



**AUGUST SPECIAL MAGISTRATE
MEETING AGENDA**
Monday, August 28, 2023 at 2:00 PM
Commission Chambers - 300 Municipal Drive

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

1. CALL TO ORDER

2. PUBLIC COMMENT

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

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

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

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. VAR 2023-03 578 Johns Pass Ave

B. Case # 2023.3621 Welch Cswy

6. OLD BUSINESS

7. ADJOURNMENT

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

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure

that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Linda Portal, Community Development Director at 727-391-9951, ext. 255 or fax a written request to 727-399-1131.

SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2023-03



Staff Report and Recommendation

Special Magistrate Meeting – August 28, 2023

- Application:** VAR 2023-03
- Applicant:** Beach Builders
- Property Owner(s):** Nicole Karns
- Property Address:** 578 Johns Pass Ave Madeira Beach, FL 33708
- Parcel ID:** 10-31-15-19998-000-0830
- Legal Description:** Crystal Island 2nd ADD LOT 83
- Zoning/Future Land Use:** R-1, Single Family Residential District/Residential Urban

Request: Applicant states: “Requesting front set back to 15’ from 20’ to match the existing garage setback of 15’. With the culdesac being the way it is on the property, we request the setback be reduced to 15’ to allow for a usable 3rd bedroom addition. Our rear setback is maxed out and we are maintaining the side setbacks. Only requesting 15’ front setback to allow for better use of added bedroom.”

Specific Code Provisions: Sec. 110-181. – Setback requirements (1) Front yard: 20 feet measured from the right-of-way line to the structure

I. Background

This structure was built in 1964 prior to our current setback requirements. The structure was constructed with the garage portion of the residence 15’ from the property line. The cul-de-sac creates a curved right of way that encroaches into 578 Johns Pass Ave’s front yard. The proposed addition would provide for a third bedroom with only a small portion of the addition along the eastern corner of the structure encroaching into the 20’ setback. Approximately 42 square feet of the proposed bedroom will encroach into the 20’ setback.

II. Variance Criteria (Sec. 2-507(b)) and Analysis

(1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:

- a. Substandard or irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;*

b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;

c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

d. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

e. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

Findings: a. *Substandard or irregular shaped lot.* The front property line of the lot is irregular due to the right-of-way from the cul-de-sac. This structure was built prior to the enactment of the current R-1 zoning district setback requirements. The lot is around 70’ in width on the rear and 115’ in length on the longest side. The property line follows the curve of the cul-de-sac which decreases the length of the north side of the property to 93’.

(2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

Findings: The hardship of the property line was not created by the applicant. This structure was built in 1964 which was before the R-1 zoning district setbacks were implemented. The unusual property line is due to the increase of right-of-way towards the end of the cul-de-sac.

(3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.

Findings: Approval of the variance will not grant any special privilege to the property. Most other properties on Johns Pass Ave have rectangular-shaped lots and do not have the encroachment of a cul-de-sac. A variance for a similar request was granted at 499 Johns Pass Ave. VAR 2019-02 was approved on April 4, 2019. This property was also located on a cul-de-sac at the opposite end of Johns Pass Ave. This variance was approved, reducing their front yard setback from 20’ to 10’.

(4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.

Finding: Literal interpretation of the code would mean the front setbacks would be restricted by the irregularly shaped front property line. This would mean the

applicant would not be able to extend the front of the house as far as many of their neighbors.

(5) The variance granted is the minimum variance that will make possible the reasonable use of the land.

Findings: Granting the variance would allow for an additional 11'3.5" x 20'8.5" bedroom, matching the current perimeter of the house. This is a reasonable use of the land.

(6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Findings: The proposed bedroom is in harmony with the general intent and purpose of the city land development regulations and will not negatively affect the character or the neighborhood.

III. Staff Recommendation:

Staff recommends the approval of this variance.

Submitted by: Joseph Petraglia & Marci Forbes

Attachments: 1) Application
2) Survey of Property
3) Public Notice mailing and posting
4) Exhibit of square footage encroachment into setback

Special Magistrate Case #: _____



CITY OF MADEIRA BEACH
PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131
Email to: planning@madeirabeachfl.gov



SPECIAL MAGISTRATE – SEC. 110-93 VARIANCE APPLICATION

Variance Request for addition, alteration or renovation of a legally nonconforming structure

***Applicant:** Name and Address

***Property Owner:** Name and Address

Beach Builders
101 150th Ave Madeira Beach, FL
33708

Nicole Karns
578 Johns Pass Ave Madeira Beach
Florida 33708

Telephone: 727-793-8737
Email: paige@karnsenterprises.com

Telephone: 727-709-4941
Email: nikkikarns@gmail.com

Application for the property located at: (Street Address or location of the vacant lot)

578 Johns Pass Ave Madeira Beach FL, 33708

Legal Description: Crystal Island 2nd ADD LOT 83

Zoning District/Future Land Use: R1

**PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:
SITE PLAN, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.**

****For City of Madeira Beach Use Only****

Fee: \$1,800.00 Check # 6353 _____ Receipt # _____

Cash Date Received: _____ Received by: _____

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: _____ Approved Denied

Date: _____

Community Development Director

Date: _____

Robin Gomez, City Manager

This application to the Special Magistrate is requesting permission to: Requesting front set back to 15'
from 20' to match the existing garage setback of 15'. With the culdesac being the way it is
on the property, we request the setback to 15' to allow for a usable 3rd bedroom addition.
Our rear setback is maxed out and we are maintaining the side set backs. Only requesting 15' front
setback to allow for better use of added bedroom.

In consideration of granting a Section 110-93 authorized variance for conversion of a specific portion of a structure for occupied use, the special magistrate shall find that such grant will not adversely affect the public interest. In granting any authorized variance, the special magistrate may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of the land development regulations. The variance shall apply only to the existing structure addressed in the application and cannot be applied to any subsequent structure on this or any other lot now or in the future.

SUCH USES SHALL BE FOUND BY THE SPECIAL MAGISTRATE TO COMPLY WITH THE FOLLOWING REQUIREMENTS AND OTHER APPLICABLE REQUIREMENTS. The Applicant must provide responses to these relevant considerations on an attached page.

1. That the use is a permitted use.
2. That the affected area is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
3. That the affected area will not cause substantial injury to the value of the other property in the neighborhood where it is to be located.
4. That the structure with affected area will be compatible with adjoining development and the proposed character of the district where it is to be located.
5. That adequate landscaping and screening is provided as required in the land development regulations mitigate anticipated impact upon adjoining property.
6. That the minimum off-street parking to meet code requirements remains after construction.
7. That the addition, alteration or renovation conforms to all applicable regulations governing the district where located, except as may otherwise be specified in this variance.
8. The addition, alteration or renovation to the specified area will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
9. No application for variance use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines, or penalties owed to the City by the applicant or the owner or possessor of the property under any section of the Code.

CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Nicole Karns _____ 07/18/23
Property Owner's Signature Date

STATE OF Florida
COUNTY OF Pinellas

Before me this 18th day of July, 2023, Nicole Karns
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is personally known to me or has produced _____ as identification.



Leslie S. Miller
Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they 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.

SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)

Sec. 110-121. – Authorization by special magistrate.

Special exception uses shall be permitted only upon authorization by the special magistrate.

Sec. 110-122. – Denial.

The special magistrate may deny special exception uses when not in harmony with the purpose and intent of the City land development regulations as outlined in this article.

Sec. 110-123. – Reimbursement of expenses.

The applicant shall provide for reimbursement of all expenses incurred by the City, deemed necessary by the city manager or his/her designee, to review and process a special exception use request.

Expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the City for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

Sec. 110-124. – Standards and requirements.

- (a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.
- (b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:
 - (1) That the use is a permitted special use.
 - (2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
 - (3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
 - (4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
 - (5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.
 - (6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
 - (7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
 - (8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
 - (9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
 - (10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

- 1) Yes the use is permitted use.
- 2) Yes, public health, safety, welfare, and convenience will be protected.
- 3) The structure will not cause substantial injury to the value of the property.
- 4) Yes, the current garage that was constructed prior and is in accordance with neighboring structures maintains a 15' setback. This addition would maintain the 15' setback
- 5) N/A
- 6) N/A
- 7) Yes the alterations conform to all other regulations
- 8) N/A

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SCALE BY REPRODUCTION

W.O. 6695

BOUNDARY SURVEY

SECTION 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

ADDRESS:

578 JOHNS PASS AVENUE
MADIERA BEACH, FLORIDA

LEGAL DESCRIPTION:

LOT 83, CRYSTAL ISLAND SECOND ADDITION,
ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 57, PAGE(S) 64, OF THE
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

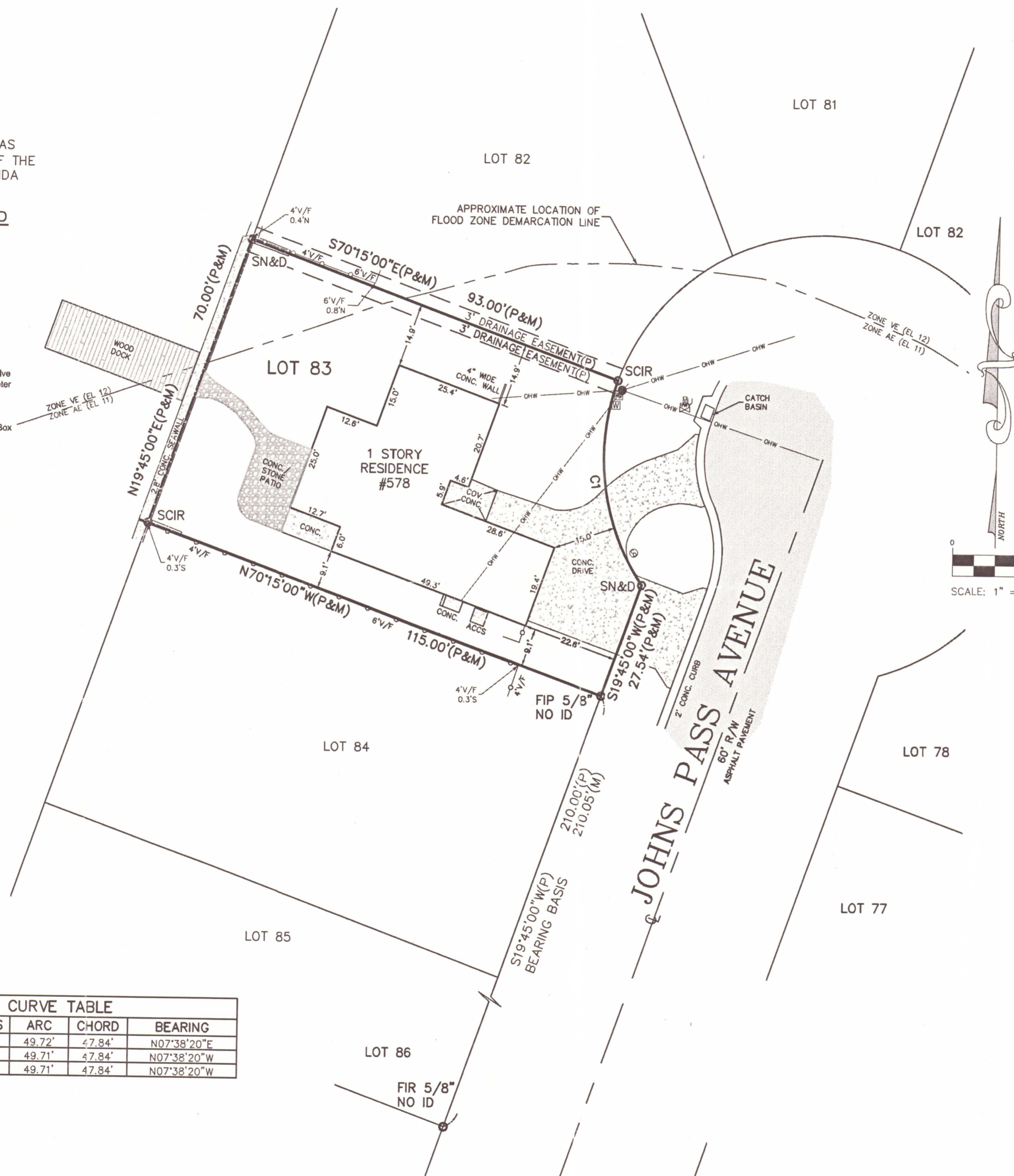
ABBREVIATION LEGEND

- (C) = Calculated Data
- (D) = Data per Description
- (F) = Field Determined
- (M) = Measured Data
- (P) = Data per Plat
- ± = Plus or Minus
- AC/CS = Air Conditioner on C/S
- BW/F = Barbed Wire Fence
- BFE = Base Flood Elevation
- BFP = Backflow Preventor
- CB = Chord Bearing
- CH = Chord
- C.P.B. = Condominium Plat Book
- C/C = Covered Concrete
- C/S = Concrete Slab
- C/SW = Concrete Sidewalk
- CL = Centerline
- CLF = Chain Link Fence
- COV. = Covered
- CLP = Concrete Light Pole
- CMP = Corrugated Metal Pipe
- CONC. = Concrete
- Δ = Delta Angle
- D.B. = Deed Book
- D/W = Driveway
- DMH = Drainage Manhole
- DWM = Detectable Warning Mat
- E/P = Edge of Pavement
- EL = Elevation
- EW = Edge of Water
- FCIR = Found Iron Rod & Cap
- FCM = Found Concrete Monument
- FFE = Finished Floor Elevation
- FIP = Found Iron Pipe
- FIR = Found Iron Rod - No Cap
- FN&D = Found Nail & Disk
- FPP = Found Pinned Pipe
- G.I. = Gate Inlet
- GV = Gate Valve
- HYD = Fire Hydrant
- ID = Identification
- I.E. = Invert Elevation
- LB = Corporate Certificate Number
- LP = Light Pole
- LFE = Lowest Floor Elevation
- LMWA = Limit of Moderate Wave Action
- M/F = Metal Fence
- M.O.L. = More or Less
- MES = Mitered End Section
- N&D = Nail & Disk
- NFNS = Not Found and Not Set
- OCS = Outfall Control Structure
- OHW = Overhead Wire
- O.R. = Official Records Book
- P.B. = Plat Book
- PCP = Permanent Control Point
- PG(s) = Page(s)
- PLS = Professional Land Surveyor
- POB = Point of Beginning
- POC = Point of Commencement
- PRC = Point of Reverse Curvature
- PRM = Permanent Reference Monument
- R = Radius
- RGE = Range
- R/W = Right-of-Way
- RCP = Reinforced Concrete Pipe
- SCM = Set Concrete Monument PLS #2865
- SCIR = Set Iron Rod & Cap 5/8" PLS #2865
- SN&D = Set Nail & Disk PLS #2865
- SMH = Sanitary Manhole
- TBM = Temporary Benchmark
- TOB = Top of Bank
- TOS = Toe of Slope
- TWP = Township
- TYP = Typical
- UB = Utility Box
- UP = Utility Pole
- V/F = Vinyl Fence
- W = With
- W/F = Wood Fence
- WM = Water Meter
- W.O. = Work Order
- WV = Water Valve

SYMBOL LEGEND

- ⊠ = Backflow Preventor
- ⊞ = Cable Box
- = Centerline
- ⊞ = Cleanout
- ⊞ = Disabled
- ⊞ = Drainage Manhole
- ⊞ = Fire Hydrant
- ⊞ = Grease Trap
- ⊞ = Guy Anchor
- ⊞ = Light Pole
- ⊞ = Mailbox
- ⊞ = Power Box
- ⊞ = Reclaimed Water Valve
- ⊞ = Reclaimed Water Meter
- ⊞ = Sanitary Manhole
- ⊞ = Sign
- ⊞ = Spot Elevation
- ⊞ = Telecommunication Box
- ⊞ = Utility Pole
- ⊞ = Utility Vault
- ⊞ = Water Connection
- ⊞ = Water Meter
- ⊞ = Water Valve
- ⊞ = Well

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1(P)	50.00'	49.72'	47.84'	N07°38'20"E
C1(F)	52.00'	49.71'	47.84'	N07°38'20"W
C1(M)	52.00'	49.71'	47.84'	N07°38'20"W



SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
2. PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
3. BEARING BASIS IS THE WESTERLY RIGHT-OF-WAY LINE OF JOHNS PASS AVENUE, BEING S.19°45'00"W., PER PLAT.
4. ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
6. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS PARCEL APPEARS TO BE IN FLOOD ZONES "VE (EL 12 FEET)" AND "AE (EL 11 FEET)", (THIS IS A COASTAL "A" ZONE), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0192H, MAP EFFECTIVE DATE: AUGUST 24, 2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
FLOOD ZONE LINES AND/OR LMWA LINE SHOWN HEREON WERE TRANSFERRED BY GRAPHIC METHODS FROM THE FLOOD ZONE MAP, AND ARE SUBJECT TO THE INHERENT INACCURACIES OF SUCH TRANSFERS. THESE LINES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

Dennis J Eyre
PLS 2865
Digitally signed by
Dennis J Eyre PLS 2865
Date: 2022.03.09
09:56:38 -05'00'

DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: MARCH 9, 2022

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. #6695	FIELD DATE: MARCH 7, 2022
DRAWN BY: RD	File Copy
CHECKED BY: DJE	
SCALE: 1" = 20'	SUBJECT TO FIELD INSPECTION APPROVAL
FIELD BOOK / PAGE(S): 01-21/74	
SHEET 1 OF 1	RECEIVED MAY 10 2022

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763

Drawing name: X:\Geodata\JOB_LOG\6001-7000\6695.dwg 6/23/22 8:23am Mar 09, 2022 8:23am Layout1

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION.



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, August 28th, 2023, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2023-03

Applicant(s): Beach Builders

Property Owner(s): Nicole Karns

Property Address: 578 Johns Pass Ave Madeira Beach, FL 33708

Parcel ID: 10-31-15-19998-000-0830

Legal Description: Crystal Island 2nd ADD LOT 83

Zoning/Future Land Use: R-1, Residential Urban

Request: Applicant states: “Requesting front set back to 15’ from 20’ to match the existing garage setback of 15’. With the culdesac being the way it is on the property, we request the setback be reduced to 15’ to allow for a usable 3rd bedroom addition. Our rear setback is maxed out and we are maintaining the side setbacks. Only requesting 15’ front setback to allow for better use of added bedroom.”

Specific Code Provisions: 110-181. – Setback requirements (1) Front yard: 20 feet measured from the right-of-way line to the structure

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any 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 Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:00 a.m. and 4:00 p.m.*

Posted: August 16, 2023, at the property site, City Hall, City of Madeira Beach website, and Gulf Beach Library

Item 5A.

View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



Item 5A.

NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicant's Name: _____

Signature of Affected Person

Date

Note: 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 City to transcribe verbatim minutes; 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 in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



AFFIDAVIT OF POSTING

Date: 8/16/23

Postings for: VAR 2023-03

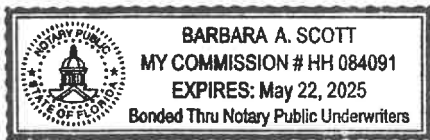
Before me this day Andrew Morris personally appeared. He she has posted public notices at the locations indicated in the notice document(s).

[Signature]
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 16th day of August, 2023.

Personally known or produced _____ as identification.



Notary Public Stamp

Barbara A Scott
Notary Public

8/16/23
Date

*Copy of public notice is attached.



AFFIDAVIT OF MAILING

Date: 8/16/23

Mailings for Case # VAR 2023-03

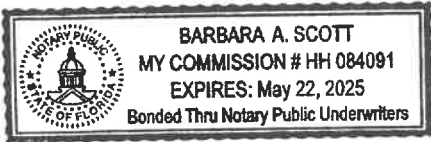
Before me this day Andrew Morris personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

[Signature]
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 16th day of August, 20 23.

Personally known or produced _____ as identification.



Notary Public Stamp

Barbara A Scott
Notary Public

8/16/23
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 16 Aug 2023

Subject Parcel: 10-31-15-19998-000-0830

Radius: 300 feet

Parcel Count: 14

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

PAQUIN, JACQUES
PAQUIN, LOUISE
568 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2300

SOLAKIAN, MICHAEL
SOLAKIAN, PATRICIA
580 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2300

KRUPKA, DONALD
HARTMAN, JILL M
576 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2300

CASEY, DANIEL J
CASEY, DIANA
573 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

BOONE, DEXTER R
BOONE, PATRICE E
571 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

CROWSON, MARK
CROWSON, THERESA
575 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

VANHOVE, JOHN C
VANHOVE, TAMMY L
585 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

KERR, ARTHUR R
KERR, SUSAN G
583 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

HOLCOMB, JOHN SCOTT
HOLCOMB, JENNIFER LYNN
572 JOHNS PASS AVE
MADERIA BEACH, FL 33708-2300

ANDOLINA, EDWARD G
579 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

BP 582 JOHNS PASS LLC
431 2ND ST
ORLANDO, FL 32824-8226

FOBURG, KEITH
581 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

CARLSON, JEAN F
577 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

FARNAN, JEAN P
574 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2300

City Hall



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, August 14th, 2023, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 10 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2023-03
Applicant(s): Beach Builders
Property Owner(s): Nicole Karns
Property Address: 578 Johns Pass Ave Madeira Beach, FL 33708
Parcel ID: 10-31-15-19998-000-0830
Legal Description: Crystal Island 2nd ADD LOT 83
Existing/Future Land Use: R-1, Residential Urban
Request: Applicant states: "Requesting front set back to 15' from 20' to match the existing garage setback of 15'. With the culdesac being the way it is on the property, we request the setback be reduced to 15' to allow for a usable 3rd bedroom addition. Our rear setback is maxed out and we are maintaining side setbacks. Only requesting 15' front setback to allow for better use of added bedroom."
Specific Code Provisions: 110-181. – Setback requirements (1) Front yard: 20 feet measured from the lot-of-way line to the structure

Notice: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including 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 Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:00 a.m. and 4:00 p.m.*

held on **Monday, August 16, 2023**, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Community Center.

For more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>

Gulf Beaches Public Library



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, August 28th, 2023, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2023-03
Applicant(s): Beach Builders
Property Owner(s): Nicole Karns
Property Address: 578 Johns Pass Ave Madeira Beach, FL 33708
Parcel ID: 10-31-15-19998-000-0830
Legal Description: Crystal Island 2nd ADD LOT 83
Zoning/Future Land Use: R-1, Residential Urban

Request: Applicant states: "Requesting front set back to 15' from 20' to match the existing garage setback of 15'. With the culdesac being the way it is on the property, we request the setback be reduced to 15' to allow for a usable 3rd bedroom addition. Our rear setback is maxed out and we are maintaining the side setbacks. Only requesting 15' front setback to allow for better use of added bedroom."

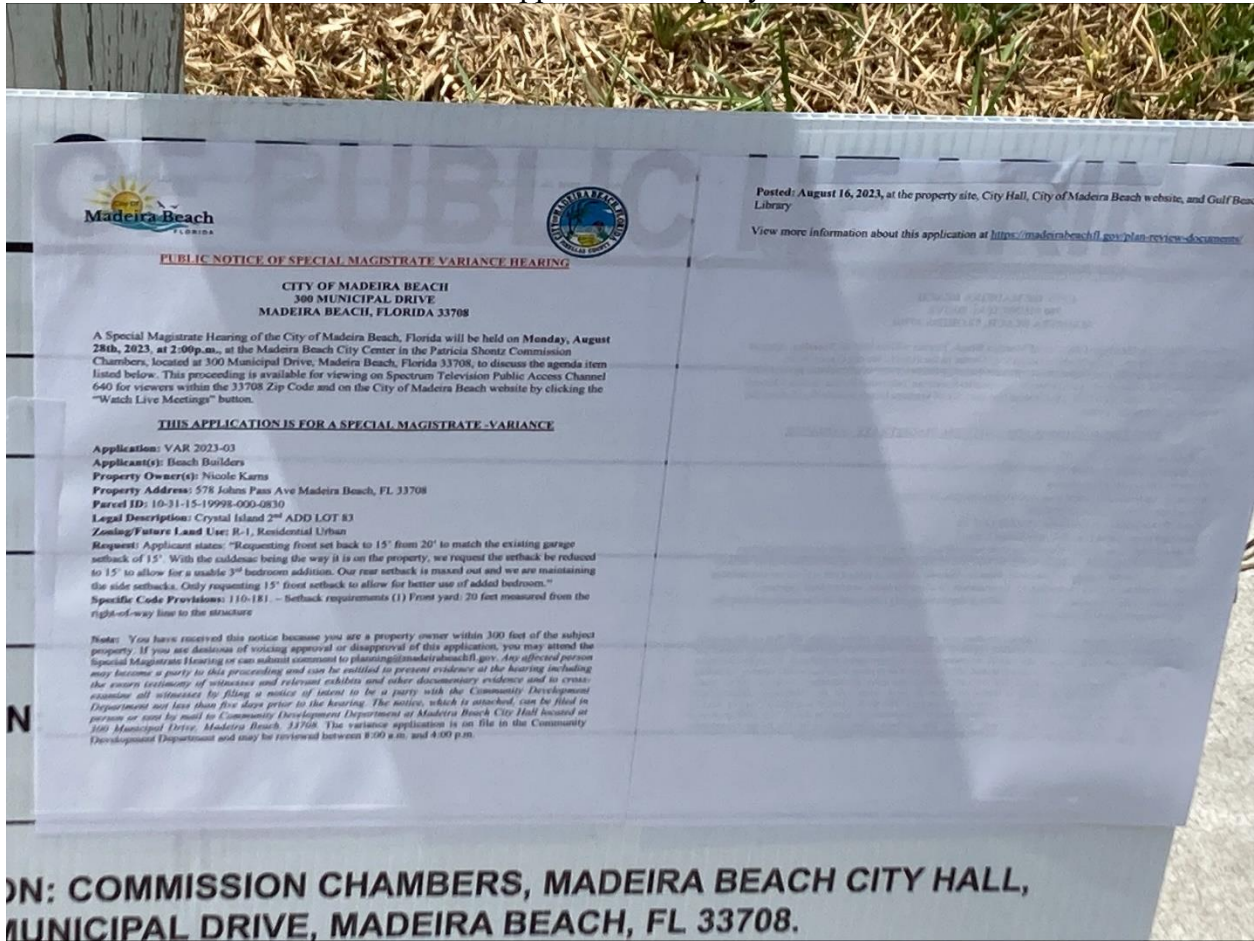
Specific Code Provisions: 110-181. – Setback requirements (1) Front yard: 20 feet measured from the right-of-way line to the structure

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. Any 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 Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:00 a.m. and 4:00 p.m.

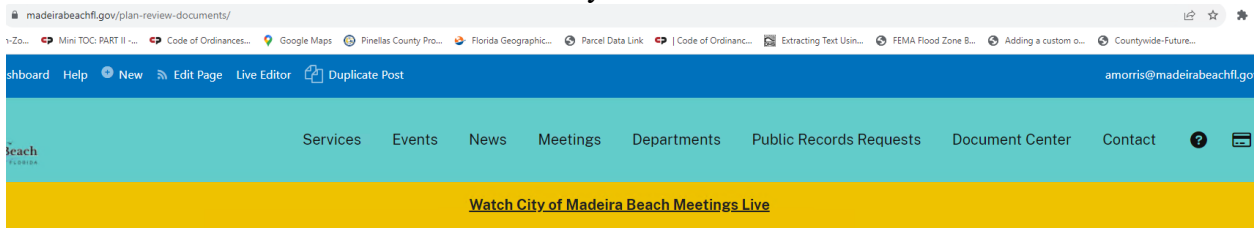
Posted: August 16, 2023, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>

Applicant's Property



City Website



PROPOSED PROJECT FOR:

**VAR 2023-03 578 JOHNS PASS AVE
EXHIBIT OF SQUARE FOOTAGE OF BEDROOM
TO ENCROACH INTO SETBACK**

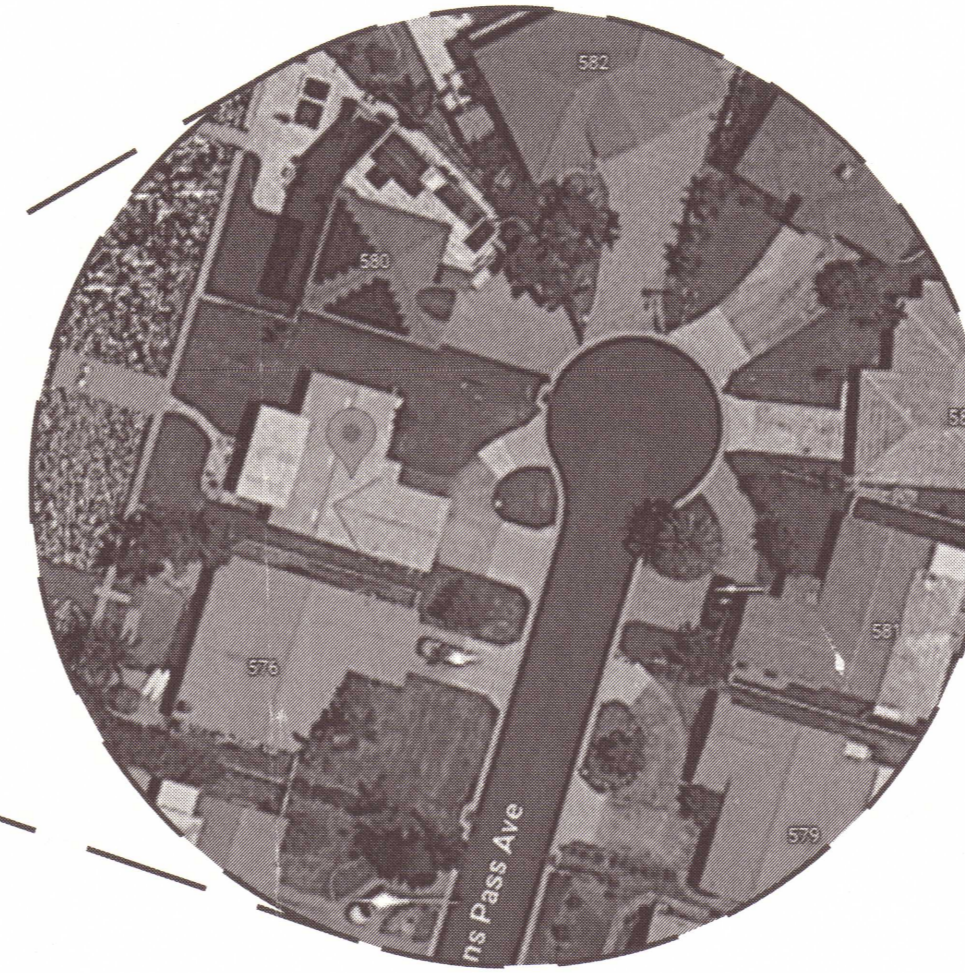
578 Johns Pass Ave.

Madeira Beach, Florida 33708

SHEET #	DESCRIPTION
CO	COVER SHEET
SUR	SURVEY
SP-1.0	ARCHITECTURAL SITE PLAN
A-1.0	DEMOLITION PLAN
A-1.1	FOUNDATION PILING PLAN
A-1.2	FOUNDATION
A-1.3	FLOOR PLAN
A-2.0	ROOF FRAMING PLAN
A-3.0	ELEVATIONS
M-1.0	MECHANICAL PLAN
E-1.0	ELECTRICAL PLAN
P-1.0	PLUMBING PLAN



VICINITY MAP (N.T.S.)



LOCATION MAP (N.T.S.)

STRUCTURAL DESIGN CRITERIA

FLORIDA BUILDING CODE:

FLORIDA ACCESSIBILITY CODE, 7TH EDITION (2020)
THE PROPOSED ELECTRICAL, MECHANICAL, AND PLUMBING IS DESIGNED AND TO BE INSTALLED IN ACCORDANCE WITH PLANS AND COMPLY TO:
FBC 7TH EDITION (2020)
FBC PLUMBING 7TH EDITION (2020)
FBC MECHANICAL 7TH EDITION (2020)
NFPA 70 - NEC 2017
FLORIDA FIRE PREVENTION CODE 7TH EDITION (2020)
CONSTRUCTION TYPE: III-B
BUILDING OCCUPANCY: R-3
NUMBER OF FLOORS: ONE
FOUNDATION: 2500 P.S.I. MINIMUM
IS BUILDING SPRINKLED: YES NO

DESIGN ROOF LOADS:

ROOF LIVE LOAD	N/A	20 PSF
ROOF DEAD LOAD (BUILT UP)	N/A	10 PSF
ROOF DEAD LOAD (SHINGLES)	N/A	25 PSF
ROOF DEAD LOAD (TILE)	N/A	25 PSF

COMPONENT AND CLADDING

WIND SPEED: 150 MPH
WIND EXPOSURE CATEGORY: D
DESIGN PRESSURE: 52.2 PSF
WIND IMPORTANCE FACTOR: 1.0
BUILDING RISK CATEGORY: N/A
APPLICABLE INTERNAL PRESSURE COEFFICIENT: ±0.18
MEAN ROOF HEIGHT: 12'
SOIL BEARING PRESSURE IF REQUIRED: 2,500 PSF

ROOF WIND PRESSURE

ZONE	POSITIVE UPLIFT < 100 SQ. FT.		POSITIVE UPLIFT < 50 SQ. FT.		POSITIVE UPLIFT < 20 SQ. FT.		POSITIVE UPLIFT < 10 SQ. FT.	
	+	-	+	-	+	-	+	-
Roof Angle >0-7 degree								
1	13.0	37.0	14.1	38.1	15.4	39.4	16.5	40.5
2	13.0	43.9	14.1	51.1	15.4	60.7	16.5	67.9
3	13.0	43.9	14.1	61.5	15.4	84.7	16.5	102.2
Roof Angle >7-27 degree								
1	16.5	33.6	18.5	34.6	21.3	36.0	23.3	37.0
2	16.5	47.3	18.5	52.5	21.3	59.3	23.3	64.5
3	16.5	74.8	18.5	81.0	21.3	89.2	23.3	95.4
Roof Angle >27-45 degree								
1	33.6	33.6	34.6	35.7	36.0	36.4	37.0	40.5
2	33.6	40.5	34.6	42.5	36.0	45.3	37.0	47.3
3	33.6	40.5	34.6	42.5	36.0	45.3	37.0	47.3

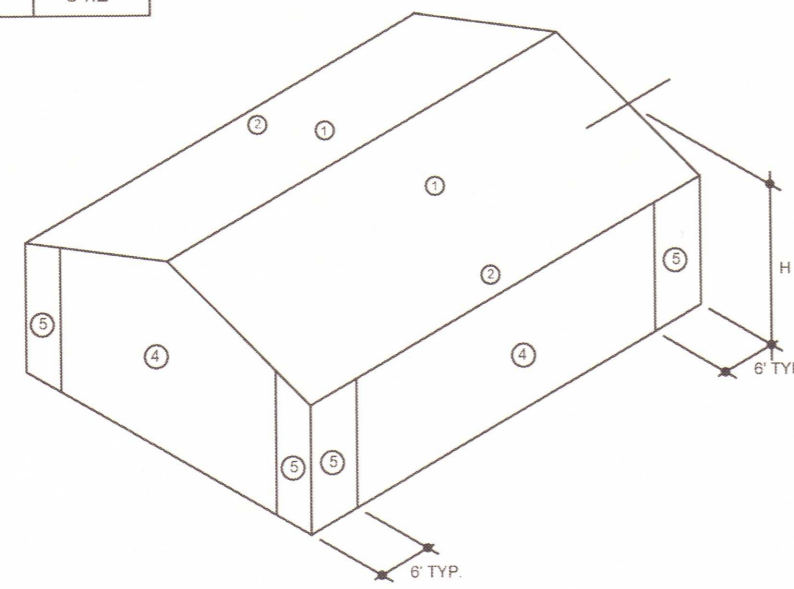
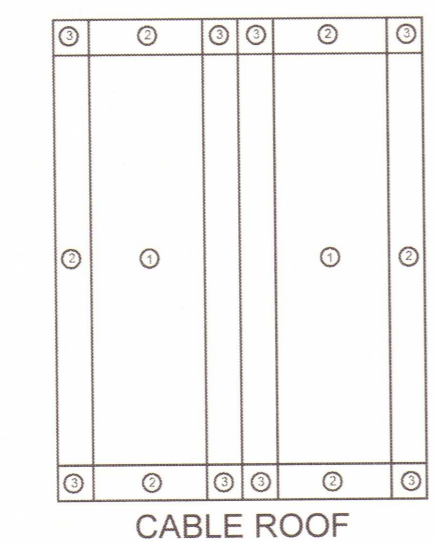
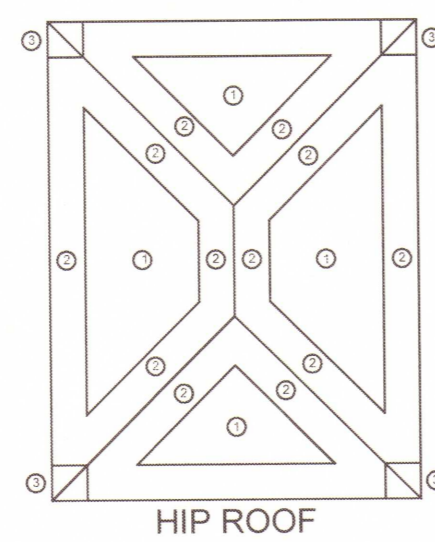
NEGATIVE WIND PRESSURE ON DOORS / WINDOWS / WALLS

Location of Building - Zone	NEGATIVE PRESS. < 100 SQ. FT.		NEGATIVE PRESS. < 50 SQ. FT.		NEGATIVE PRESS. < 20 SQ. FT.		NEGATIVE PRESS. < 10 SQ. FT.	
	+	-	+	-	+	-	+	-
FIELD AREA - 4	+34.4	-37.8	+36.2	-39.7	+38.7	-42.1	+40.5	-43.7
CORNER AREA - 5	+34.4	-42.1	+36.2	-45.7	+38.7	-50.5	+40.5	-54.2

ROOF OVERHANG

ZONE	UPLIFT PRESSURE < 100 SQ. FT.		UPLIFT PRESSURE < 20 SQ. FT.		UPLIFT PRESSURE < 10 SQ. FT.	
	84	87	89	115	115	115
Roof Angle >0-10 degree						
2 & 3						
Roof Angle >10-30 degree						
2 & 3						
Roof Angle >30-45 degree						
2 & 3						

NEGATIVE WIND PRESSURE AS SHOWN IN CHART BASED ON TRIBUTARY AREA INDICATED.



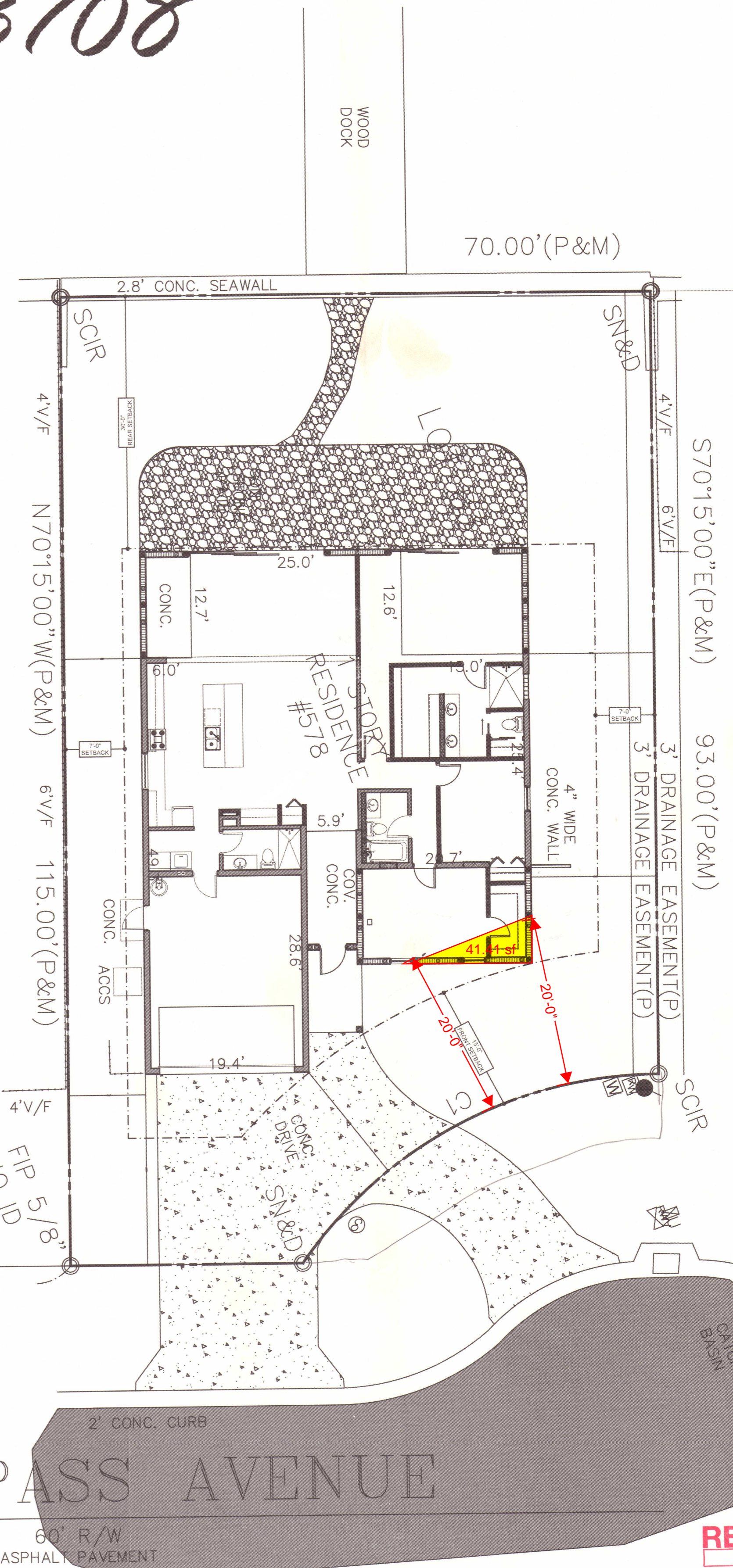
SCOPE OF WORK

RENOVATION AND RECONSTRUCTION OF EXISTING RESIDENCE IN COMPLIANCE WITH FEMA 50% RULE.

NOTE:

ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.

RAD = 52.00'
ARC = 49.71'
CHORD = 47.84'
C.B. = S07°38'20"E



JOHNS PASS AVENUE

Site Plan

1" = ±10'-0"

Revision To original Permit To Delete 2nd Floor and Expand Main Floor

REVISED

APPROVED
Planning & Zoning
By: *ML* Date: 6/20/23

File Copy
SUBJECT TO FIELD
INSPECTION APPROVAL

RECEIVED
JUN 09 2023

PROFESSIONAL STATEMENT: TO THE BEST OF HIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 508 AND 509, LAWS OF FLORIDA.

JOHN A. BODZIAK, ARCHITECT AIA, PA
ARCHITECT AIA, PA
FLORIDA REGISTRATION NO. 18065
FLORIDA REGISTRATION NO. 18065
FLORIDA REGISTRATION NO. 18065
743 48th STREET N, SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1956 FAX: (727) 826-0668

PROJECT: 578 Johns Pass Ave.
Madeira Beach, Florida 33708
COVER PAGE

DATE: 05 - 2023
JOB PROJECT #: 0000-000
SHEET #: CO

[Interactive Map of this parcel](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Cont...](#)

Item 5B.

09-31-15-00000-140-0110

[Compact Property Record Card](#)

[Tax Estimator](#)

Updated June 17, 2023

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
FL INT IMP FUND TRE M H H ENTERPRISES INC LSE C/O HAMMER & COMPANY PA 9373 SEMINOLE BLVD SEMINOLE FL 33772-3145	WELCH CSWY MADEIRA BEACH



[Property Use:](#) 9500 (Submerged Land - river, lake) [Current Tax District:](#) MADEIRA BEACH (MB) [SF:](#) [Total Gross SF:](#)

[\[click here to hide\] Legal Description](#)

TIIF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20130/1956		121030278012	NON EVAC	Current FEMA Maps	/

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$1,751	\$1,751	\$0	\$0	\$0

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$1,751	\$1,751	\$0	\$0	\$0
2020	No	\$1,751	\$1,751	\$0	\$0	\$0
2019	No	\$1,751	\$1,751	\$0	\$0	\$0
2018	No	\$1,751	\$1,751	\$0	\$0	\$0
2017	No	\$1,751	\$1,751	\$0	\$0	\$0
2016	No	\$1,751	\$1,751	\$0	\$0	\$0
2015	No	\$1,751	\$1,751	\$0	\$0	\$0
2014	No	\$1,751	\$1,751	\$0	\$0	\$0
2013	No	\$1,751	\$1,751	\$0	\$0	\$0
2012	No	\$1,751	\$1,751	\$0	\$0	\$0
2011	No	\$1,751	\$1,751	\$0	\$0	\$0
2010	No	\$1,751	\$1,751	\$0	\$0	\$0
2009	No	\$1,751	\$1,751	\$0	\$0	\$0
2008	No	\$71,000	\$71,000	\$0	\$0	\$0
2007	No	\$851,100	\$851,100	\$761,200	N/A	\$761,200
2006	No	\$390,400	\$390,400	\$300,500	N/A	\$300,500
2005	No	\$337,600	\$337,600	\$247,700	N/A	\$247,700
2004	No	\$292,900	\$292,900	\$203,000	N/A	\$203,000
2003	No	\$265,800	\$265,800	\$175,900	N/A	\$175,900
2002	No	\$260,400	\$260,400	\$170,500	N/A	\$170,500
2001	No	\$260,600	\$260,600	\$170,700	N/A	\$170,700
2000	No	\$247,700	\$247,700	\$157,800	N/A	\$157,800
1999	No	\$247,700	\$247,700	\$157,800	N/A	\$157,800
1998	No	\$247,700	\$247,700	\$157,800	N/A	\$157,800
1997	No	\$247,600	\$247,600	\$157,700	N/A	\$157,700
1996	No	\$247,100	\$247,100	\$170,000	N/A	\$170,000

2022 Tax Information

2022 Tax Bill	Tax District: MB
2022 Final Millage Rate	16.2571

Ranked Sales [\(What are Ranked Sales?\)](#), [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	Y
No recent sales on record				

Item 5B.

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

2022 Land Information						
Seawall:	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Rivers And Lakes (95)	0x0	1000.00	2.0600	1.0000	\$2,060	AC

[click here to hide] 2023 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



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

- [Interactive Map of this parcel](#)
- [Map Legend](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)



Search all services we offer...

[Vehicle Registration](#)

[Property Tax](#)

[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #R102725

Owner:
FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE

Situs:
WELCH CSWY
MADEIRA BEACH

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



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2022 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2012 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2011 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2010 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2009 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2008 Annual Bill ⓘ	\$0.00 Paid		Print (PDF)
2007 Annual Bill ⓘ	\$0.00 Paid \$12,982.11	03/31/2008	Receipt #016-07-00019040 Print (PDF)
2006 Annual Bill ⓘ	\$0.00 Paid \$5,490.33	02/28/2007	Receipt #052-06-00006847 Print (PDF)
2005 Annual Bill ⓘ	\$0.00 Paid \$4,855.96	03/29/2006	Receipt #052-05-00005336 Print (PDF)
2004 Annual Bill ⓘ	\$0.00 Paid \$3,941.53	03/29/2005	Receipt #052-04-00002889 Print (PDF)
2003 Annual Bill ⓘ	\$0.00 Paid \$3,435.70	03/31/2004	Receipt #011-03-00007679 Print (PDF)
2002 Annual Bill ⓘ	\$0.00 Paid \$3,365.35	03/31/2003	Receipt #009-02-00005570 Print (PDF)
2001 Annual Bill ⓘ	\$0.00 Paid \$3,311.31	01/28/2002	Receipt #055-01-00184112 Print (PDF)
2000 Annual Bill ⓘ	\$0.00 Paid \$3,076.06	02/28/2001	Receipt #055-00-00194560 Print (PDF)
1999 Annual Bill ⓘ	\$0.00 Paid \$3,364.88	06/01/2000	Receipt #CONV-22817 Print (PDF)
Total Amount Due	\$0.00		

COURTESY NOTICE OF CODE VIOLATION

JUNE 19, 2023

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Case Number: 2023.3621

Parcel #: 09-31-15-00000-140-0110

Legal Description: T1IF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

Address: WELCH CSWY

MADEIRA BEACH

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

Ordinance(s):

Sec. 14-164. - Structures upon docks, seawall, cap, jetties and groins.

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

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

Violation Detail:

- Several docks on the property are in a state of disrepair.

Corrective action:

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

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

Follow-up date:

JULY 3, 2023

Grace Mills,

Code Compliance Officer II

City of Madeira Beach – Building Department

gmills@madeirabeachfl.gov

727.391.9951 ext. 298

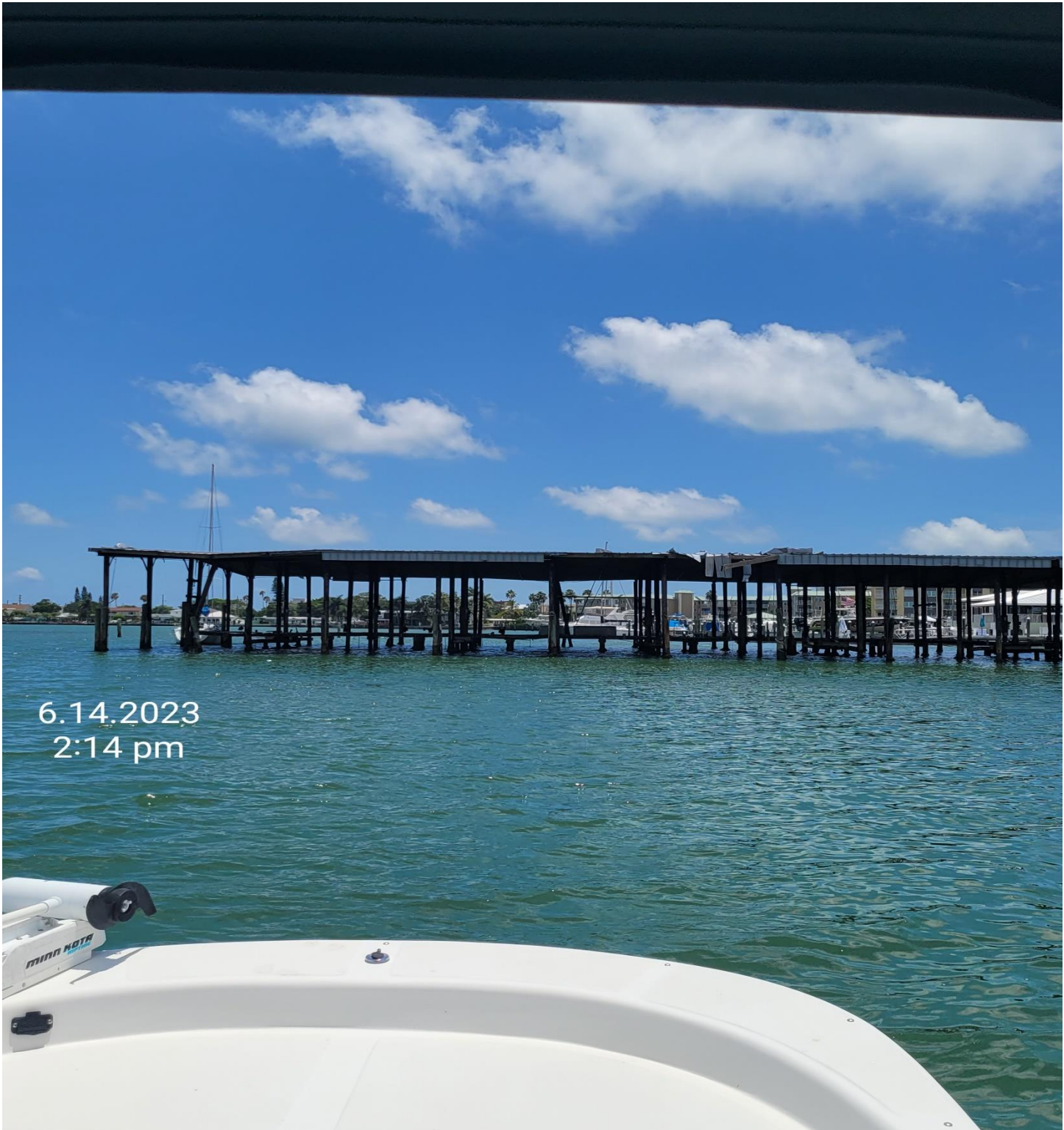
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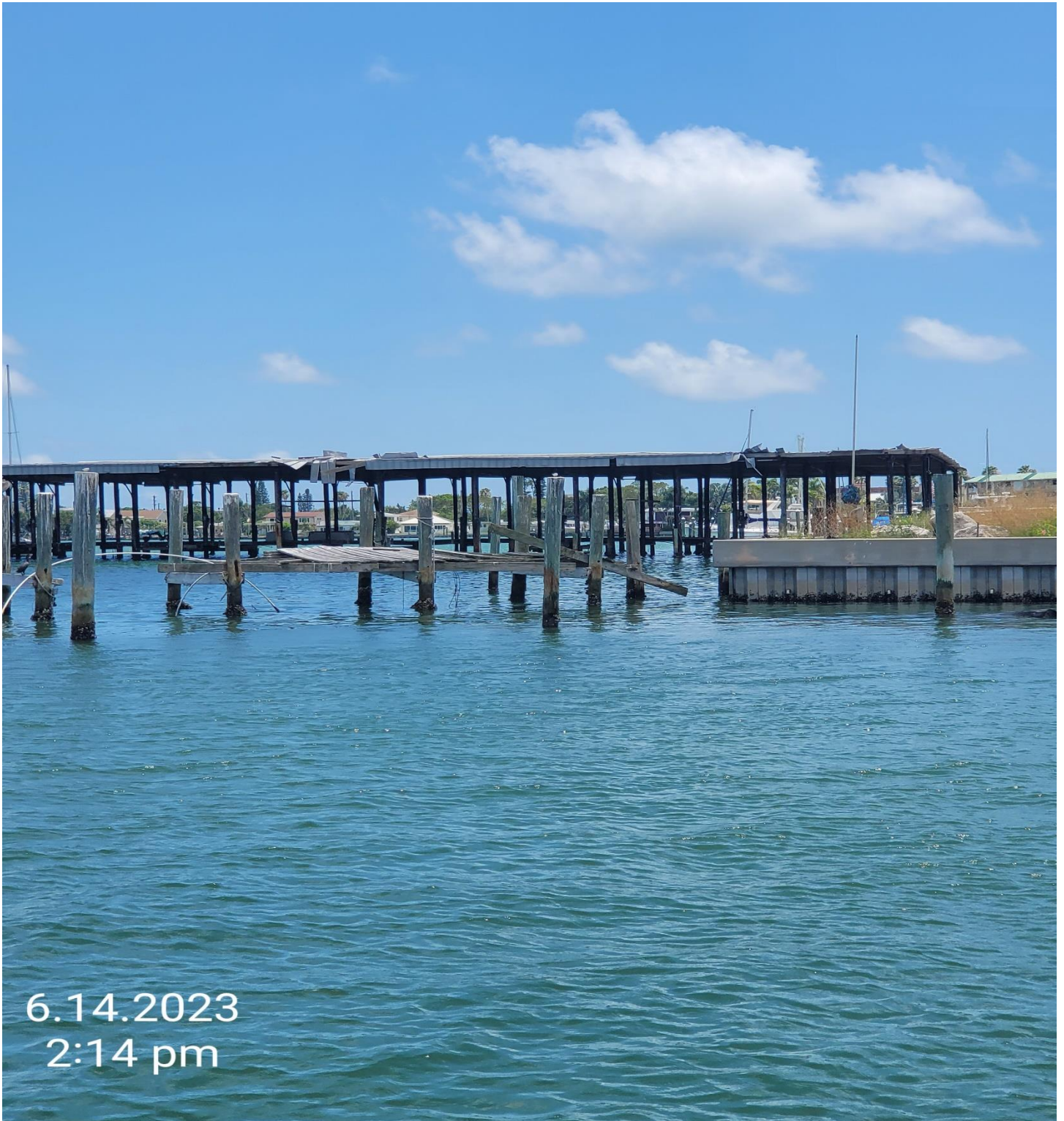


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6.14.2023
2:14 pm

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



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



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NOTICE OF CODE VIOLATION

JULY 5, 2023

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Case Number: 2023.3621

Parcel #: 09-31-15-00000-140-0110

Legal Description: T1IF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

Address: WELCH CSWY

MADEIRA BEACH

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

Ordinance(s):

Sec. 14-164. - Structures upon docks, seawall, cap, jetties and groins.

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

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

Violation Detail:

- Several docks on the property are in a state of disrepair.

Corrective action:

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

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

Follow-up date:

JULY 19, 2023

Certified Mail: 7022 2410 0002 9255 2513

Grace Mills,

Code Compliance Officer II

City of Madeira Beach – Building Department

gmills@madeirabeachfl.gov

727.391.9951 ext. 298

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

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



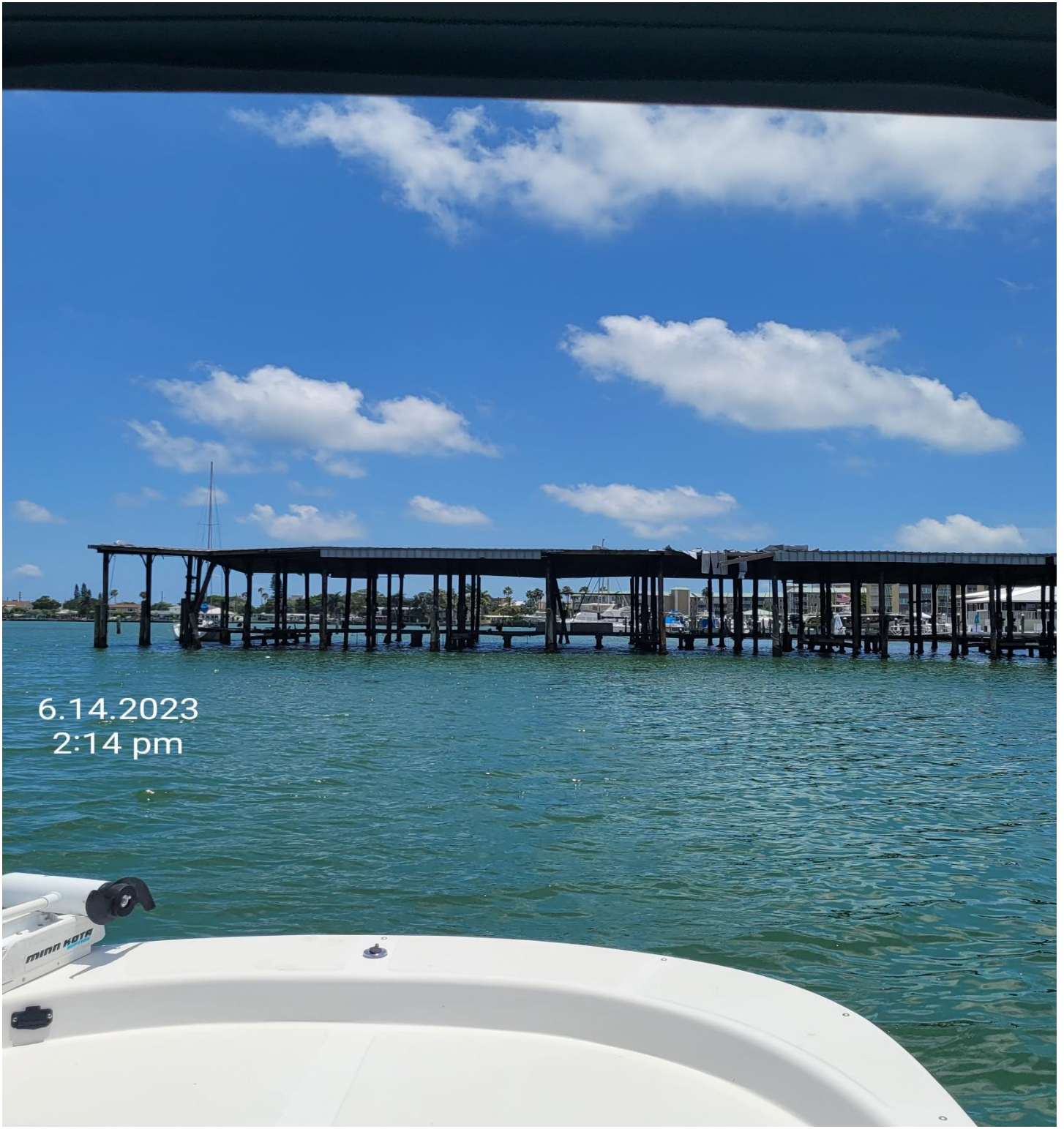
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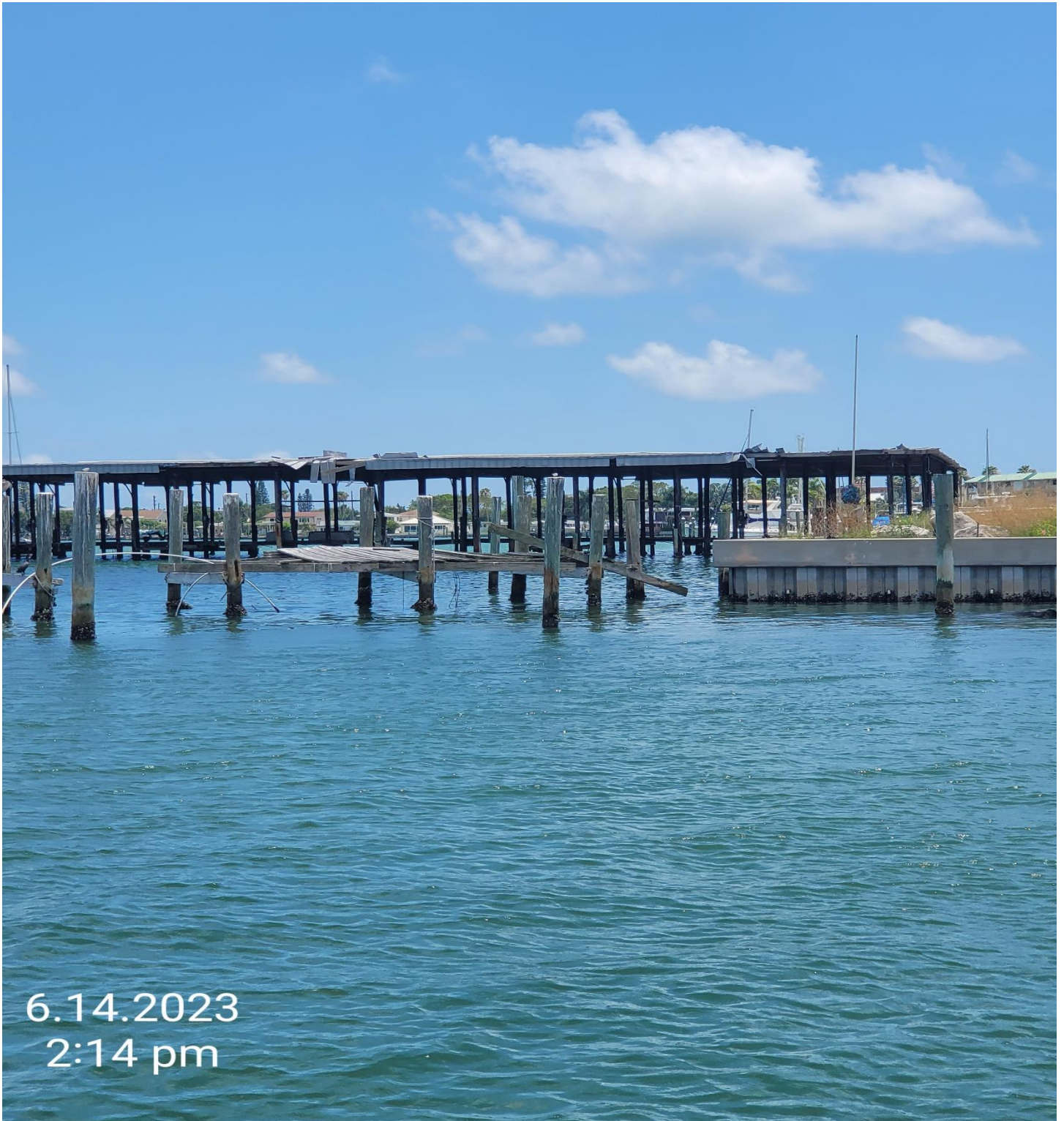
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6.14.2023
2:14 pm

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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



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Item 5B.

300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL



7022 2410 0002 9255 2513

JULY 5, 2023

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOL F RI VD

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS

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:

FLINT IMP FUND TRE
 MHH Enterprises INC LSE
 C/O Hammer + company PA
 9873 Seminole Blvd
 Seminole FL 33772-8145



9590 9402 7951 2305 9249 46

2. Article Number (Transfer from service label)

7022 2410 0002 9255 2513

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

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

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

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

Domestic Return Receipt

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:

FL INT IMP Fund TRE
 MHH Enterprises INC LSE
 C/O Hammer + company PA
 9373 Seminole Blvd
 Seminole FL 33772-3145



9590 9402 7951 2305 9249 46

2. Article Number (Transfer from service label)

7022 2410 0002 9255 2513

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Joyce Hammer* Item 5B. Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

08.18.2023
09:21 am

ABSOLUTELY
NO
SOLICITING

8.18.2023
09:21 am



Smith
Fence
229-3362

ABSC
SOLI

Document on a wooden post



MEETING NOTICES

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



SPECIAL MAGISTRATE NOTICE OF HEARING

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

CASE #2023.3621
DATE: 08/18/2023

vs.

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Respondent,

RE: Property: Welch Cswy., Madeira Beach, FL 33708. Parcel #: 09-31-15-00000-140-0110

Legal Description: T1IF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00 pm on MONDAY the 28th day of AUGUST, 2023 at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violations:



SPECIAL MAGISTRATE VARIANCE HEARING

MADEIRA BEACH
MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A public hearing will be held on Monday, August 14, 2023 at 10:00 a.m. in the Patricia Shontz Commission Chambers, Madeira Beach, Florida 33708, to discuss the agenda item regarding the proposed variance application for the property located at 300 Municipal Drive, Madeira Beach, Florida 33708. The hearing will be held on Spectrum Television Public Access Channel 14. For more information, please visit the City of Madeira Beach website by clicking the link below.

SPECIAL MAGISTRATE - VARIANCE

MADEIRA BEACH, FL 33708

83
an
back to 15' from 20' to match the existing garage
it is on the property, we request the setback be reduced
Our rear setback is maxed out and we are maintaining
back to allow for better use of added bedroom."
requirements (1) Front yard: 20 feet measured from the

you are a property owner within 300 feet of the subject
or disapproval of this application, you may attend the
to planning@madeirabeachfl.gov. Any affected person
be entitled to present evidence at the hearing including
exhibits and other documentary evidence and to cross-
ent to be a party with the Community Development
hearing. The notice, which is attached, can be filed in
Department at Madeira Beach City Hall located at
The variance application is on file in the Community
between 8:00 a.m. and 4:00 p.m.

Hall, City of Madeira Beach website, and Gulf Beaches

<https://madeirabeachfl.gov/plan-review-documents/>

SPECIAL MAGISTRATE
NOTICE OF HEARING

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

CASE #2023.3621
DATE: 08/18/2023

vs.

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Respondent,

RE: Property: Welch Cswy., Madeira Beach, FL 33708. **Parcel #:** 09-31-15-00000-140-0110

Legal Description: T1IF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **28th** day of **AUGUST, 2023** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violations:

Sec. 14-164. - Structures upon docks, seawall, cap, jetties and groins.

(4) If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

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

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

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

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

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 extension 244.

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



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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

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

Dated this 18th day of August, 2023

Grace Mills, Code Compliance Officer II

SPECIAL MAGISTRATE
STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE # 2023.3621

DATE: 08/18/2023

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145

Property Address: Welch Cswy, Madeira Beach

Parcel #: 09-31-15-00000-140-0110

Legal Description: T1IF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

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. 14-164. - Structures upon docks, seawall, cap, jetties and groins.

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

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



Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250 per day for each day the property remains in non-compliance.

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

A handwritten signature in blue ink, which appears to read "Grace Mills", is written over a horizontal line.

Grace Mills, Code Compliance Officer II

SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE

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

DATE: 08/18/2023
CASE # 2023.3621

Petitioner,

Vs.

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145

Respondent,

RE Property: Welch Cswy, Madeira Beach **Parcel #** 09-31-15-00000-140-0110

Legal Description: TIIF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 18 day of August, 2023, I mailed a copy of the attached NOTICE OF HEARING via certified Mail, Return Receipt requested.

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



On the 18 day of August, 2023, I mailed a copy of the attached NOTICE OF HEARING/ via First Class Mail.

On the 18 day of August, 2023, I posted a copy of the attached NOTICE OF HEARING/ on the property located at Welch Cwsy, Parcel # 09-31-15-00000-140-0110 the City of Madeira Beach.

On the 18 day of August, 2023, I caused the attached NOTICE OF HEARING/ to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Grace Mills
Grace Mills, Code Compliance Officer II

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 18th day of AUGUST, 2023, by Grace Mills, who is ~~personally known to me~~, or produced _____ as identification. My Commission Expires: 6/26/2025

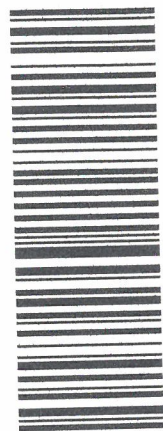
Notary Public – State of Florida
[Signature]
Print or type Name.
HOLDEN PINKARD



Item 5B.

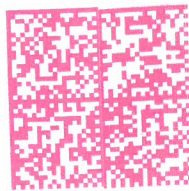


300 Municipal Drive
Madera Beach, Florida 33708



7022 2410 0002 9255 2841

FL INTL IMP FUND IRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Respondent



quadrant
FIRST-CLASS MAIL
IMI
\$008.53⁹
08/18/2023 ZIP 33708
043M31233717

US POSTAGE

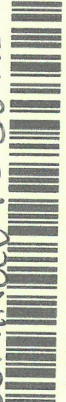
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

FL INT IMP FUNDTR
 MHH ENTERPRISES INC
 C/O HAMMER + COMPANY PA
 9373 SEMINOLE BLVD
 SEMINOLE FL 38772



9590 9402 7951 2305 9246 94

2. Article Number (Transfer from service label)

7022 2410 0002 9255 2841

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

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

Domestic Return Receipt



6.14.2023
2:11 pm



6.14.2023
2:12 pm



6.14.2023
2:14 pm



6.14.2023
2:14 pm

6.14.2023
2:14 pm





6.14.2023
2:14 pm