175.76**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$4,175.76	11/01/2024 Receipt #952-24-028039 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$4,162.32	12/26/2023 Receipt #1665-23-093107 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$4,126.68	12/05/2022 Receipt #952-22-085854 Print (PDF)
2021 ⓘ			
2021 Annual Bill	\$0.00	Paid \$3,788.19	08/25/2022 Receipt #1658-22-000132 Print (PDF)
Certificate #3503		Redeemed	08/25/2022 Face \$3,601.85, Rate 0.25%
		Paid \$3,788.19	
2020 Annual Bill ⓘ	\$0.00	Paid \$2,683.97	11/23/2020 Receipt #0-20-114198 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$2,450.19	11/19/2019 Receipt #0-19-070502 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$2,159.61	11/09/2018 Receipt #0-18-056175 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$1,911.03	11/17/2017 Receipt #0-17-000254 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$1,731.34	11/08/2016 Receipt #0-16-000187 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$505.95	11/16/2015 Receipt #0-15-000247 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$500.11	11/12/2014 Receipt #0-14-000584 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$496.08	11/22/2013 Receipt #0-13-000975 Print (PDF)
2012 ⓘ			
2012 Installment Bill #4 ⓘ	\$0.00	Paid \$122.50	01/23/2013 Receipt #907-12-002985 Print (PDF)
2012 Installment Bill #3 ⓘ	\$0.00	Paid \$118.83	12/27/2012 Receipt #756-12-078435 Print (PDF)
2012 Installment Bill #2 ⓘ	\$0.00	Paid \$126.64	09/22/2012 Receipt #952-12-004983 Print (PDF)
2012 Installment Bill #1 ⓘ	\$0.00	Paid \$124.65	06/29/2012 Receipt #755-12-005558 Print (PDF)
		Paid \$492.62	
2011 ⓘ			
2011 Installment Bill #4 ⓘ	\$0.00	Paid \$83.90	03/22/2012 Receipt #952-11-021392 Print (PDF)
2011 Installment Bill #3 ⓘ	\$0.00	Paid \$81.39	12/30/2011 Receipt #756-11-046500 Print (PDF)
2011 Installment Bill #2 ⓘ	\$0.00	Paid \$173.15	09/30/2011 Receipt #755-11-012553 Print (PDF)
2011 Installment Bill #1 ⓘ	\$0.00	Paid \$170.43	06/29/2011 Receipt #952-11-001003 Print (PDF)
		Paid \$508.87	
2010 ⓘ			
2010 Installment Bill #4 ⓘ	\$0.00	Paid \$189.93	03/30/2011 Receipt #952-10-017354 Print (PDF)
2010 Installment Bill #3 ⓘ	\$0.00	Paid \$184.23	12/29/2010 Receipt #952-10-010732 Print (PDF)
2010 Installment Bill #2 ⓘ	\$0.00	Paid \$164.91	09/29/2010 Receipt #952-10-001530 Print (PDF)
2010 Installment Bill #1 ⓘ	\$0.00	Paid \$163.22	06/29/2010 Receipt #952-10-004407 Print (PDF)

2010 Installment Bill #1 ⓘ	\$0.00	Paid \$162.52	06/30/2010	Receipt #952-10-000401	Print (PDF)
Paid \$701.39					
2009 ⓘ					
2009 Installment Bill #4 ⓘ	\$0.00	Paid \$176.44	03/30/2010	Receipt #952-09-010856	Print (PDF)
2009 Installment Bill #3 ⓘ	\$0.00	Paid \$171.15	12/22/2009	Receipt #952-09-006302	Print (PDF)
2009 Installment Bill #2 ⓘ	\$0.00	Paid \$161.32	09/03/2009	Receipt #755-09-006607	Print (PDF)
2009 Installment Bill #1 ⓘ	\$0.00	Paid \$158.78	06/30/2009	Receipt #755-09-006395	Print (PDF)
Paid \$667.69					
2008 Annual Bill ⓘ	\$0.00	Paid \$712.95	05/28/2009	Receipt #210-08-001164	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$817.94	11/29/2007	Receipt #075-07-00005179	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$852.72	11/30/2006	Receipt #075-06-00029215	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$865.72	11/29/2005	Receipt #075-05-00022945	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$820.15	11/30/2004	Receipt #075-04-00025493	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$800.66	11/24/2003	Receipt #075-03-00050261	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$835.58	04/09/2003	Receipt #002-02-00035208	Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$661.13	03/29/2002	Receipt #008-01-00003432	Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$984.83	11/28/2000	Receipt #003-00-00007824	Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$908.95	03/09/2000	Receipt #002-99-00044785	Print (PDF)
Total Amount Due	\$0.00				

Item 5F.

COURTESY NOTICE OF CODE VIOLATION

April 11, 2024

ROSENTHAL, JOSHUA
13342 3RD ST E

MADEIRA BEACH, FL 33708-2418

Case Number: 20243764

Parcel #: 15-31-15-65304-005-0120

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 12

Address: 13342 3RD ST E

During a recent complaint on the property, 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 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).

DIVISION 4. - RENTAL OF RESIDENTIAL DWELLING UNITS [4]

Sec. 14-130.4. - License required.

(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-33. - Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Violation Detail:

- Unpermitted electrical work and plumbing work have taken place at the property without the required building permit(s).

Corrective action:

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. If you have any permits for the described work, please email in or bring into the Building Department.

Please apply for and obtain a business license and rental license for the property in question.

Applications may be submitted online at: <https://madeirabeachfl.gov/business-license/>

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

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



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

Follow-up date:

April 25, 2024

Grace Mills,

Code Compliance Officer II

City of Madeira Beach – Building Department

gmills@madeirabeachfl.gov

727.391.9951 ext. 298

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



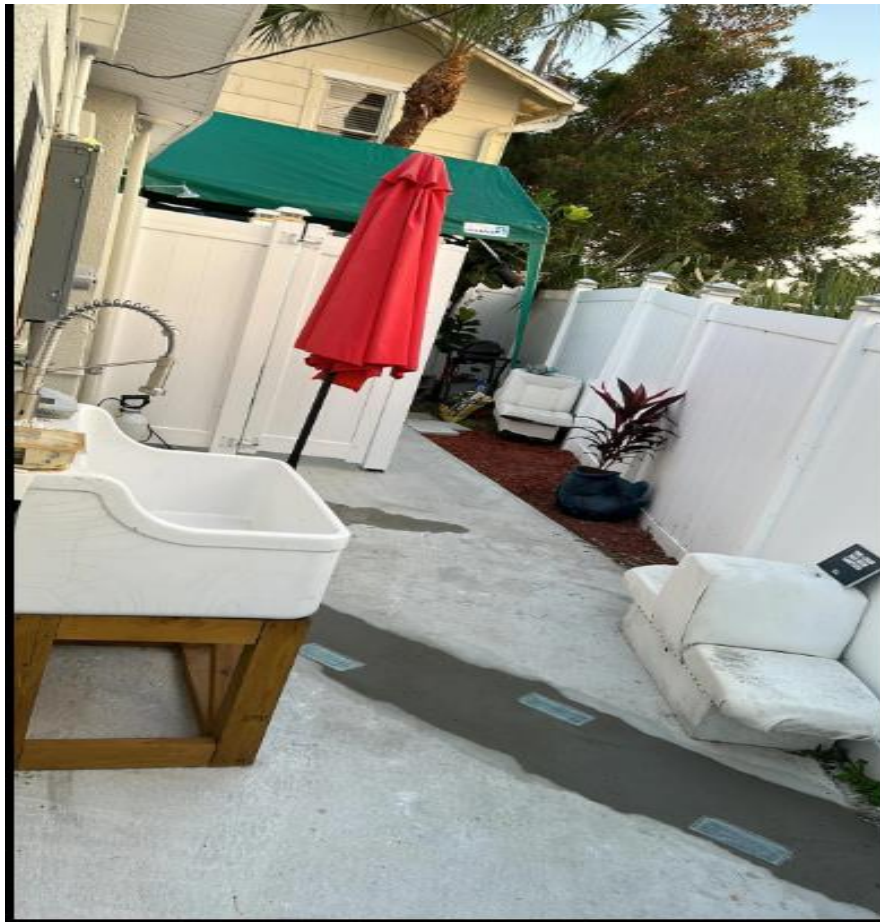
Photo(s) via Hip Camp Ad via online.

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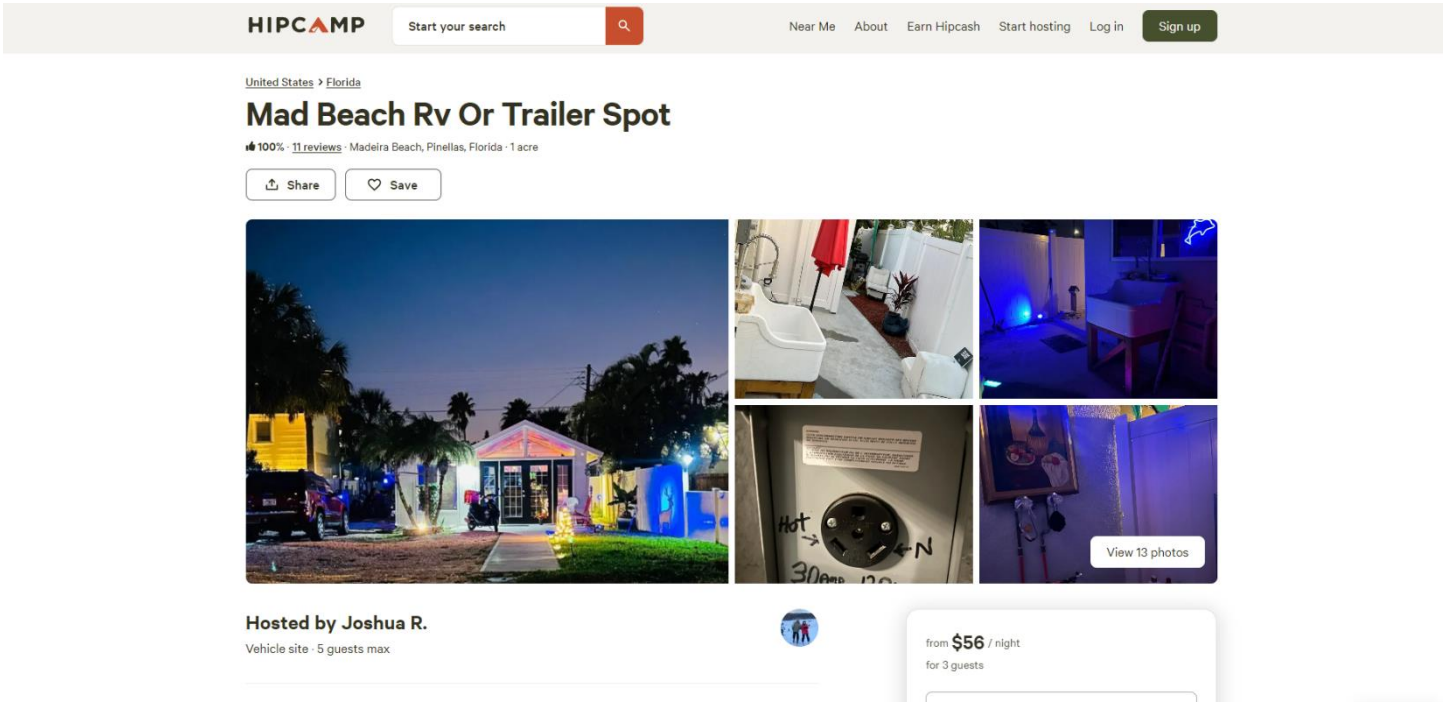
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NOTICE OF CODE VIOLATION

May 21, 2024

ROSENTHAL, JOSHUA
13342 3RD ST E

MADEIRA BEACH, FL 33708-2418

Case Number: 20243764

Parcel #: 15-31-15-65304-005-0120

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 12

Address: 13342 3RD ST E

During a recent complaint on the property, 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 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.

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DIVISION 4. - RENTAL OF RESIDENTIAL DWELLING UNITS [4]

Sec. 14-130.4. - License required.

(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-33. - Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Violation Detail:

- Unpermitted electrical work and plumbing work have taken place at the property without the required building permit(s).

Corrective action:

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. If you have any permits for the described work, please email in or bring into the Building Department.

Please apply for and obtain a business license and rental license for the property in question.

Applications may be submitted online at: <https://madeirabeachfl.gov/business-license/>

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

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



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

Follow-up date:

June 4, 2024

Grace Mills,

Code Compliance Officer II

City of Madeira Beach – Building Department

gmills@madeirabeachfl.gov

727.391.9951 ext. 298

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



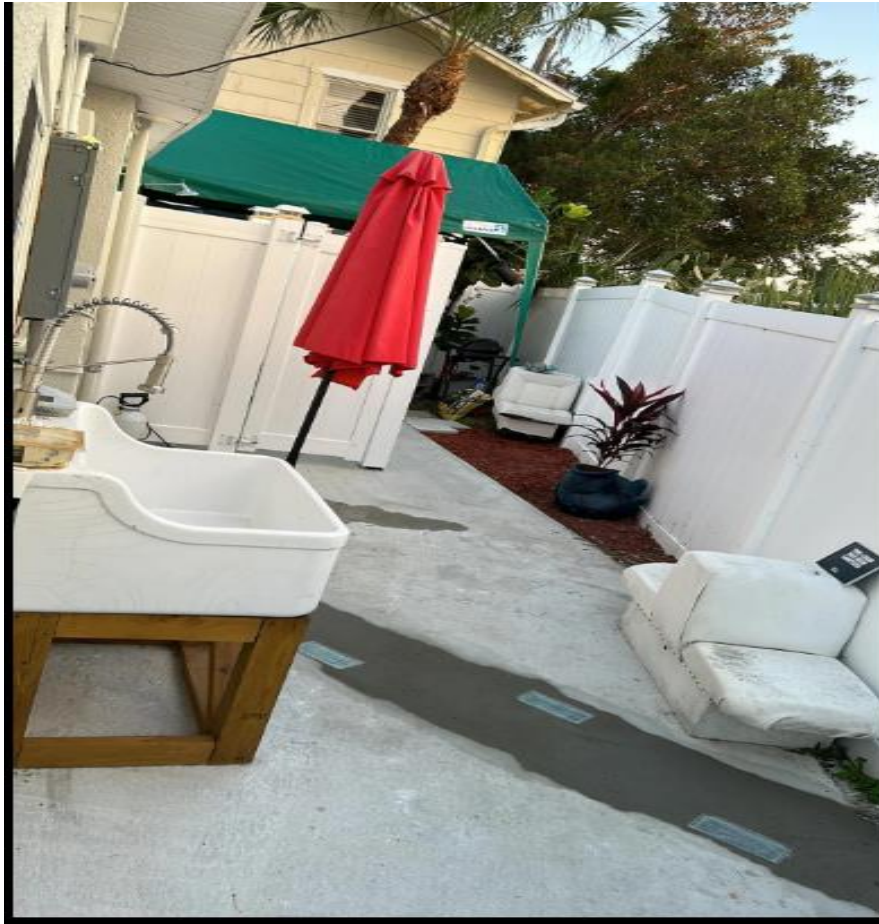
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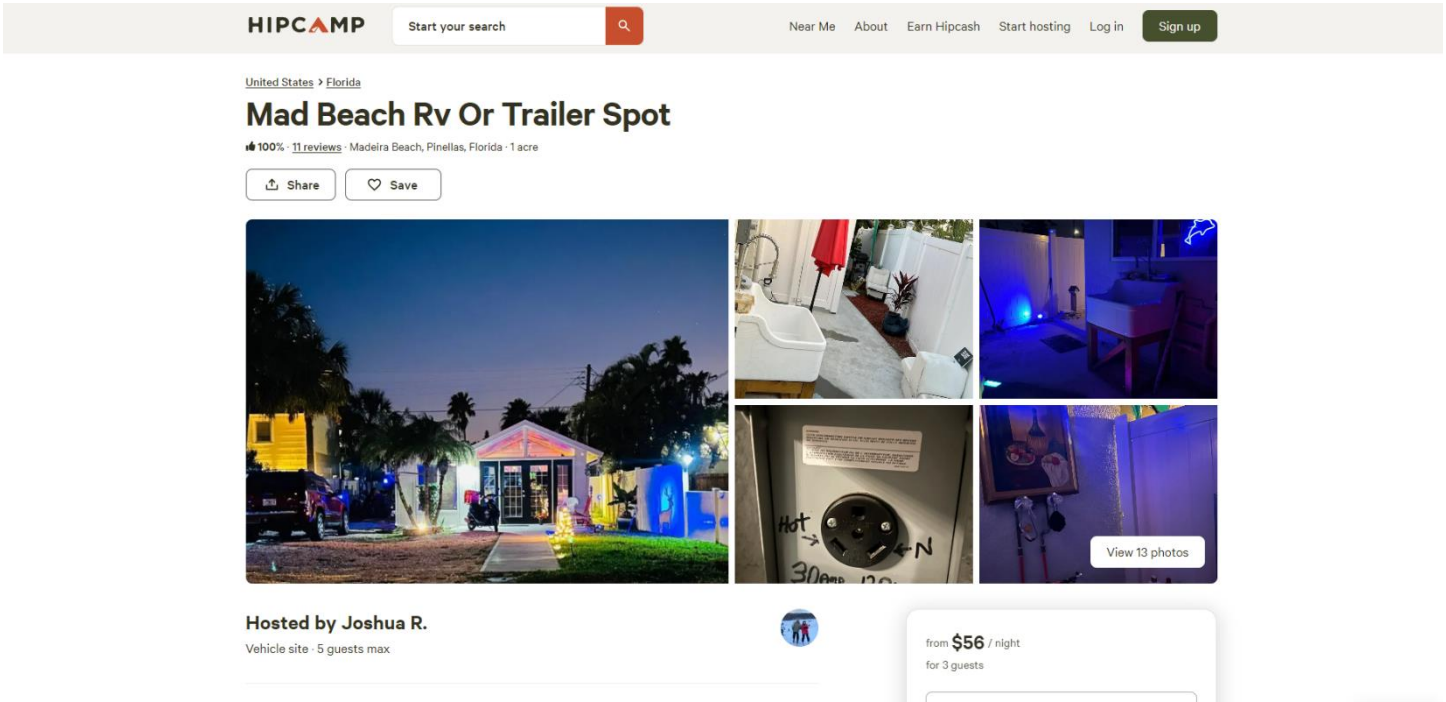
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CERTIFIED MAIL®



7019 1120 0000 4383 5895

Item 5F.

ipal Drive
Florida 33708

GEELAN, MARIA
14052 W PARSLEY DR
MADEIRA BEACH, FL 33708
Case Number: 2024.3747

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:

Rosenthal, Joshua
 13342 3rd St E
 Madeira Beach FL
 33708



9590 9402 7951 2305 9238 71

2. Article Number (Transfer from service label)

7019 1120 0000 4383 5871

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

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

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024-3764

ROSENTHAL, JOSHUA
13342 3RD ST E
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13342 3RD ST E **Parcel #15-31-15-65304-005-0120**

Legal Description: PAGE’S REPLAT OF MITCHELL’S BEACH BLK E, LOT 12

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 21 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 21 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 21 day of March, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 13342 3rd ST E, Parcel # 15-31-15-65304-005-0120 the City of Madeira Beach.

On the 21 day of March, 2025, 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.

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024-3764

ROSENTHAL, JOHSUA
13342 3RD ST E
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13342 3rd St E

Parcel # 15-31-15-65304-005-0120

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 12

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **31ST** day of March, **2025** 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.

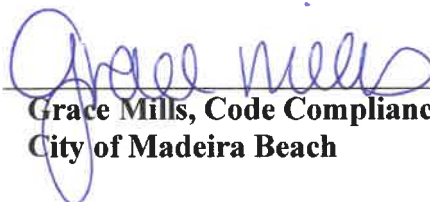
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 20 day of March, 2025.


 Grace Mills, Code Compliance Officer
 City of Madeira Beach

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024-3764

ROSENTHAL, JOSHUA
13342 3RD ST E
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13342 3RD ST E **Parcel # 15-31-15-65304-004-0120**

Legal Description: PAGE’S REPLAT OF MITCHELL’S BEACH BLK E, LOT 12

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**



Municipal Drive
Madeira Beach, Florida 33708



9589 0710 5270 2237 2063 44

Item 5F.

vs.

ROSENTHAL, JOSHUA
13342 3RD ST E
MADEIRA BEACH, FL 33708

Dependents

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

Item 5F.

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:

Rosenthal, Joshua
 13341 3rd St E
 Madeira Beach FL 33708



9590 9402 8374 3156 7196 31

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2063 44

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

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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



3/20/2025



3/20/2025



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 02-Dec-2024)

Parcel Number

15-31-15-97830-000-0080

- Owner Name
GOODMAN, WILLIAM P
GOODMAN, JANET S
- Property Use
0110 Single Family Home
- Site Address
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
- Mailing Address
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
- Legal Description
WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1956

Living SF	Gross SF	Living Units	Buildings
1,087	1,773	1	1

Item 5G.

Parcel Map



Pinellas County Property Appraiser

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

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17431/0013	\$1,123,700	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/67

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$964,221	\$706,297	\$706,297	\$964,221	\$706,297

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,326,496	\$642,088	\$642,088	\$1,326,496	\$642,088
2022	N	\$690,495	\$583,716	\$583,716	\$690,495	\$583,716
2021	N	\$530,651	\$530,651	\$530,651	\$530,651	\$530,651
2020	N	\$518,706	\$512,072	\$512,072	\$518,706	\$512,072
2019	N	\$472,436	\$465,520	\$465,520	\$472,436	\$465,520

202

2024 Tax Information

Item 5G.



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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Nov-2011	\$100	U	I	GOODMAN JANET S TR	GOODMAN WILLIAM P	17431/0013
28-Oct-2010	\$100	U	I	GOODMAN JANET S	GOODMAN JANET S	17074/2597
10-Oct-2005	\$100	U	I	GOODMAN WILLIAM P TR	GOODMAN, JANET S REVOCABLE TRUST	14665/2009
16-Feb-2000	\$100	U	I	GOODMAN WILLIAM P	GOODMAN, WILLIAM P TRE	10814/1573
11-Jul-1988	\$100,000	U				06786/0781

2024 Land Information

Land Area: \cong 6,617 sf | \cong 0.15 acres Frontage and/or View: Canal/River Seawall: Yes

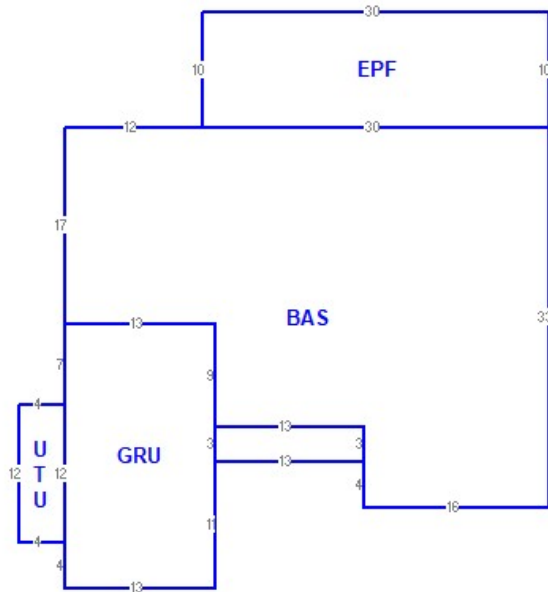
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	68x108	\$15,500	68.00	FF	1.0504	\$1,107,122

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation: Continuous Footing Poured	Base (BAS):	1,087	1,087
Floor System: Slab On Grade	Enclosed Porch (EPF):	0	300
Exterior Walls: Cb Stucco/Cb Reclad	Garage Unfinished (GRU):	0	299
Unit Stories: 1	Open Porch (OPF):	0	39
Living Units: 1	Utility Unfinished (UTU):	0	48
Roof Frame: Gable Or Hip	Total Area SF:	1,087	1,773
Roof Cover: Shingle Composition			
Year Built: 1956			
Building Type: Single Family			
Quality: Average			
Floor Finish: Carpet/ Vinyl/Asphalt			
Interior Finish: Drywall/Plaster			
Heating: Central Duct			
Cooling: Cooling (Central)			
Fixtures: 3			
Effective Age: 47			

2024 Extra Features

Item 5G.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$58.00	288.0	\$16,704	\$6,682	1991
PATIO/DECK	0.00	120.0	\$0	\$0	1956

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
S20230522	SEA WALL	07/11/2023	\$44,800
MECH20220688	HEAT/AIR	07/28/2022	\$4,995
450	ROOF	04/08/2016	\$7,800
PER-H-CB230608	MISCELLANEOUS	02/20/2001	\$2,000



[Search](#) > Account Summary

Real Estate Account #R166738

Owner:
GOODMAN, WILLIAM P
GOODMAN, JANET S

Situs:
172 131ST AVENUE CIR
MADEIRA BEACH

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2024 Annual Bill	\$12,670.39	Add To Cart Print (PDF)
Total Amount Due: \$12,670.39		

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2024 Annual Bill ⓘ	\$12,670.39	Unpaid	Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$13,850.96 11/27/2023	Receipt #1665-23-060313 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$9,822.47 12/06/2022	Receipt #1665-22-085670 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$9,082.95 03/28/2022	Receipt #1655-21-124911 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$8,585.64 11/13/2020	Receipt #1655-20-026512 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$7,887.67 11/25/2019	Receipt #755-19-071168 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$7,116.90 11/15/2018	Receipt #755-18-044917 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$6,585.35 11/24/2017	Receipt #755-17-066048 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$6,419.20 11/17/2016	Receipt #755-16-058472 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$5,950.03 11/30/2015	Receipt #755-15-091012 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$5,259.51 11/10/2014	Receipt #755-14-032941 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$4,671.35 11/21/2013	Receipt #755-13-069796 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$4,154.17 11/28/2012	Receipt #756-12-046178 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$3,893.50 11/17/2011	Receipt #755-11-054914 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$4,725.58 11/10/2010	Receipt #907-10-000618 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$5,631.11 11/11/2009	Receipt #755-09-031074 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$6,690.59 11/14/2008	Receipt #755-08-042335 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$8,055.32 11/28/2007	Receipt #055-07-00083451 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$9,549.46 01/17/2007	Receipt #055-06-00170347 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$7,016.11 11/30/2005	Receipt #055-05-00109948 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$6,069.10 11/16/2004	Receipt #055-04-00059775 Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$5,538.99 11/12/2003	Receipt #055-03-00019888 Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$4,288.06 11/27/2002	Receipt #055-02-00114795 Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$3,392.72 12/28/2001	Receipt #055-01-00173619 Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$2,776.81 11/30/2000	Receipt #055-00-00143452 Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$2,591.34 11/16/1999	Receipt #055-99-00046666 Print (PDF)
Total Amount Due		\$12,670.39	

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 2, 2024

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
Case Number: CE-24-252

RE Property: 172 131ST AVENUE CIR Parcel #15-31-15-97830-000-0080

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8

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 two hundred fifty dollars (\$250) per day.

Violation Detail(s):

Interior demolition 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:
December 16, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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 two hundred fifty dollars (\$250) per day.



172 131st Ave Cir, Madeira Beach FL

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 two hundred fifty dollars (\$250) per day.



172 131st Ave Cir, Madeira Beach FL

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172 131st Ave Cir, Madeira Beach FL

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 16, 2024

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
Case Number: CE-24-252

RE Property: 172 131ST AVENUE CIR **Parcel #**15-31-15-97830-000-0080

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8

NOTICE OF CODE VIOLATION

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Ordinance(s):

Sec. 86-52. – When required.

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Violation Detail(s):

Interior demolition 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:
December 30, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

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.



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172 131st Ave Cir, Madeira Beach FL

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172 131st Ave Cir, Madeira Beach FL

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172 131st Ave Cir, Madeira Beach FL

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172 131st Ave Cir, Madeira Beach FL

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 two hundred fifty dollars (\$250) per day.

CERTIFIED MAIL



9589 0710 5270 2158 1847 76



quadiant

Item 5G.

FIRST-CLASS MAIL
IMI

\$009.64⁰

12/16/2024 ZIP 33708
043M31233717

US POST

Municipal Drive
M, Florida 33708

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
Case Number: CE-24-252

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:

Goodman, William P
 Goodman, Janet S
 172 131st Avenue Cir
 Madeira Beach FL 33708



9590 9402 7951 2305 9231 30

ce-24-252

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1847 76

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

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

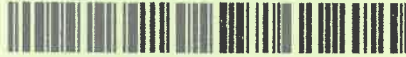
Domestic Return Receipt

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Goodman, William P
 Goodman, Janet S
 172 131st Avenue Cir
 Madeira Beach FL 33708



9590 9402 7951 2305 9231 30

ce-24-252

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1847 76

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Item 5G.

B. Received by (Printed Name)

C. Date of Delivery

12/20/24

**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

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-252

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 172 131ST AVE CIR

Parcel # 15-31-15-97830-000-0080

Legal Description: WILLIAM’S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **31ST** day of march, **2025** 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 20 day of March, 2025.


 Grace Mills, Code Compliance Officer
 City of Madeira Beach

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-252

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 172 131ST AVE CIR Parcel # 15-31-15-97830-000-0080

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

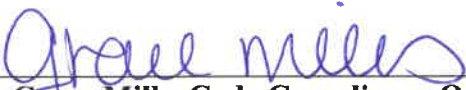
During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

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**

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-252

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 172 131ST AVE CIR Parcel #15-31-15-97830-000-0080

Legal Description: WILLIAM’S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8

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 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 20 day of March, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 172 131ST AVENUE CIR , Parcel # 15-31-15-97830-000-0080 the City of Madeira Beach.

On the 20 day of March, 2025, 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 20th day of March, 2025, 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*





CERTIFIED MAIL®



9589 0710 5270 2237 2063 51

Item 5G.

unicipal Drive
h, Florida 33708

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:
 Goodman, William P
 Goodman, Janet S
 172 131st Avenue Cir
 Madeira Beach FL 33708



9590 9402 8374 3156 7196 48

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2063 51

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

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



3/20/2025



3/20/2025

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3603

SMITH, THOMAS A
13423 GULF LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13423 Gulf Ln

Parcel # 15-31-15-58320-008-0030

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 3

NOTICE OF HEARING

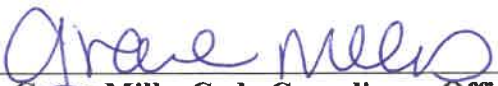
To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **31st** day of March, **2025** 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 regarding the Affidavit of Compliance:

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 20 day of March, 2025.



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 2023.3603

SMITH, THOMAS A
13423 GULF LN
MADEIRA BEACH, FL 33708

Respondents.

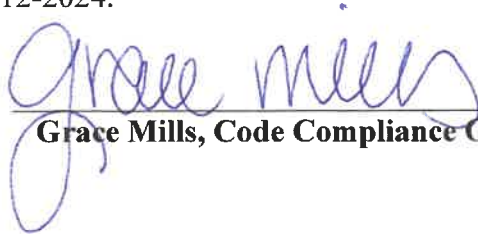
AFFIDAVIT OF COMPLIANCE

I, Grace Mills, *Building Code Compliance Officer II*, have personally examined the property described in

Madeira Beach Notice of Violation: 05-02-2023

Madeira Beach Special Magistrate Order: 10-31-2023

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 07-12-2024.



Grace Mills, Code Compliance Officer

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 20 day of March, 2025, Grace Mills personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



REGISTERED MAIL[®]
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

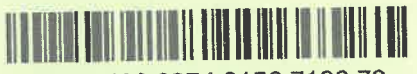
Item 6A.

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:

Smith, Thomas A
13423 Gulf Ln
Madeira Beach FL 33708



9590 9402 8374 3156 7196 79

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2062 76

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
X 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

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

Domestic Return Receipt



Municipal Drive
Madeira Beach, Florida 33708



Item 6A.

SMITH, THOMAS A
13423 GULF LN
MADEIRA BEACH, FL 33708



3/20/2025



3/20/2025