



**SPECIAL MAGISTRATE-
VARIANCE/SPECIAL EXCEPTION
USE/CODE ENFORCEMENT
HEARING AGENDA**

**Tuesday, August 12, 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. Case #CE-24-115: 13025 Gulf Lane

B. Case #CE-25-84: 495 Johns Pass Ave.

C. Case #CE-25-4: 14601 Gulf Blvd

D. Case #CE-25-7: 496 S. Bayshore Dr.

6. OLD BUSINESS

A. Case #CE-24-106: 40 140th Ave. E

B. Case #CE-25-71: 14060 Miramar Ave.

7. ADJOURNMENT

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

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Jenny Rowan, Community Development Director at 727-391-9951, ext. 244 or email a written request to jrowan@madeirabeachfl.gov.



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5A.

Parcel Summary
(as of 17-Mar-2025)

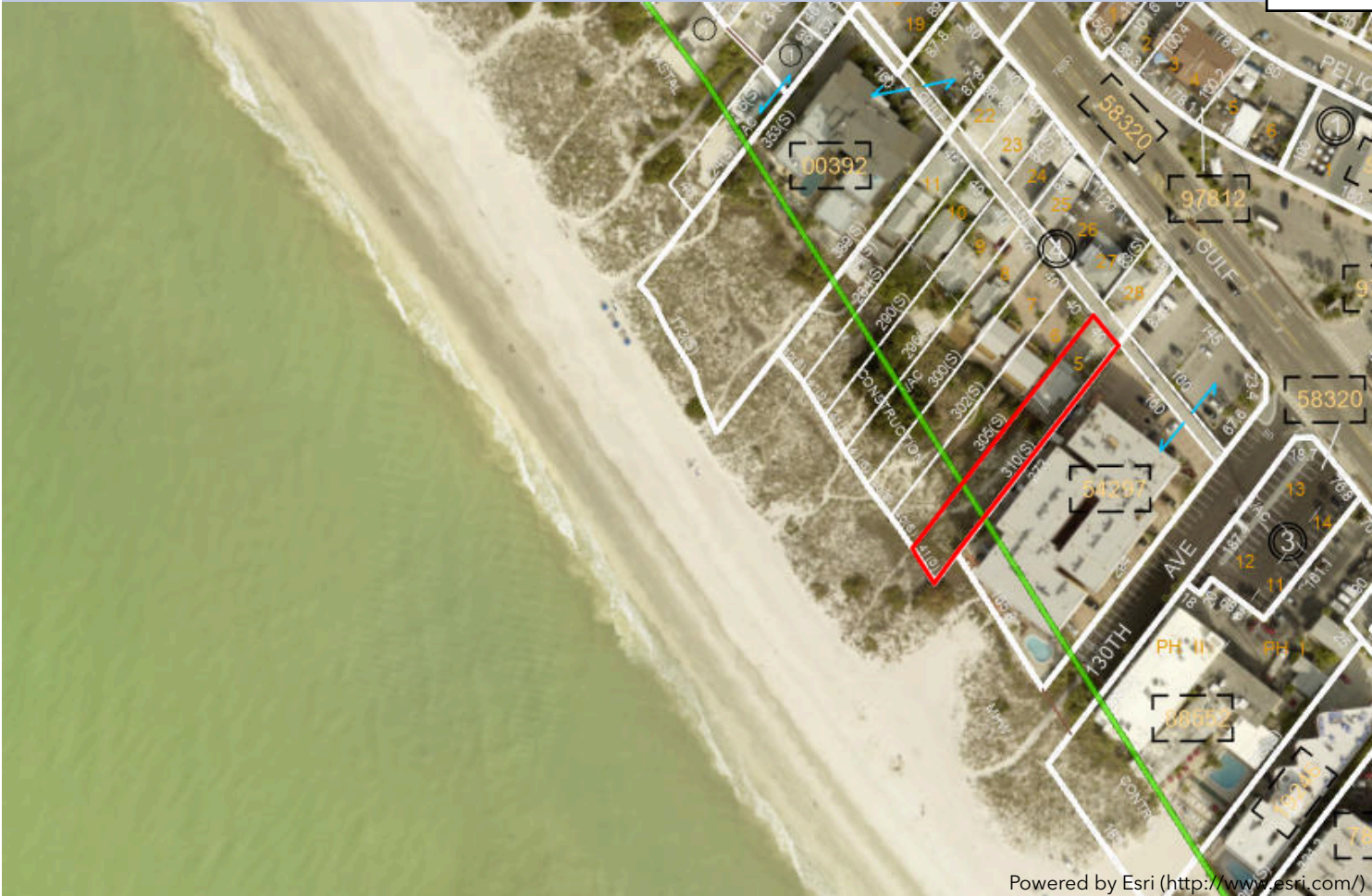
Parcel Number

15-31-15-58320-004-0050

- Owner Name
BAYNARD, BRIAN B
- Property Use
0110 Single Family Home
- Site Address
13025 GULF LN
MADEIRA BEACH, FL 33708
- Mailing Address
13025 GULF LN
MADEIRA BEACH, FL 33708-2686
- Legal Description
MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1938

Living SF	Gross SF	Living Units	Buildings
786	1,141	1	1

Parcel Map



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
16497/1285	\$2,269,300	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,940,367	\$440,987	\$390,987	\$415,987	\$340,987

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$1,586,018	\$428,143	\$378,143	\$403,143	\$328,143
2022	Y	\$1,694,401	\$415,673	\$365,673	\$390,673	\$365,673
2021	Y	\$1,073,577	\$403,566	\$353,566	\$378,566	\$353,566
2020	Y	\$825,973	\$397,994	\$347,994	\$372,994	\$347,994
2019	Y	\$769,220	\$389,046	\$339,046	\$364,046	\$339,046

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-Feb-2009	\$0	U	I	BAYNARD, MARY V.	BAYNARD, BRIAN B	16497/1285
29-Dec-1993	\$100	U	I	BAYNARD MARY V TR	BAYNARD, MARY V.	08518/0120

2024 Land Information

Land Area: \cong 12,027 sf | \cong 0.27 acres Frontage and/or View: Gulf of Mexico Seawall: No

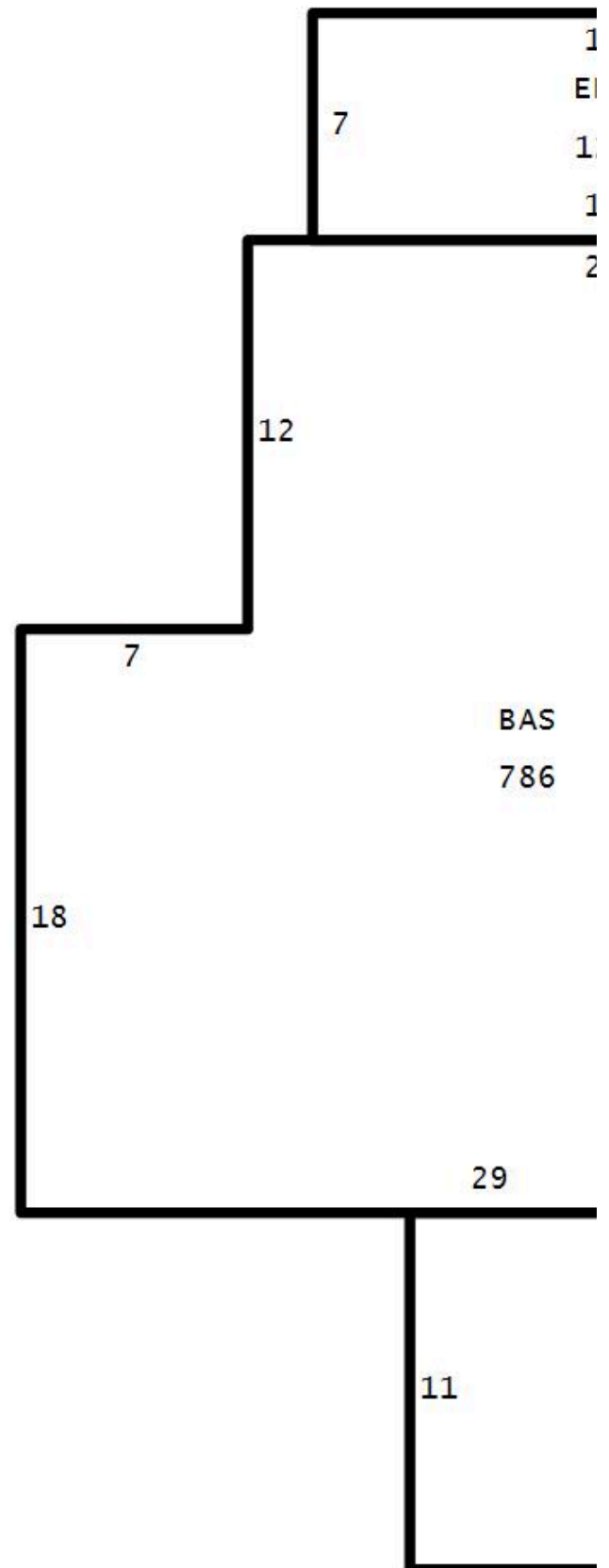
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	40x104	\$57,000	40.00	FF	1.0300	\$2,348,400
Rivers And Lakes	0x0	\$1,000	0.1900	AC	1.0000	\$190

2024 Building 1 Structural Elements and Sub Area Information					
Structural Elements		Sub Area	Living Area SF	Gross Area SF	
Foundation:	Piers				
Floor System:	Wood	Base (BAS):	786	786	
Exterior Walls:	Frame Siding	Enclosed Porch (EPF):	0	126	
Unit Stories:	1	Utility (UTF):	0	229	
Living Units:	1	Total Area SF:	786	1,141	
Roof Frame:	Gable Or Hip				
Roof Cover:	Roll Composition				5

Structural Elements

Year Built:	1938
Building Type:	Single Family
Quality:	Fair
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Wood/Wallboard
Heating:	Reverse Cyc/Wall Unit
Cooling:	None
Fixtures:	3
Effective Age:	62

Item 5A.



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
PATIO/DECK	0.00	1	\$0	\$0	1938
PATIO/DECK	\$24.00	180.0	\$4,320	\$1,728	1970

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.			

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 28, 2025

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708
Case Number: CE-24-115

RE Property: 13025 GULF LN **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

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.

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.

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.

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

Violation Detail(s):

Walls on building located on property damaged.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. If a permit cannot be obtained, the structure must be removed.

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

Follow up date:
March 14, 2025

Building Department

buildingdept@madeirabeachfl.gov

727-391-9951

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 17, 2025

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708
Case Number: CE-24-115

RE Property: 13025 GULF LN **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

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Follow up date:
March 31, 2025

Building Department

buildingdept@madeirabeachfl.gov

727-391-9951

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CERTIFIED MAIL®



9589 0710 5270 2237 2058 35

Item 5A.

Principal Drive
St. Johns County, Florida 33708

March 17, 2025

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708
Case Number: CE-24-115

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

July 30, 2025

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

Petitioner,

vs.

CASE NO. CE-24-115

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13025 Gulf Lane

Parcel #15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESDAY** the **12th** day of **____ AUGUST _____, 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.

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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.

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

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 Madeira Beach within five (5) days at 300 Municipal Drive, Madeira 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 30 day of July, 2025.

A handwritten signature in black ink, appearing to read 'HP', is written over a horizontal line.

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

July 30, 2025

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

Petitioner,

vs.

CASE NO. CE-24-115

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH FL 33708-2686

Respondents.

RE Property: 13025 GULF LN

Parcel #15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

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. 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.

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

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.

A handwritten signature in black ink, appearing to read 'H. Pinkard', written over a horizontal line.

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

July 30, 2025

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

Petitioner,

vs.

CASE NO. CE-24-115

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13025 Gulf Lane **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 30 day of July, 2025,, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 30 day of July, 2025,, I posted a copy of the attached NOTICE OF HEARING on the property located at 13025 Gulf Lane, Parcel # 15-31-15-58320-004-0050 the City of Madeira Beach.

On the 30 day of July, 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.



**Holden Pinkard, Building Compliance Supervisor
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 29th day of July, 2025, by Holden Pinkard who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name. Samantha Arison



Jul 30, 2025 at 9:17:43 AM

13024

Item 5A.

Madeira Beach FL 33708

United States



Jul 30, 2025 at 10:05:29 AM
300 Mur
Madeira Beach FL 33708
United States
Madeira Beach Recreation

Item 5A.



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

City of Madeira Beach,

Case No. CE 24-115

Petitioner,

vs.

Baynard, Brian B.
13025 Gulf Lane
Madeira Beach, FL 33708,

Respondent.

CITY OF MADEIRA BEACH'S MOTION TO QUASH


The Petitioner, City of Madeira Beach, by and through its undersigned counsel, files this Motion to Quash the Findings of Fact, Conclusions of Law and Order Imposing Fine and Certifying Lien which was entered by Special Magistrate Bart R. Valdes on July 11, 2025, and as grounds therefor states the following:

1. This case was heard before the Special Magistrate on July 7, 2025, based upon code deficiencies as set forth in the Notice of Code Violation dated March 17, 2025, and the Notice of Hearing dated June 26, 2025.
2. The Notice of Hearing provided that the Special Magistrate hearing on the Respondent's case would start at 2:00 p.m. on Monday, July 7, 2025.
3. The Notice of Hearing was incorrect as the hearing started at 12:00 noon on Monday, July 7, 2025.
4. The Respondent appeared at the hearing at 2:00 as the Notice of Hearing provided. However, the hearing on the Respondent's case had already been heard earlier in the day.
5. The Petitioner wishes to have the Respondent's case reheard to allow the Respondent the due process he is entitled to.

WHEREFORE, the Petitioner requests the Special Magistrate quash the Findings of Fact, Conclusions of Law and Order Imposing Fine and Certifying Lien which was entered by Special Magistrate Bart R. Valdes on July 11, 2025.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of the foregoing has been furnished by mail to **Brian B. Baynard**, 13025 Gulf Lane, Madeira Beach, FL 33708, and by electronic mail to **Bart R. Valdes, Esq., Special Magistrate, (bvaldes@dsklawgroup.com)**, this 30th day of July, 2025.



Thomas J. Trask, Esquire

*Board Certified in City, County and Local
Government Law*

SPN 925945 * FBN 749206

TRASK DAIGNEAULT, LLP

1001 South Fort Harrison Avenue, Suite 201
Clearwater, Florida 33756

Phone: (727) 733-0494 * Fax: (727) 733-2991

Primary email: tom@cityattorneys.legal

Secondary email: kathy@cityattorneys.legal

City Attorney for the City of Madeira Beach



Parcel Summary (as of 29-Jul-2025)

Parcel Number

10-31-15-19998-000-0350

- Owner Name
BUIS, NICHOLAS
BUIS, PRISCILLA
- Property Use
0110 Single Family Home
- Site Address
495 JOHNS PASS AVE
MADEIRA BEACH, FL 33708
- Mailing Address
495 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2365
- Legal Description
CRYSTAL ISLAND 2ND ADD LOT 35
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1971

Living SF	Gross SF	Living Units	Buildings
2,926	4,134	1	1


Parcel Map



Year	Homestead	Use %	Status	Property Exemptions & Classifications				Item 5B.
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%		Miscellaneous Parcel Info				
2024	Yes	100%						
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg	
22122/0685	\$2,101,000	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	57/64	

2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,795,313	\$1,567,749	\$1,517,749	\$1,542,749	\$1,517,749

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,775,164	\$1,775,164	\$1,775,164	\$1,775,164	\$1,775,164
2022	Y	\$1,636,810	\$553,980	\$503,980	\$528,980	\$503,980
2021	Y	\$1,096,807	\$534,220	\$484,220	\$509,220	\$484,220
2020	Y	\$812,826	\$526,844	\$476,844	\$501,844	\$476,844
2019	Y	\$791,726	\$514,999	\$464,999	\$489,999	\$464,999

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
	View 2024 Tax Bill	15.8131
		Tax District
		(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Jun-2022	\$2,190,000	Q	I	SANTISI SILVIO TRUSTEE	BUIS NICHOLS	22122/0685
12-Dec-2012	\$100	U	I	SANTISI FRANCESCO A	SILVIO SANTISI TRUST AGREEMENT	17842/0450
10-May-2012	\$100	U	I	SANTISI FRANK A	FRANCESCO A SANTISI REVOCABLE TRUST	17604/1728
17-Jul-2008	\$0	U	I	CILLES CHRISTIEN M	SANTISI, FRANK A	16321/1464
17-Jul-2008	\$780,000	Q	I	TAYLOR LEA S	SANTISI, FRANK A	16321/1463

2024 Land Information						
Land Area: ≅ 13,891 sf ≅ 0.31 acres			Frontage and/or View: Intracoastal		Seawall: Yes	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	120x142	\$15,500	120.65	FF	.9462	\$1,769,465

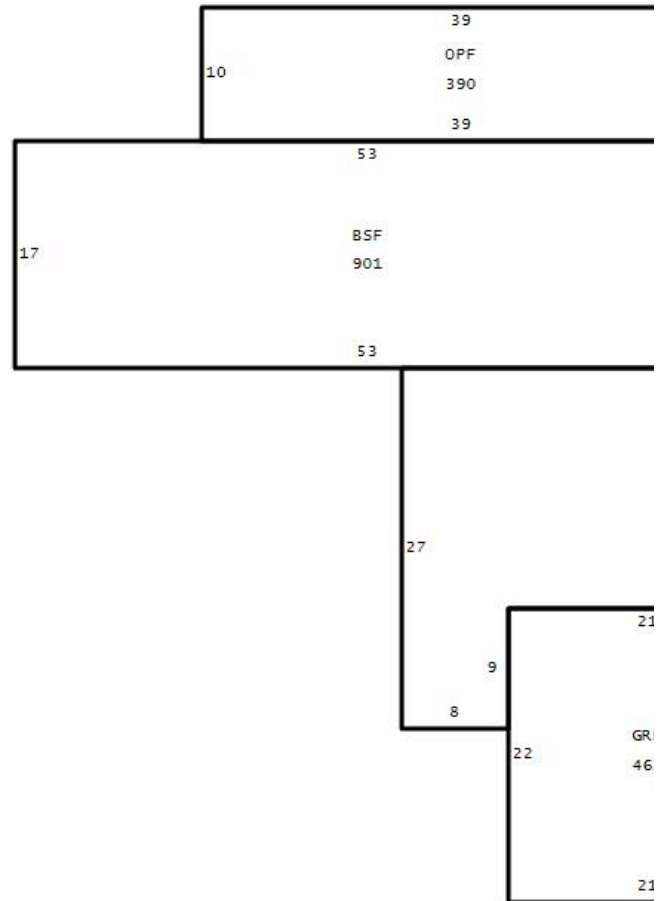
2024 Building 1 Structural Elements and Sub Area Information

Item 5B.

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Concrete Tile/Metal
Year Built:	1971
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	9
Effective Age:	32

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	2,025	2,025
Base Semi-finished (BSF):	901	901
Garage (GRF):	0	462
Open Porch (OPF):	0	746
Total Area SF:	2,926	4,134



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$7,000.00	1	\$7,000	\$6,650	2022
BT LFT/DAV	\$12,000.00	2	\$24,000	\$22,800	2022
DOCK	\$48.00	497.0	\$23,856	\$22,663	2022
PATIO/DECK	\$24.00	650.0	\$15,600	\$6,240	1971
PATIO/DECK	\$24.00	204.0	\$4,896	\$1,958	1971
POOL	\$55,000.00	1	\$55,000	\$22,000	1971
PORCH	\$27.00	175.0	\$4,725	\$4,583	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	Item 5B.
2025-3029-DOCK	DOCK	04/16/2025	\$750	
2024-2010-POOL	POOL	01/12/2024	\$2,300	
2024-2011-ELEC	ELECTRICAL	01/09/2024	\$600	
2023-2588-ROOF	ROOF	12/19/2023	\$3,200	
2023-2002-FENC	FENCE	11/28/2023	\$2,750	
DEMO20230488	DEMOLITION	06/26/2023	\$1,950	
S20230053	SEA WALL	01/18/2023	\$74,000	
GS20220974	ELECTRICAL	10/25/2022	\$1,600	
WND-22-00920	DOCK	10/13/2022	\$0	
D&L20220809	DOCK	08/25/2022	\$56,000	

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

June 11, 2025

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365
Case Number: CE-25-84

RE Property: 495 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

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. 78-36. - Docking limitations.

(a)The owner or lessee of a dock or docks may moor boats to the dock or lease the dock or slip, provided the following conditions are met:

(1)*No part of the boat projects beyond the property lines extended into the bay or channel.*

Sec. 58-555. - Design criteria for private docks.

(a)Design criteria for all private docks shall be as follows:

(1)All criteria contained in section 58-554 shall also apply to private docks.

(2)No building shall be permitted to be constructed over the waters of the county.

(3)No dock structure or tie pole shall be allowed to project into the navigable portion of a waterway more than 25 percent of such waterway.

(4)No dock shall extend waterward of the seawall, mean or ordinary high water line more than 300 feet.

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.

(5) A dock shall not be designed or constructed to accommodate more than two boats for permanent mooring. No more than one structure shall be located at a private residential site.

(6) Docks for the joint use of adjacent waterfront property owners may be centered on the extended common property line without being in variance to the setback requirements.

(7) No portion of a docking facility shall encroach closer than 150 feet to the centerline of the Intracoastal waterway.

(8) Personal watercraft lifts shall not be considered a boat slip and as such are exempt from the depth criteria of these rules. In addition, open grated personal watercraft lifts without outer piling shall not be considered when calculating dock dimensions or setbacks.

Violation Detail(s):

Boat projecting beyond property line. Number of boats exceeding allowable amount for dock.

Corrective Action(s):

Remove or relocate boats to comply with code.

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

Follow up date:

JUNE 25, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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.



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.

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



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**

June 30, 2025

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365
Case Number: CE-25-84

RE Property: 495 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

CERTIFIED 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. 78-36. - Docking limitations.

(a)The owner or lessee of a dock or docks may moor boats to the dock or lease the dock or slip, provided the following conditions are met:

(1)*No part of the boat projects beyond the property lines extended into the bay or channel.*

Sec. 58-555. - Design criteria for private docks.

(a)Design criteria for all private docks shall be as follows:

(1)All criteria contained in section 58-554 shall also apply to private docks.

(2)No building shall be permitted to be constructed over the waters of the county.

(3)No dock structure or tie pole shall be allowed to project into the navigable portion of a waterway more than 25 percent of such waterway.

(4)No dock shall extend waterward of the seawall, mean or ordinary high water line more than 300 feet.

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(5) A dock shall not be designed or constructed to accommodate more than two boats for permanent mooring. No more than one structure shall be located at a private residential site.

(6) Docks for the joint use of adjacent waterfront property owners may be centered on the extended common property line without being in variance to the setback requirements.

(7) No portion of a docking facility shall encroach closer than 150 feet to the centerline of the Intracoastal waterway.

(8) Personal watercraft lifts shall not be considered a boat slip and as such are exempt from the depth criteria of these rules. In addition, open grated personal watercraft lifts without outer piling shall not be considered when calculating dock dimensions or setbacks.

Violation Detail(s):

Boat projecting beyond property line. Number of boats exceeding allowable amount for dock.

Corrective Action(s):

Remove or relocate boats to comply with code.

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

Follow up date:

JULY 7, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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



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 SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

July 30, 2025

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

Petitioner,

vs.

Case Number: CE-25-84

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents.

RE Property: 495 Johns Pass Ave. **Parcel #**10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESDAY** the **12th** day of AUGUST , **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. 78-36. - Docking limitations.

(1) No part of the boat projects beyond the property lines extended into the bay or channel.

Sec. 58-555. - Design criteria for private docks.

(5) A dock shall not be designed or constructed to accommodate more than two boats for permanent mooring. No more than one structure shall be located at a private residential site.

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 Madeira Beach within five (5) days at 300 Municipal Drive, Madeira 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 30th day of July, 2025.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

July 30, 2025

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

Petitioner,

vs.

Case Number: CE-25-84

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents.

RE Property: 495 Johns Pass Ave. **Parcel #** 10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

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. 78-36. - Docking limitations.

(1) No part of the boat projects beyond the property lines extended into the bay or channel.

Sec. 58-555. - Design criteria for private docks.

(5) A dock shall not be designed or constructed to accommodate more than two boats for permanent mooring. No more than one structure shall be located at a private residential site.

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.

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.

A handwritten signature in black ink, appearing to read 'HP', is written over a horizontal line.

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

July 30, 2025

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

Petitioner,

vs.

Case Number: CE-25-84

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents.

RE Property: 495 Johns Pass Ave. **Parcel #**10-31-15-19998-000-0350

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 30 day of July, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 495 Johns Pass Ave, Parcel # 10-31-15-19998-000-0350 the City of Madeira Beach.

On the 30 day of July, 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.



**Holden Pinkard, Building Compliance Supervisor
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 29th day of July, 2025, by Holden Pinkard, who ~~is personally known to me~~, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name. Samantha Arison



Jul 30, 2025 at 9:42:54 AM
494 Johns F...
Madeira Beach FL 33708
United States

Item 5B.



Jul 30, 2025 at 10:05:29 AM
300 Mur
Madeira Beach FL 33708
United States
Madeira Beach Recreation

Item 5B.





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5C.

Parcel Summary
(as of 30-Jul-2025)

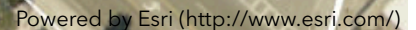
Parcel Number

09-31-15-87048-000-0420

- Owner Name
NAVARRO, JOHN
- Property Use
1121 Strip Store - (2 or more stores)
- Site Address
14601 GULF BLVD
MADEIRA BEACH, FL 33708
- Mailing Address
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
- Legal Description
SUNNY SHORES LOTS 42, 43 & 44
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
1947

Heated SF	Gross SF	Living Units	Buildings
2,390	3,071	0	1

Item 5C.



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
17031/2012	Find Comps	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	24/15

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$625,000	\$596,288	\$596,288	\$625,000	\$596,288

51

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5C.
2023	N	\$600,000	\$542,080	\$542,080	\$600,000	\$542,080	
2022	N	\$550,000	\$492,800	\$492,800	\$550,000	\$492,800	
2021	N	\$448,000	\$448,000	\$448,000	\$448,000	\$448,000	
2020	N	\$452,000	\$452,000	\$452,000	\$452,000	\$452,000	
2019	N	\$440,000	\$440,000	\$440,000	\$440,000	\$440,000	

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
30-Aug-2010	\$210,000	U	I	BRANCH BANKING & TRUST CO	NAVARRO J HN	17031/2012
17-Jun-2010	\$100	U	I	JIMGLO INC	BRANCH BANKING & TRUST CO	16949/1599
12-Dec-2005	\$625,000	Q	I	GREENFIELD GEORGE	JIMGLO INC	14799/1482
12-Oct-1992	\$100	U	I	GREENFIELD GEORGE	GREENFIELD, GEORGE TRE	08057/0416

2024 Land Information

Land Area: \cong 7,797 sf | \cong 0.17 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Stores, 1 Story	60x130	\$75	7,800	SF	1.0000	\$585,000

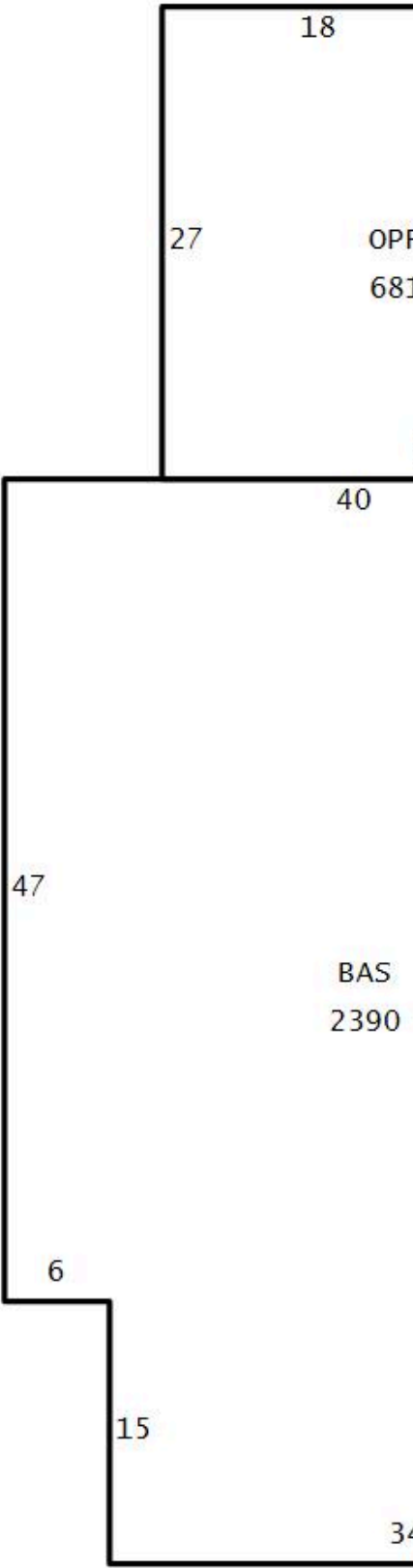
2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing	Base (BAS):	2,390
Floor System:	Slab On Grade	Open Porch (OPF):	0
Exterior Walls:	Concrete Blk/Stucco	Total Area SF:	2,390
Unit Stories:	1		3,071
Roof Frame:	Flat		

Structural Elements

Living Units:	0
Roof Cover:	Built Up/Composition
Year Built:	1947
Building Type:	Retail Stores
Quality:	Average
Floor Finish:	Carpet Combination
Interior Finish:	Dry Wall
Cooling:	Heat & Cooling Pkg
Fixtures:	14
Effective Age:	36

Item 5C.



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y Item 5C.
ASPHALT	\$4.00	3,700.0	\$14,800	\$14,800	0
FENCE	\$18.00	200.0	\$3,600	\$1,440	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
PER-H-CB06-00002	ROOF	01/03/2006	\$8,400
PER-H-CB202824	CARPORT	09/01/1999	\$1,700
97737	SHUTTERS	11/24/1997	\$7,400
97620	ADDITION/REMODEL/RENOVATION	09/12/1997	\$2,000
97633	ROOF	09/12/1997	\$2,600

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 4, 2025

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Case Number: CE-25-4

RE Property: 14601 GULF BLVD **Parcel #**09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

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.

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.

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.

- (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/buildings on property requiring maintenance due to damages.

Corrective Action(s):

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



1/23/2025 14601 Gulf Blvd , 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.

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

July 7, 2025

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Case Number: CE-25-4

RE Property: 14601 GULF BLVD **Parcel #**09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

CERTIFIED 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.

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.

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.

- (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/buildings on property requiring maintenance due to damages.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the property back into compliance. 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:
July 21, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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.



1/23/2025 14601 Gulf Blvd , 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.



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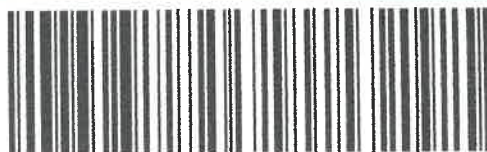


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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL



9589 0710 5270 2237 2068 18



quadiant

FIRST-CLASS MAIL
IMI

\$009.64

07/07/2025 ZIP 33708
043M31233717

US POSTAGE

July 7, 2025

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Case Number: CE-25-4

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

7/29/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-4

John Navarro
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Respondents.

RE Property: 14601 GULF BLVD

Parcel #09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESDAY** the **12th** day of August, **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.

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.

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(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 safely.

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 29th day of July, 2025.

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

7/29/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.
John Navarro
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705

CASE NO. CE-25-4

Respondents.

RE Property: 14601 GULF BLVD

Parcel #09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

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. 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.

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

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(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 safely.

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.



**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

July 29, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-4

John Navarro
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705
Respondents.

RE Property: 14601 GULF BLVD Parcel #09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Code Compliance Supervisor of the City of Madeira Beach, upon
being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via
Certified Mail, Return Receipt Requested.

On the 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via First
Class mail.

On the 30 day of July, 2025, I posted a copy of the attached NOTICE OF HEARING on the
property located at 14601 GULF BLVD, Parcel #09-31-15-87048-000-0420 the City of
Madeira Beach.

On the 30 day of July, 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.



**Holden Pinkard, Code Compliance Supervisor
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 29th day of July, 2024, by Holden Pinkard, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name. Samantha Arison



Jul 30, 2025 at 9:56:10 AM
14601 C
Madeira Beach FL 33708
United States

Item 5C.



Jul 30, 2025 at 10:05:29 AM
300 Mur
Madeira Beach FL 33708
United States
Madeira Beach Recreation

Item 5C.





Parcel Summary
(as of 30-Jul-2025)

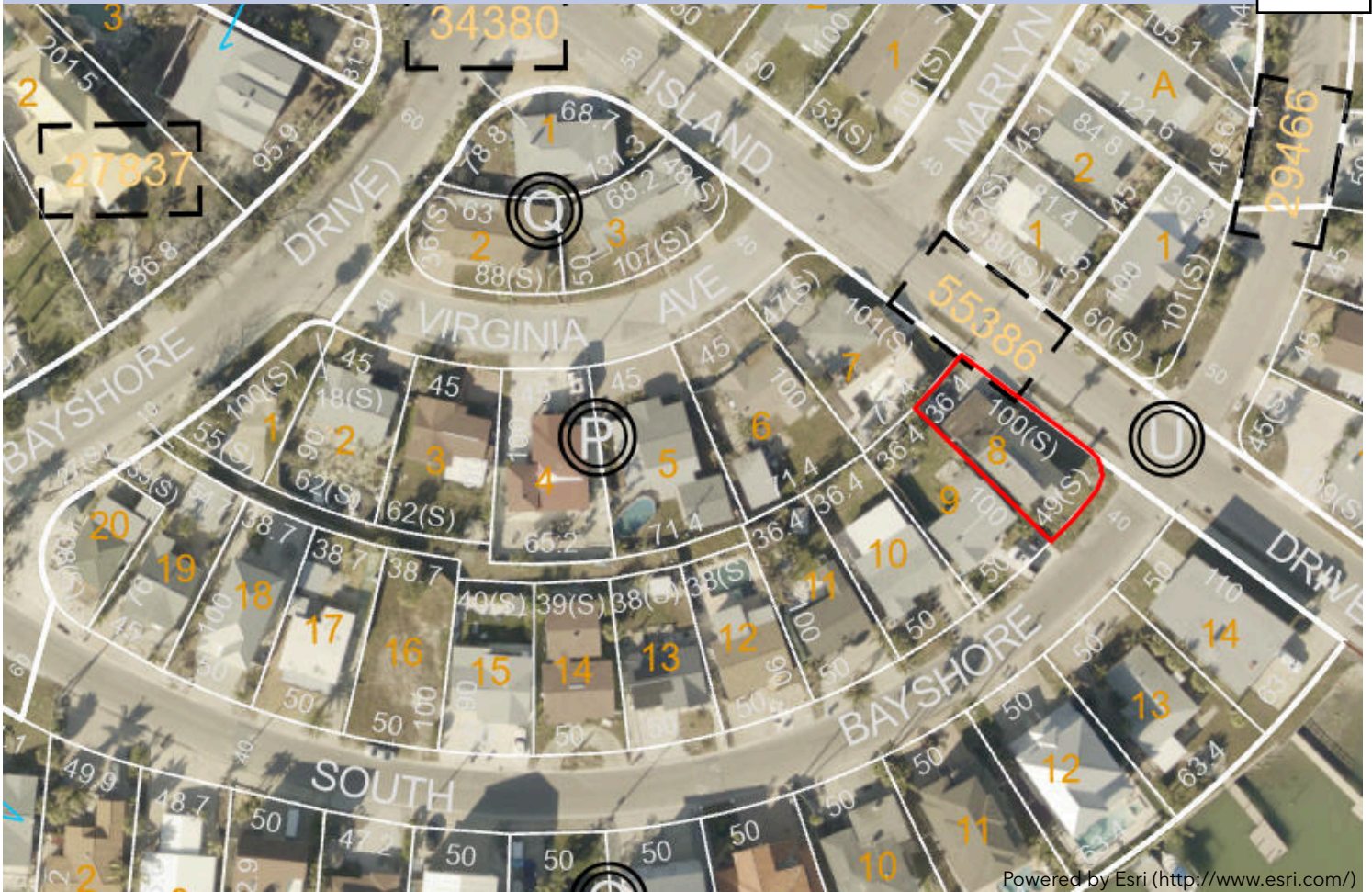
Parcel Number
10-31-15-34380-016-0080

- Owner Name
JONES, KEVIN
JONES, LISA
- Property Use
0110 Single Family Home
- Site Address
496 S BAYSHORE DR
MADEIRA BEACH, FL 33708
- Mailing Address
496 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2306
- Legal Description
GULF SHORES 4TH ADD BLK P, LOT 8
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1946

Living SF	Gross SF	Living Units	Buildings
1,373	1,544	1	1

Parcel Map

Item 5D.



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
19063/2060	\$375,000	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/61


2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$322,783	\$303,599	\$303,599	\$322,783	\$303,599

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5D.
2023	N	\$289,143	\$275,999	\$275,999	\$289,143	\$275,999	
2022	N	\$294,557	\$250,908	\$250,908	\$294,557	\$250,908	
2021	N	\$229,850	\$228,098	\$228,098	\$229,850	\$228,098	
2020	N	\$216,791	\$207,362	\$207,362	\$216,791	\$207,362	
2019	N	\$196,325	\$188,511	\$188,511	\$196,325	\$188,511	

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
25-Jan-2016	\$160,600	Q	I	MACKIN SUE	JONES KEVIN	19063/2060
27-Jun-2011	\$102,000	Q	I	BOSWELL JOHN	MACKIN SUE	17295/0621
31-Jan-2011	\$60,000	U	I	PIPPEN JOSEPH F JR PR	BOSWELL JOHN	17165/0032
25-Mar-2010	\$0	U	I	YEISLEY PATRICIA A EST	CHRISTIE CATHY M	16871/1382
10-Dec-1991	\$100	U	I	YEISLEY PATRICIA A TR	YEISLEY, PATRICIA A.	07754/0157

2024 Land Information

Land Area: \cong 4,234 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	46x100	\$6,600	46.00	FF	1.1100	\$336,996

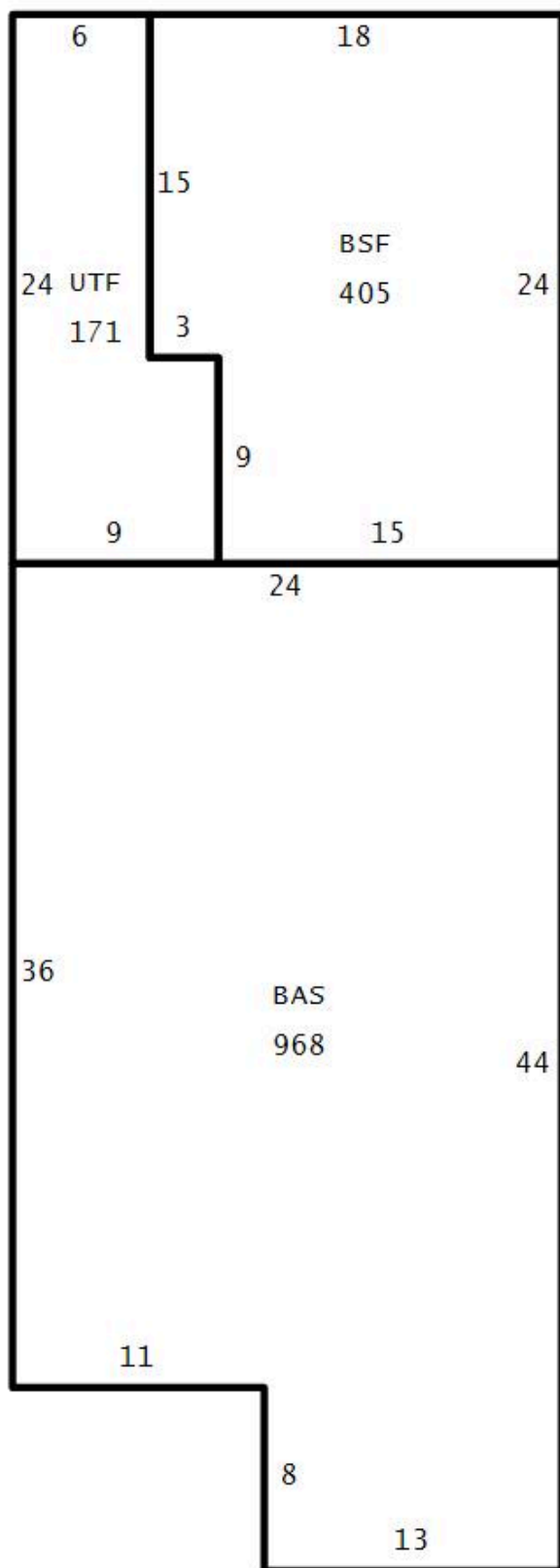
2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured			
Floor System:	Wood	Base (BAS):	968	968
Exterior Walls:	Cb Stucco/Cb Reclad	Base Semi-finished (BSF):	405	

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Unit Stories:	1			
Living Units:	1	Utility (UTF):	0	171
Roof Frame:	Gable Or Hip	Total Area SF:	1,373	1,544
Roof Cover:	Shingle Composition			
Year Built:	1946			
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:	53			

Item 5D.

Item 5D.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$5,000.00	1	\$5,000	\$2,000	1946

Permit Data*Item 5D.*

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
97378	ROOF	07/23/1997	\$1,475

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

January 28, 2025

JONES, KEVIN
JONES, LISA
496 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2306
Case Number: CE-25-7

RE Property: 496 S BAYSHORE DR **Parcel #**10-31-15-34380-016-0080

Legal Description: GULF SHORES 4TH ADD BLK P, 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. 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.

(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.

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):

Exterior maintenance of siding on property required.

Corrective Action(s):

Exterior siding work/maintenance required at the property. Please note that a building permit may be required for the scope of work.

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

Follow up date:
February 11, 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.



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1/28/2025
496 S Bayshore Dr, 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.

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 11, 2025

JONES, KEVIN
JONES, LISA
496 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2306
Case Number: CE-25-7

RE Property: 496 S BAYSHORE DR **Parcel #**10-31-15-34380-016-0080

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 8

NOTICE OF CODE VIOLATION

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Violation Detail(s):

Exterior maintenance of siding on property required.

Corrective Action(s):

Exterior siding work/maintenance required at the property. Please note that a building permit may be required for the scope of work.

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

Follow up date:
February 25, 2025

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

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1/28/2025
496 S Bayshore Dr, 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.

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:

Jones, Kevin
 Jones, Lisa
 496 S Bayshore Dr
 Madeira Beach, FL 33708
 CC-25-7



9590 9402 7951 2305 9228 12

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2054 39

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

CERTIFIED MAIL



9589 0710 5270 2237 2054 39

TAMPA FL 335

FEB 11 2025 PM 4 L



quadiant

Item 5D.

FIRST-CLASS MAIL
IMT

\$009.64⁹

02/11/2025 ZIP 33708
043M31233717

US POSTAGE

municipal Drive
St. Johns, Florida 33708

February 11, 2025

JONES, KEVIN
JONES, LISA
496 S BAYSHORE DR

ST. JOHNS BEACH, FL 33708 3306

932E09017E2E9E89

NMR

33708-230696

NMR

NIXIE

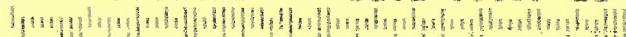
339 DE 1

0003/01/25

RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

BC: 33708191600

*2101-00637-11-41



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

JULY 30, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-7

Jones, Kevin
Jones, Lisa
496 S Bayshore Dr
Madeira Beach, FL 33708-2306

Respondents.

RE Property: 496 S Bayshore Dr

Parcel # 10-31-15-34380-016-0080

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 8

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESDAY** the **12th** day of **AUGUST, 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. 14-70. - 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.

(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.

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 30 day of JULY, 2025.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

JULY 30, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-7

Jones, Kevin
Jones, Lisa
496 S Bayshore Dr
Madeira Beach, FL 33708-2306

Respondents.

RE Property: 496 S Bayshore Dr

Parcel # 10-31-15-34380-016-0080

Legal Description: GULF SHORES 4TH ADD BLK P, 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. 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.

(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.

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.

A handwritten signature in black ink, appearing to read 'HP', is written over a horizontal line.

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

July 30, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-7

Jones, Kevin
Jones, Lisa
496 S Bayshore Dr
Madeira Beach, FL, 33708-2306
Respondents.

RE Property: 496 S Bayshore Dr

Parcel #10-31-15-34380-016-0080

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 8

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 30 day of July 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 30 day of July, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 496 S Bayshore Dr, Parcel # 10-31-15-34380-016-0080 the City of Madeira Beach.

On the 30 day of July, 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.



**Holden Pinkard, Building Compliance Supervisor
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 29th day of July, 2025, by Holden Pinkard, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name. Samantha Arison



Jul 30, 2025 at 9:32:20 AM
496 Bayshore S
Madeira Beach FL 33708
United States

Item 5D.



Jul 30, 2025 at 10:05:29 AM
300 Mur
Madeira Beach FL 33708
United States
Madeira Beach Recreation

Item 5D.



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

August 5, 2025

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

Petitioner,

vs.

CASE NO. 2024.3738

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

Respondents.

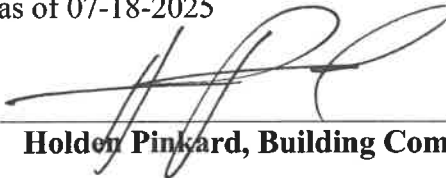
AFFIDAVIT OF COMPLIANCE

I, Holden Pinkard, *Building Compliance Supervisor*, have personally examined the property described in

Madeira Beach Notice of Violation: 10-31-2024

Madeira Beach Special Magistrate Order: 04-16-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-69 & 14-70 of the Code of City of Madeira Beach, Florida, as of 07-18-2025



Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 30th day of July, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL



Notary



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

July 30, 2025

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

Petitioner,

vs.

CASE NO. CE-24-106

CZAPLINSKY, NANCY
40 140TH AVE E
MADEIRA BEACH, FL 33708-2203

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
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESDAY** the **12th** day of **__ August __, 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 va-cant 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 safely.

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 Madeira Beach within five (5) days at 300 Municipal Drive, Madeira 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 30 day of July, 2025.


A handwritten signature in black ink, appearing to read 'H. Pinkard', is written over a horizontal line.

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

July 30, 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, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 30th Day of July, 2025 I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 30th Day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 30th Day of July, 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 30th Day of July, 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.



Holden Pinkard, Building Compliance Supervisor
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 29th day of July, 2025, by Holden Pinkard, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name. Samantha Arison



Jul 30, 2025 at 9:24:53 AM

40 140 E

Item 6A.

Madeira Beach FL 33708

United States



Jul 30, 2025 at 10:05:29 AM
300 Mur
Madeira Beach FL 33708
United States
Madeira Beach Recreation

Item 6A.



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

July 30, 2025

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

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondents.

RE Property: 14060 Miramar Ave

Parcel #10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESDAY** the **12th** day of **AUGUST, 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

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 Madeira Beach within five (5) days at 300 Municipal Drive, Madeira 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 30 day of July, 2025.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

July 30, 2025

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

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondents.

RE Property: 14060 Miramar Ave

Parcel #10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 30 day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 30 day of July, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14060 Miramar Ave, Parcel # 10-31-15-34362-011-0150 the City of Madeira Beach.

On the 30 day of July, 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.



**Holden Pinkard, Building Compliance Supervisor
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 29th day of July, 2025, by Holden Pinkard who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name. Samantha Arison



Pinkard, Holden

From: D&R Realty & Estates <drrealty.estates@gmail.com>
Sent: Friday, July 11, 2025 5:18 PM
To: Pinkard, Holden
Subject: Re: case CE-25-71 14060 Miramar Ave.
Attachments: image001.png; image002.png

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Pinkard,

Good afternoon.

I recently had the opportunity to review the public hearing on YouTube and wish to address a few critical points for clarification regarding the property at 14060 Miramar Ave, Madeira Beach, FL 33708.

Firstly, I must respectfully clarify that **we have not received any certified mail from your office regarding this matter.** Had we received such official notification, I assure you we would have been in immediate contact and taken responsive action much earlier. My initial outreach to your office was solely to inquire about a potential lien, which then led to us receiving more comprehensive information. We only became aware of the hearing when the "Statement of Hearing" was physically placed on our property, at which point we promptly began taking corrective measures.

Secondly, regarding the photographic evidence presented during the hearing, I respectfully contend that **the image depicting an open electrical box is not located on our property.** Our building structure is predominantly concrete block throughout, with drywall only in a small portion of our closets. There are no exposed electrical boxes of that nature on our premises.

Finally, I am currently engaged with work commitments in Austin, making it extremely difficult to travel back to Madeira Beach. We are fully committed to resolving this issue and have secured a new contractor as you know, to submit the required permit paperwork online. However, given these unforeseen professional obligations and the prior unfortunate experience with a previous contractor that caused significant delay, **we respectfully request an extension of one additional month.** This extension would allow us the necessary time to ensure all documentation is properly filed and any remaining corrective actions are completed without undue haste.

Please be assured that we are taking all necessary corrective measures in full compliance with the city's requirements and your directives. Your understanding and consideration in these matters are greatly appreciated as we work diligently to bring this property into full compliance.

Thank you for your time and attention to this urgent request.

Jul 30, 2025 at 9:28:58 AM
14060 Miramar Lane
Madeira Beach FL 33708
United States

Item 6B.



Jul 30, 2025 at 10:05:29 AM
300 Mur
Madeira Beach FL 33708
United States
Madeira Beach Recreation

Item 6B.

