



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

**Monday, July 29, 2024 at 2:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

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

1. CALL TO ORDER

2. PUBLIC COMMENT

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

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

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

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. 2023.3699 314 129th Ave

B. 2023.3683 301 Boca Ciega Ave

C. 2023.3717 14361 Gulf Blvd - CANCELLED

6. OLD BUSINESS

A. Case 2023.3608 572 Johns Pass Ave Motion for Extension

7. ADJOURNMENT

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

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Grace Mills, Code Compliance II, at 727-391-9951 Ext 298 or 727-742-1645, or email a written request to gmills@madeirabeachfl.gov

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

Item 5A.

15-31-15-97848-001-0020[Compact Property Record Card](#)[Tax Estimator](#)**Updated November 1, 2023**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
PAIRODOCS LLC 149 OAK KNOLL TER HIGHLAND PARK IL 60035-5320	314 129TH AVE E MADEIRA BEACH



[Property Use:](#) 0820 (Duplex-Triplex-Fourplex) Current Tax District: MADEIRA BEACH ([MB](#)) SF: 2,118 Total Gross SF: 2,342 x2

[click here to hide] **Legal Description**

WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 1, LOT 2

File for Homestead Exemption			2024 Parcel Use	
Exemption	2024	2025		
Homestead:	No	No		
Government:	No	No	Homestead Use Percentage: 0.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%	
Historic:	No	No	Classified Agricultural: No	

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
22448/1978	Sales Query	121030278021	A	Current FEMA Maps	27/25

2023 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000

[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
2022	Yes	\$670,000	\$223,800	\$173,300	\$198,300	\$173,300
2021	Yes	\$482,200	\$217,282	\$166,782	\$191,782	\$166,782
2020	Yes	\$485,864	\$214,282	\$163,782	\$188,782	\$163,782
2019	Yes	\$434,460	\$209,464	\$158,964	\$183,964	\$158,964
2018	Yes	\$408,974	\$205,558	\$155,058	\$180,058	\$155,058
2017	Yes	\$373,637	\$201,330	\$150,830	\$175,830	\$150,830
2016	Yes	\$368,826	\$197,189	\$146,689	\$171,689	\$146,689
2015	Yes	\$348,658	\$195,818	\$145,318	\$170,318	\$145,318
2014	Yes	\$309,960	\$194,264	\$143,764	\$168,764	\$143,764
2013	Yes	\$252,121	\$191,393	\$141,393	\$166,393	\$141,393
2012	Yes	\$205,291	\$188,194	\$138,194	\$163,194	\$138,194
2011	Yes	\$236,788	\$201,451	\$151,451	\$176,451	\$151,451
2010	Yes	\$264,714	\$214,187	\$164,187	\$189,187	\$164,187
2009	Yes	\$320,079	\$239,718	\$189,718	\$214,718	\$189,718
2008	Yes	\$378,900	\$269,049	\$219,049	\$244,049	\$219,049
2007	Yes	\$474,800	\$314,681	\$289,681	N/A	\$289,681
2006	Yes	\$498,400	\$324,596	\$299,596	N/A	\$299,596
2005	Yes	\$364,000	\$255,100	\$230,100	N/A	\$230,100
2004	Yes	\$290,100	\$216,000	\$191,000	N/A	\$191,000
2003	Yes	\$263,000	\$201,100	\$176,100	N/A	\$176,100
2002	Yes	\$202,400	\$169,200	\$144,200	N/A	\$144,200
2001	Yes	\$154,900	\$143,700	\$118,700	N/A	\$118,700
2000	Yes	\$135,000	\$128,700	\$103,700	N/A	\$103,700
1999	Yes	\$119,300	\$119,300	\$94,300	N/A	\$94,300
1998	Yes	\$124,300	\$122,600	\$97,600	N/A	\$97,600
1997	Yes	\$118,900	\$118,900	\$93,900	N/A	\$93,900
1996	Yes	\$116,600	\$116,600	\$91,600	N/A	\$91,600

2023 Tax Information[2023 Tax Bill](#)Tax District: [MB](#)

2023 Final Millage Rate 16.1412

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

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

Sale Date	Book/Page	Price	Q/U	V/I
10 May 2023	22448 / 1976	\$840,000	U	I
03 Feb 1994	08555 / 0154	\$36,100	U	I
17 Jun 1993	08309 / 0547	\$38,100	U	
Dec 1981	05280 / 0219	\$95,000	Q	

Please use our new [Tax Estimator](#) to estimate taxes under new ownership

FF

Total Gross SF: **2,342**

1952

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](#)
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[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #R166766

Owner:

PAIRODOCS LLC

Situs:

314 129TH AVE E
MADEIRA BEACH

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



[Get bills by email](#)

2023 Annual Bill

PINELLAS COUNTY TAX COLLECTOR				Notice of Ad Valorem Taxes and Non-ad Valorem Assessments	
BILL	PARCEL NUMBER	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2023 Annual Bill	15/31/15/97848/001/0020	—	MB	\$0.00	<div>PAID</div> <div> Print (PDF)</div>

If paid by:

Nov 30, 2023

Please pay:

\$12,396.44

Combined taxes and assessments: \$12,912.96

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	TAXABLE	TAX
GENERAL FUND	4.7398	\$800,000.00	\$3,791.84
HEALTH DEPARTMENT	0.0713	\$800,000.00	\$57.04
EMS	0.8418	\$800,000.00	\$673.44
SCHOOL-STATE LAW	3.1900	\$800,000.00	\$2,552.00
SCHOOL-LOCAL BD.	2.7480	\$800,000.00	\$2,198.40
MADEIRA BEACH	2.7500	\$800,000.00	\$2,200.00
SW FLA WTR MGMT.	0.2043	\$800,000.00	\$163.44
PINELLAS COUNTY PLN.CNCL.	0.0210	\$800,000.00	\$16.80
JUVENILE WELFARE BOARD	0.8250	\$800,000.00	\$660.00
SUNCOAST TRANSIT AUTHORITY	0.7500	\$800,000.00	\$600.00
Total Ad Valorem Taxes	16.1412		\$12,912.96

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	PAIRODOCS LLC	Account	R166766	Assessed value:	\$800,000
Situs:	314 129TH AVE E	Parcel	15/31/15/97848/001/0020	School assessed value:	\$800,000

MADEIRA BEACH		Number		
Billing Address:	PAIRODOCS LLC	Millage code	MB - MADEIRA	
	5837 TEAL LN		BEACH TR	
	LONG GROVE, IL	Millage rate	16.1412	
	60047			
2023 TAX AMOUNTS		LEGAL DESCRIPTION		
Ad valorem:	\$12,912.96	WILLIAM'S, BILL MADEIRA HARBOR		
Non-ad valorem:	\$0.00	SUB 2ND ADD BLK 1, LOT 2		
Total	\$12,912.96	LOCATION		
Discountable:		Property class:		
Total tax:	\$12,912.96	Range:		
		Township:		
		Section:		
		Neighborhood:		
		Block:		
		Lot:		
		Use code:		

Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149



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

Detail by Entity Name

Rejected Filing
PAIRODOCS, LLC

Filing Information

Document Number	W23000040656
Filed Date	03/25/2023
Expire at Usual Time	Y
Penalty Fee	00.00
Associated Document	
Number	Document Type
Filed By	IVAN A WOLTSON
149 OAK KNOLL TERRACE	
HIGHLAND PARK, IL 60035	

Document Images

No images are available for this filing.

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

November 1, 2023

PAIRODOCS LLC
149 OAK KNOLL TER
HIGHLAND PARK IL 60035-5320
Case Number: 2023.3699

RE Property: 314 129th Ave E **Parcel #**15-31-15-97848-001-0020
Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 1, LOT 2

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):

DIVISION 2. - STRUCTURES UNFIT FOR OCCUPANCY

Sec. 14-91. - Declaration of unfit structure.

Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, he may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupation, as the case may be, has been made to conform to the law.

(Code 1983, § 6-221)

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

Sec. 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.

(3)Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

(8)Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

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

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

(3)Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

(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.

(9)All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to all provisions of the National Electrical Code.

(13)Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects.

Corrective Action(s):

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

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).

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

Follow up date:

November 15, 2023



Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727.391.9951 ext. 298

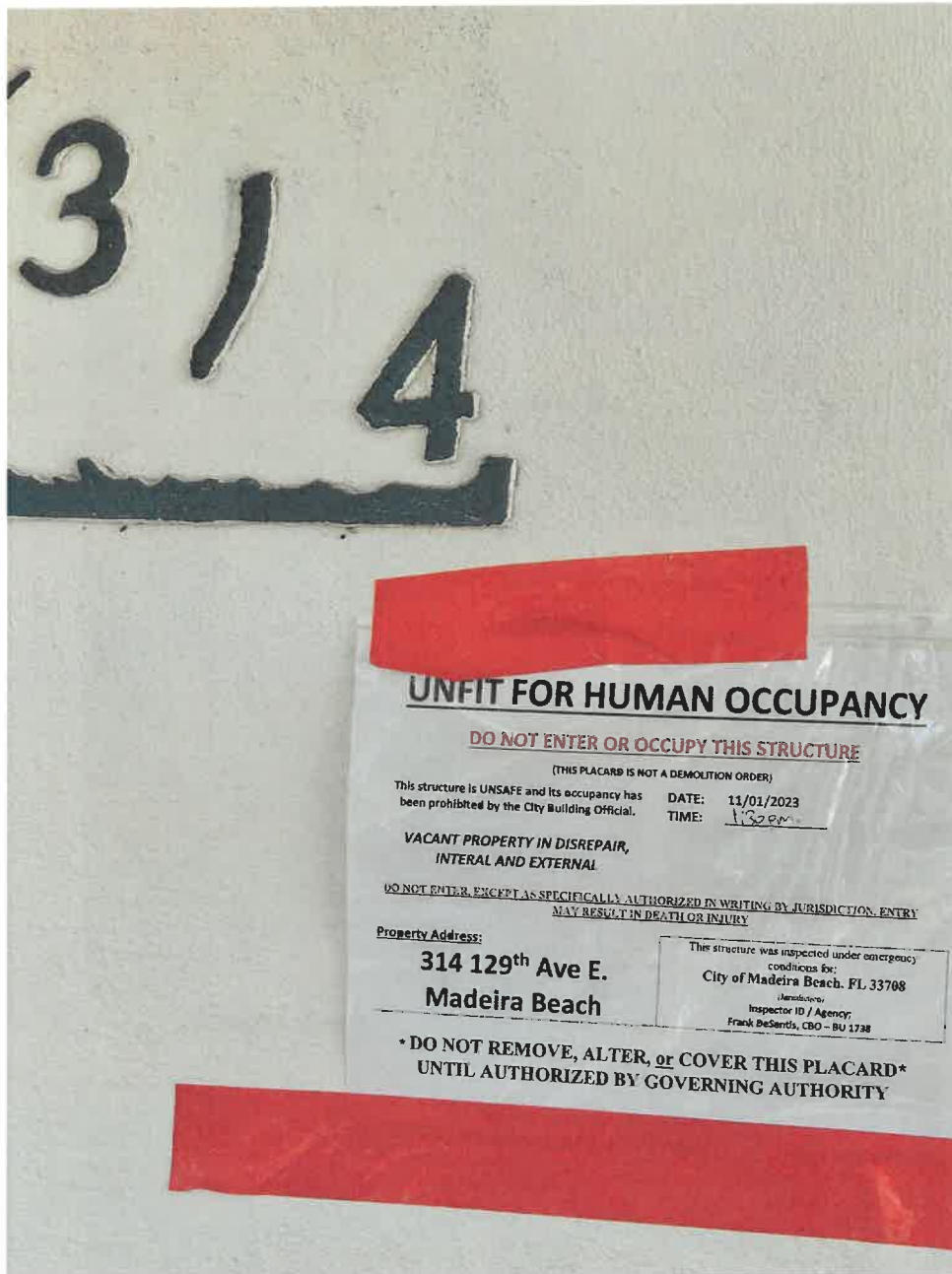
We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

November 15, 2023

PAIRODOCS LLC
149 OAK KNOLL TER
HIGHLAND PARK IL 60035-5320
Case Number: 2023.3699

RE Property: 314 129th Ave E **Parcel #**15-31-15-97848-001-0020
Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 1, LOT 2

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November 29, 2023



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727.391.9951 ext. 298

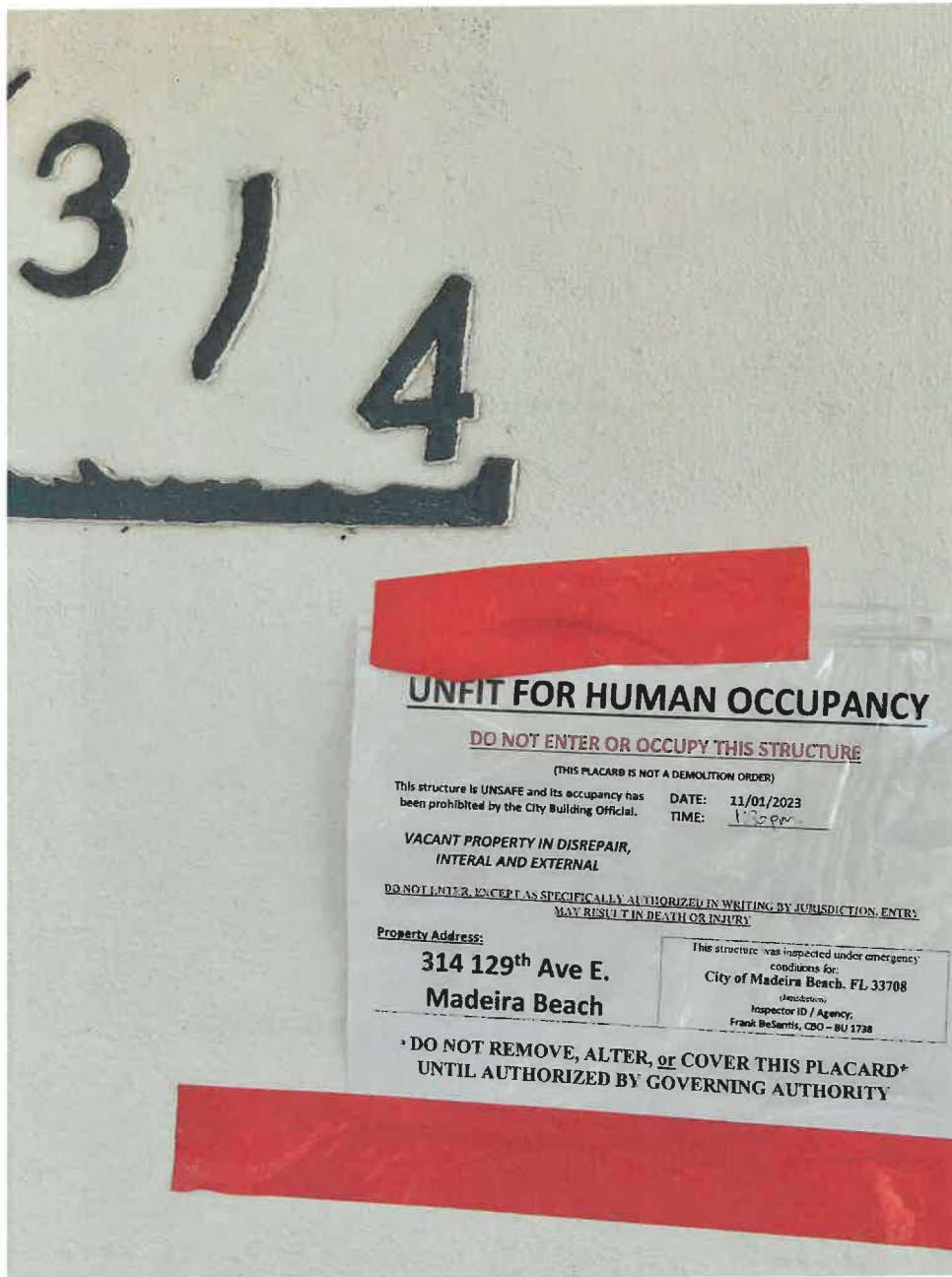
We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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



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



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



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



7022 2410 0002 9255 3404

Item 5A.

Municipal Drive
Beach, Florida 33708

November 15, 2023

PAIRODOCS LLC
149 OAK KNOLL TER
HIGHLAND PARK IL 60035-5320
Case Number: 2023 3600

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:

Pairedocs LLC
149 Oak Knoll Ter
Highland Park IL
60035



9590 9402 7951 2305 9242 29

Re: 2023.3699

2. Article Number (Transfer from service label)

7022 2410 0002 9255 3404

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

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

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

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:

Pairedocs LLC
149 Oak Knoll Ter
Highland Park IL
60035



9590 9402 7951 2305 9242 29

Re: 2023-3699

2. Article Number (Transfer from service label)

7022 2410 0002 9255 3404

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Item 5A.

Sent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

11-28-23

D. Is delivery address different from item 1? If YES, enter delivery address below:

☐ Yes☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail Restricted Delivery (over \$500)

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

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

Domestic Return Receipt

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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3699

PAIRODOCS LLC
149 OAK KNOLL TER
HIGHLAND PARK L 60035-5320

Respondents.

RE Property: 314 129TH AVE

Parcel # 15-31-15-97848-001-0020

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 1, LOT 2

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

DIVISION 2. - STRUCTURES UNFIT FOR OCCUPANCY

Sec. 14-91. - Declaration of unfit structure.

Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, he may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupation, as the case may be, has been made to conform to the law.

(Code 1983, § 6-221)

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.

(3)Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

(8)Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

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

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

(3)Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

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

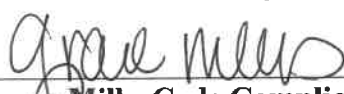
(7)Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

(9)All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to all provisions of the National Electrical Code.

(13)Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

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


 Grace Mills, Code Compliance Officer
 City of Madeira Beach

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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3699

PAIRODOCKS LLC
149 OAK KNOLL TER
HIGHLAND PARK IL 60035-5320

Respondents.

RE Property: 314 129TH AVE E

Parcel # 15-31-15-97848-001-0020

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 1, LOT 2

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **29th** day of July, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

DIVISION 2. - STRUCTURES UNFIT FOR OCCUPANCY

Sec. 14-91. - Declaration of unfit structure.

Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, he may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupation, as the case may be, has been made to conform to the law.

(Code 1983, § 6-221)

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(9)All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to all provisions of the National Electrical Code.

(13)Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects.

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.

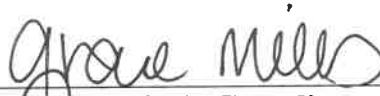
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 19 day of July, 2024.



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3699

PAIRODOCS LLC
149 OAK KNOLL TER
HIGHLAND PARK IL 60035-5320

Respondents.

RE Property: 314 129TH AVE E **Parcel # 15-31-15-97848-001-0020**

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 1, LOT 2

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 19 day of July, 2024, I mailed a copy of the attached NOTICE OF HEARING via
Certified Mail, Return Receipt Requested.

On the 19 day of July, 2024, I mailed a copy of the attached NOTICE OF HEARING via First
Class mail.

On the 19 day of July, 2024, I posted a copy of the attached NOTICE OF HEARING on the
property located at 314 129th Ave E , Parcel # 15-31-15-97848-001-0020 the City of Madeira
Beach.

On the 19 day of July, 2024, I caused the attached NOTICE OF HEARING to be posted at
the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said
papers remain posted at the Municipal Government Offices for a period of not less than ten
days from the date of posting.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, this 19th day of July, 2024, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: 03/15/27

Notary Public- State of Florida

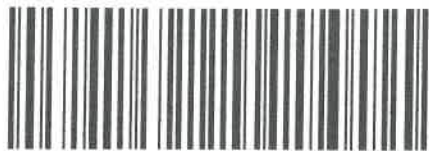
Samantha Arison

Print or type Name. Samantha Arison





CERTIFIED MAIL®



7019 2970 0000 5515 2687

Item 5A.

ipal Drive
Florida 33708

VS.

PAIRODOCKS LLC
149 OAK KNOLL TER
HIGHLAND PARK IL 60035-5320

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:

Parrocks LLC
149 Oak Knoll Ter
Highland Park, IL 60035



9590 9402 7951 2305 9234 82

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2687

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

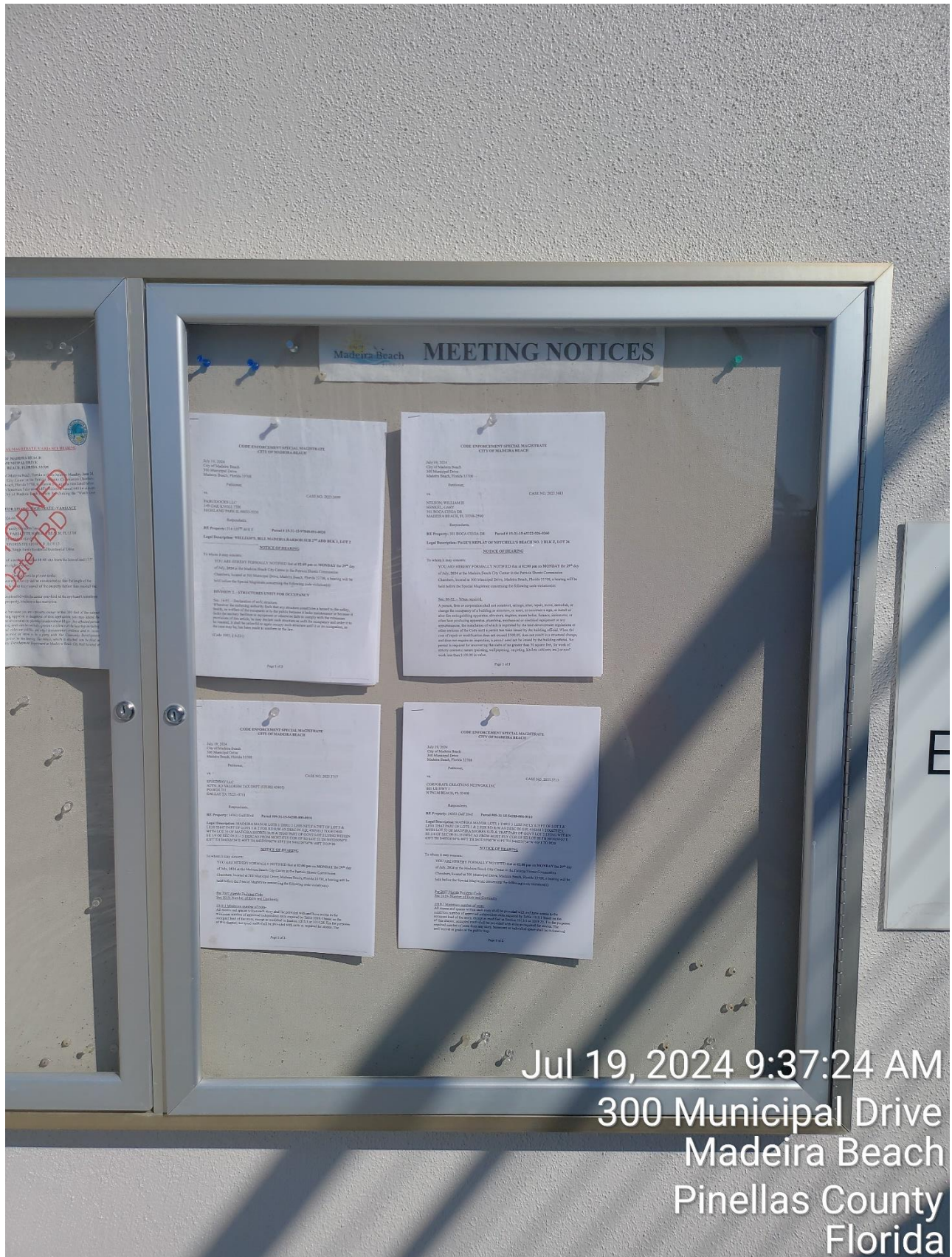
3. Service Type

☐ 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

Item 5A.





Jul 19, 2024 9:37:24 AM
300 Municipal Drive
Madeira Beach
Pinellas County
Florida

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

Item 5B.

15-31-15-65322-026-0260[Compact Property Record Card](#)[Tax Estimator](#)**Updated October 7, 2023**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)


Ownership/Mailing Address Change Mailing Address	Site Address
NELSON, WILLIAM H HENKEL, GARY 301 BOCA CIEGA DR MADEIRA BEACH FL 33708-2590	301 BOCA CIEGA DR MADEIRA BEACH



[Property Use:](#) 0110 (Single Family Home) Current Tax District: MADEIRA BEACH ([MB](#)) Total Living: SF: 618 Total Gross SF: 694 Total Living Units: 1

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

PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

Tax Estimator  File for Homestead Exemption			2024 Parcel Use	
Exemption	2024	2025		
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1	
Government:	No	No	Homestead Use Percentage: 1.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 99.00%	
Historic:	No	No	Classified Agricultural: No	

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
14979/0706	\$404,300 Sales Query	121030278021	A	Current FEMA Maps	23/66

2023 Final Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$348,691	\$246,767	\$245,588	\$345,204	\$245,588

[\[click here to hide\] 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
2022	Yes	\$301,263	\$246,733	\$245,588	\$298,250	\$245,588
2021	Yes	\$228,152	\$224,374	\$223,262	\$225,870	\$223,262
2020	Yes	\$208,783	\$204,062	\$202,965	\$206,695	\$202,965
2019	Yes	\$186,378	\$185,586	\$184,514	\$184,514	\$184,514
2018	Yes	\$177,497	\$175,270	\$174,218	\$175,722	\$174,218
2017	Yes	\$160,495	\$159,410	\$158,380	\$158,890	\$158,380
2016	Yes	\$162,635	\$144,991	\$143,982	\$161,009	\$143,982
2015	Yes	\$144,695	\$131,895	\$130,893	\$143,248	\$130,893
2014	Yes	\$132,333	\$119,988	\$118,994	\$131,010	\$118,994
2013	Yes	\$116,781	\$109,155	\$108,176	\$115,613	\$108,176
2012	Yes	\$99,335	\$99,305	\$98,342	\$98,342	\$98,342
2011	Yes	\$93,519	\$93,519	\$92,584	\$92,584	\$92,584
2010	Yes	\$120,828	\$120,828	\$119,620	\$119,620	\$119,620
2009	Yes	\$139,101	\$139,101	\$137,710	\$137,710	\$137,710
2008	Yes	\$170,800	\$170,800	\$169,092	\$169,092	\$169,092
2007	Yes	\$211,300	\$211,300	\$209,187	N/A	\$209,187
2006	Yes	\$220,700	\$220,700	\$218,493	N/A	\$218,493
2005	No	\$162,900	\$162,900	\$162,900	N/A	\$162,900
2004	No	\$141,400	\$141,400	\$141,400	N/A	\$141,400
2003	No	\$132,600	\$132,600	\$132,600	N/A	\$132,600
2002	No	\$100,100	\$100,100	\$100,100	N/A	\$100,100
2001	No	\$83,300	\$83,300	\$83,300	N/A	\$83,300
2000	No	\$66,000	\$66,000	\$66,000	N/A	\$66,000
1999	No	\$57,600	\$57,600	\$57,600	N/A	\$57,600
1998	No	\$58,600	\$58,600	\$58,600	N/A	\$58,600
1997	No	\$55,400	\$55,400	\$55,400	N/A	\$55,400
1996	No	\$57,000	\$57,000	\$57,000	N/A	\$57,000

2022 Tax Information[2022 Tax Bill](#)Tax District: [MB](#)

2023 Final Millage Rate 16.1412

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

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

Sale Date	Book/Page	Price	Q/U	V/I
19 Jan 2000	10788 / 1582	\$200,000	U	I
23 Sep 1997	09847 / 2378	\$165,000	U	I
02 Aug 1991	07641 / 1438	\$135,000	U	
11 Mar 1991	07512 / 0980	\$53,900	U	

Item 5B.

Seawall: Yes		Frontage: Canal/River			View: None	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Single Family (01)	38x51	13300.00	38.4000	0.8424	\$430,231	FF

Site Address: 301 BOCA CIEGA DR

Diagram illustrating the memory layout for the 32-bit data structure:

- OPU** (Operation): 4 bytes (bits 31-28).
- BAS** (Base Address): 24 bytes (bits 27-4).
- BSF** (Base Size Factor): 8 bytes (bits 3-0).

Compact Property Record Card

[Open plot in New Window](#)

Description

<u>Base (BAS)</u>	570	570
<u>Base Semi-finished (BSF)</u>	48	48
<u>Open Porch Unfinished (OPU)</u>	0	76
	Total Living SF: 618	Total Gross SF: 694

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$56.00	120.00	\$6,720.00	\$2,688.00	1970
BT LFT/DAV	\$3,500.00	2.00	\$7,000.00	\$2,800.00	1970

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			

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](#) > Account Summary

Real Estate Account #R166474

Owner:
NELSON, WILLIAM H
HENKEL, GARY

Situs:
301 BOCA CIEGA DR
MADEIRA BEACH

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

































[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/09/2023** for **\$4,373.39**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2023 Annual Bill ⓘ	\$0.00	Paid \$4,373.39	11/09/2023	Receipt #407-23-001548	Print (PDF)
2022 ⓘ					
2022 Annual Bill	\$0.00	Paid \$4,925.04	11/09/2023	Receipt #407-23-001548	Print (PDF)
Certificate #3852		Redeemed	11/09/2023	Face \$4,684.56, Rate 0.25%	
		Paid \$4,925.04			
2021 ⓘ					
2021 Annual Bill	\$0.00	Paid \$4,392.93	02/10/2023	Receipt #406-22-001932	Print (PDF)
Certificate #3510		Redeemed	02/10/2023	Face \$4,177.79, Rate 0.25%	
		Paid \$4,392.93			
2020 ⓘ					
2020 Annual Bill	\$0.00	Paid \$4,068.01	09/22/2021	Receipt #205-21-001248	Print (PDF)
Certificate #3669		Redeemed	09/22/2021	Face \$3,868.34, Rate 0.25%	
		Paid \$4,068.01			
2019 ⓘ					
2019 Annual Bill	\$0.00	Paid \$3,712.27	01/08/2021	Receipt #429-20-001619	Print (PDF)
Certificate #4419		Redeemed	01/08/2021	Face \$3,529.54, Rate 0.25%	
		Paid \$3,712.27			
2018 Annual Bill ⓘ	\$0.00	Paid \$2,939.77	01/31/2019	Receipt #902-18-003718	Print (PDF)
2017 ⓘ					
2017 Annual Bill	\$0.00	Paid \$3,178.89	01/31/2019	Receipt #902-18-003718	Print (PDF)
Certificate #4214		Redeemed	02/04/2019	Face \$3,021.56, Rate 0.25%	
		Paid \$3,178.89			
2016 ⓘ					
2016 Annual Bill	\$0.00	Paid \$3,075.69	09/17/2018	Receipt #110-18-000866	Print (PDF)
Certificate #4465		Redeemed	09/17/2018	Face \$2,923.28, Rate 0.25%	
		Paid \$3,075.69			
2015 ⓘ					
2015 Annual Bill	\$0.00	Paid \$2,846.10	10/02/2017	Receipt #208-17-001386	Print (PDF)
Certificate #4618		Redeemed	10/02/2017	Face \$2,704.62, Rate 0.25%	
		Paid \$2,846.10			
2014 ⓘ					
2014 Annual Bill	\$0.00	Paid \$2,576.19	12/16/2016	Receipt #208-16-003037	Print (PDF)

<u>Certificate #4998</u>			Redeemed	12/16/2016	Face \$2,447.56, Rate 0.25%	
			Paid \$2,576.19			
<u>2013 Annual Bill</u>		\$0.00	Paid \$2,081.79	04/15/2014	Receipt #755-13-147062	 Print (PDF)
<u>2012 Annual Bill</u>		\$0.00	Paid \$1,781.40	03/26/2013	Receipt #118-12-003444	 Print (PDF)
<u>2011</u> 						
<u>2011 Annual Bill</u>		\$0.00	Paid \$1,903.25	05/13/2013	Receipt #232-12-004894	 Print (PDF)
<u>Certificate #5814</u>			Redeemed	05/13/2013	Face \$1,806.67, Rate 0.25%	
			Paid \$1,903.25			
<u>2010</u> 						
<u>2010 Annual Bill</u>		\$0.00	Paid \$2,413.86	04/17/2013	Receipt #214-12-003194	 Print (PDF)
<u>Certificate #6250</u>			Redeemed	04/17/2013	Face \$2,292.96, Rate 0.25%	
			Paid \$2,413.86			
<u>2009 Annual Bill</u>		\$0.00	Paid \$2,433.10	03/29/2010	Receipt #111-09-001522	 Print (PDF)
<u>2008 Annual Bill</u>		\$0.00	Paid \$3,035.31	04/16/2009	Receipt #204-08-001423	 Print (PDF)
<u>2007 Annual Bill</u>		\$0.00	Paid \$3,567.64	03/31/2008	Receipt #016-07-00019486	 Print (PDF)
<u>2006 Annual Bill</u>		\$0.00	Paid \$4,153.30	04/13/2007	Receipt #026-06-00005170	 Print (PDF)
<u>2005 Annual Bill</u>		\$0.00	Paid \$3,289.33	04/05/2006	Receipt #007-05-00032887	 Print (PDF)
<u>2004 Annual Bill</u>		\$0.00	Paid \$2,690.57	01/13/2005	Receipt #007-04-00020343	 Print (PDF)
<u>2003 Annual Bill</u>		\$0.00	Paid \$2,589.96	03/24/2004	Receipt #034-03-00005753	 Print (PDF)
<u>2002 Annual Bill</u>		\$0.00	Paid \$1,916.51	12/31/2002	Receipt #007-02-00018753	 Print (PDF)
<u>2001 Annual Bill</u>		\$0.00	Paid \$1,648.87	03/18/2002	Receipt #034-01-00007738	 Print (PDF)
<u>2000 Annual Bill</u>		\$0.00	Paid \$1,299.56	03/28/2001	Receipt #034-00-00006354	 Print (PDF)
<u>1999 Annual Bill</u>		\$0.00	Paid \$1,087.91	11/29/1999	Receipt #075-99-00005153	 Print (PDF)
Total Amount Due		\$0.00				

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

October 9, 2023

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2590
Case Number: 2023.3683

RE Property: 301 Boca Ciega Dr **Parcel #**15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

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).

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 110-446. - Applicability of division.

(2) Building permits required. All fences and walls must comply with established building permit procedures.

Violation Detail(s):

Fencing constructed without the required building permit(s).

Corrective Action(s):

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

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

Follow up date:

October 23, 2023


Grace Mills, Code Compliance Officer II
City of Madeira Beach
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).

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.



Google View Images December 2022

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



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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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 6, 2023

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2590
Case Number: 2023.3683

RE Property: 301 Boca Ciega Dr **Parcel #**15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

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).

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 110-446. - Applicability of division.

(2) Building permits required. All fences and walls must comply with established building permit procedures.

Violation Detail(s):

Fencing constructed without the required building permit(s).

Corrective Action(s):

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

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

Follow up date:

December 20, 2023



Grace Mills, Code Compliance Officer II
City of Madeira Beach
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).

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.



Google View Images December 2022

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

Item 5B.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Nelson, William H
Henkel, Gary
301 Boca Ciega Dr
Madeira Beach FL 33708



gm

9590 9402 7951 2305 9229 66

2. Article Number (Transfer from service label)

7022 2410 0002 9255 3534

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

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

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

Domestic Return Receipt

CERTIFIED MAIL®



7022 2410 0002 9255 3534

Item 5B.



ipal Drive
Florida 33708

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2590
Case Number: 2023.3683

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:

Nelson, William H
Henkel, Gary
301 Boca Ciega Dr
Madeira Beach FL 33708



gm 9590 9402 7951 2305 9229 66

2. Article Number (Transfer from service label)

7022 2410 0002 9255 3534

COMPLETE THIS SECTION ON DELIVERY

Item 5B.

A. Signature

X

B. Received by (Printed Name)

Wm S

C. Date of Delivery

11/24/23

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

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

Insured Mail

Insured Mail Restricted Delivery (over \$500)

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

Domestic Return Receipt

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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3683

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

Respondents.

RE Property: 301 BOCA CIEGA DR **Parcel #** 15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **29th** day of July, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 110-446. - Applicability of division.

(2) Building permits required. All fences and walls must comply with established building permit procedures.

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 19 day of JULY, 2024.


Grace Mills, Code Compliance Officer
City of Madeira Beach

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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3683

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590
Respondents.

RE Property: 301 Boca Ciega Dr

Parcel # 15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 19 day of July, 2024, I mailed a copy of the attached NOTICE OF HEARING via
Certified Mail, Return Receipt Requested.

On the 19 day of July, 2024, I mailed a copy of the attached NOTICE OF HEARING via First
Class mail.

On the 19 day of July, 2024, I posted a copy of the attached NOTICE OF HEARING on the
property located at 301 Boca Ciega Dr, Parcel # 15-31-15-65322-026-0260 the City of Madeira
Beach.

On the 19 day of July, 2024, I caused the attached NOTICE OF HEARING to be posted at
the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said
papers remain posted at the Municipal Government Offices for a period of not less than ten
days from the date of posting.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 19th day of July, 2024, by Grace Mills, who is personally known to me, or produced as identification. My Commission Expires: 03/15/27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison



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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3683

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADIERA BEACH, FL 33708-2590

Respondents.

RE Property: 301 BOCA CIEGA DR

Parcel # 15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.


A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 110-446. - Applicability of division.

(2) Building permits required. All fences and walls must comply with established building permit procedures.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

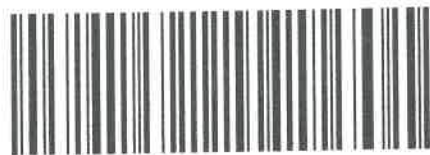
I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



Grace Mills, Code Compliance Officer
City of Madeira Beach



CERTIFIED MAIL®



7019 2970 0000 5515 2670

Item 5B.

icipal Drive
h, Florida 33708

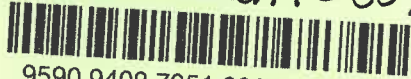
NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

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:

Nelson, William H
Henkel, Gary
301 Boca Ciega Dr
Madeira Beach FL 33708



9590 9402 7951 2305 9234 75

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2670

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

nsured Mail Restricted Delivery
over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted
Delivery

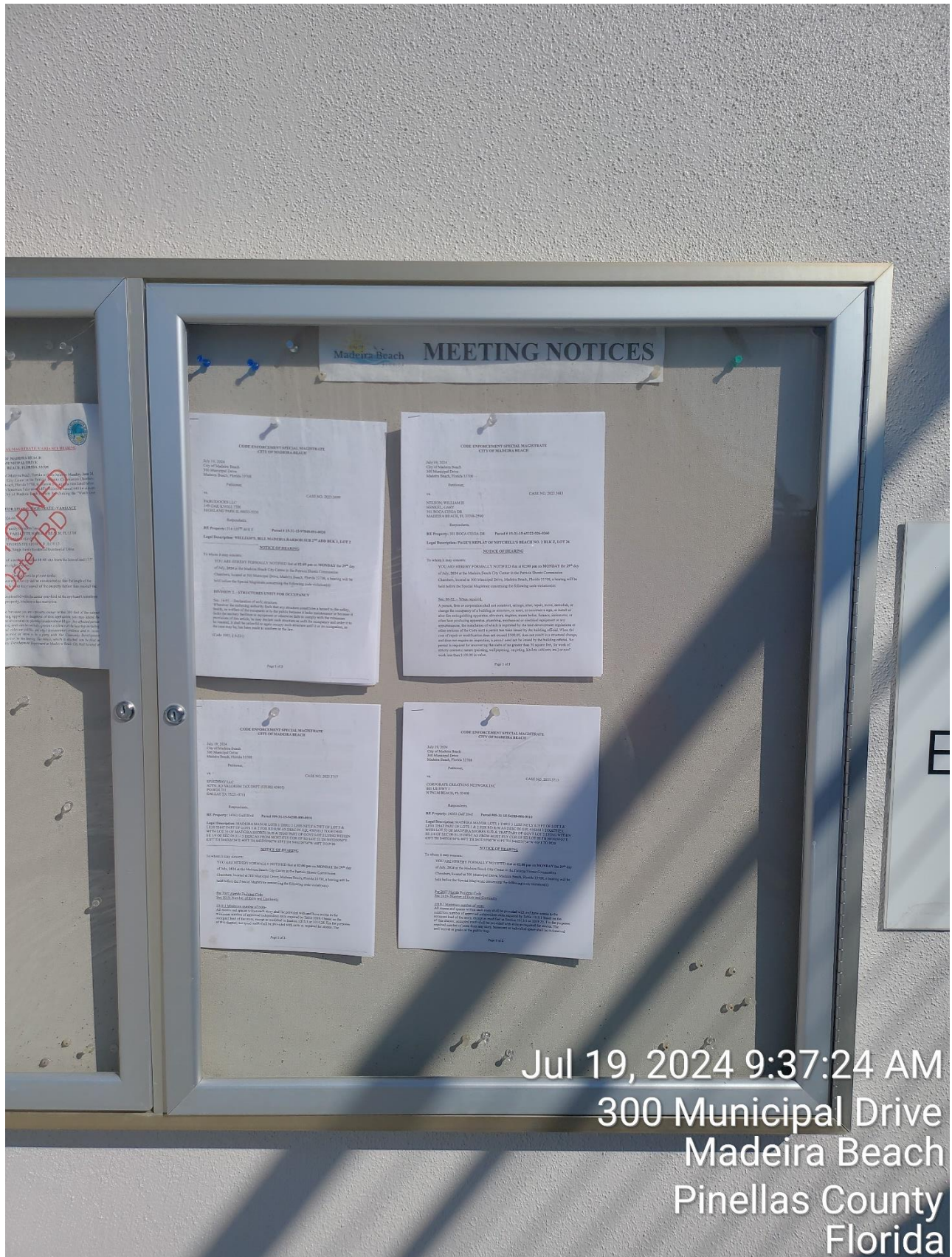
☐ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery

Domestic Return Receipt

Item 5B.





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

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

Petitioner,

vs.

CASE NO. 2023.3608

HOLCOMB, JOHN SCOTT
HOLCOMB, JENNIFER LYNN
572 JOHNS PASS AVE
MADEIRA BEACH FL 33708

Respondents.

RE Property: 572 JOHNS PASS AVE **Parcel #** 10-31-15-19998-000-0860

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 86

NOTICE OF HEARING

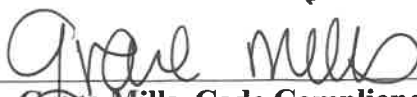
To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **29th** day of July, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate on Respondent's Email request for Motion for Extension of Time to Comply with Magistrate Order dated July 9, 2024 :

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 22 day of July, 2024.



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3608

HOLCOMB, JOHN SCOTT
HOLCOMB, JENNIFER LYNN
572 JOHNS PASS AVE
MADEIRA BEACH FL 33708

Respondents.

RE Property: 572 JOHNS PASS AVE **Parcel #10-31-15-19998-000-0860**

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 86

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 22 day of July, 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 22 day of July, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 22 day of July, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 572 Johns Pass Ave, Parcel # 10-31-15-19998-000-0860 the City of Madeira Beach.

On the 22 day of July, 2024, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than seven days from the date of posting.

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

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of
☒ physical presence or _____ online notarization, this 22nd day of July, 2024, by Grace
 Mills, who is personally known to me, or produced _____ as identification. My
 Commission Expires: 03/15/27

Notary Public- State of Florida

Samantha Arison
 Print or type Name. Samantha Arison





7019 2970 0000 5515 2793

Item 6A.

pal Drive
Florida 33708

HOLCOMB, JOHN SCOTT
HOLCOMB, JENNIFER LYNN
572 JOHNS PASS AVE
MADEIRA BEACH FL 33708

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

John Scott Holcomb
Jennifer Lynn Holcomb
572 Johns Pass Ave
Madera Beach FL 33708



9590 9402 7951 2305 9235 12

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2793

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☐ Registered Mail Restricted Delivery (over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Item 6A.

Domestic Return Receipt

From: Scott <scott.holcomb@gmail.com>
Sent: Tuesday, July 9, 2024 8:02 PM
To: Valdes, Bart R. <bvaldes@dsklawgroup.com>
Subject: [EXT]Madeira Beach Case Number 2023.3608

Special Magistrate Valdes,

Please excuse my intrusion if this is not where you receive City emails but I could not find another email address for you on the City's website.

This is John Holcomb of 572 John's Pass Avenue. The purpose of this email is to ask if you would be willing to put my lien of \$100/day for being non-compliant with my outdoor kitchen on hold.

As you know, there has been an ordinance change recently that now allows for outdoor kitchens. My contractor (Antoine "Ted" Bociek) and I met with City Manager, Robin Gomez, Community Development Engineer, Marci Forbes, and Community Development Director, Jenny Rowan.

I believe Frank DeSantis, CBO Building Official was also in attendance. A gentleman came in after we had started the meeting but did not introduce himself but his badge said Frank so I am assuming this was Frank DeSantis.

During this meeting, we discussed Ordinance 2024-02, specifically Sections 110-4726 paragraph 2 and 110-491. At the recommendation of Mr. Gomez, I am emailing you to ask if you may allow an indefinite stoppage of the \$100/day fine while my contractor and I work with City officials to determine how the aforementioned revised sections of the Ordinance 2024-02 affects my situation.

It was agreed during the meeting that my contractor, Mr. Bociek, would take measurements of the kitchen along with other particulars involving electrical and plumbing hookups, etc., and provide it to Ms. Forbes along with a survey of the property to determine if a) we are now in compliance, or b) what modifications would need to be made in order to be in compliance with the revised sections of the ordinance.

It has always been my intention to be in compliance with the City but was trying to avoid destroying a \$60,000 outdoor kitchen if it could be avoided with the revised sections of the ordinance.

I appreciate your review of my case. I would be happy to answer any further questions you may have relating to this matter.

Thank you

John "Scott" Holcomb

572 John's Pass Avenue

Madeira Beach, FL 33708

813-951-3244

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2023.3608

Petitioner,

vs.

HOLCOMB, JOHN SCOTT
HOLCOMB, JENNIFER LYNN
572 Johns Pass Ave.
Madeira Beach, FL 33708,

Respondents.

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER IMPOSING FINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on October 23, 2023, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Grace Mills provided testimony on behalf of the City.

2. The contractor, Antonce Bociek, appeared on behalf of the Respondents and admitted to the violations.

3. Jean Farnan provided public comment indicating a violation occurred.

4. The property in question is located at 572 Johns Pass Ave., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

CRYSTAL ISLAND 2ND ADD LOT 86

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.

6. The Respondents were notified that Respondents were in violation of the following section of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52.- Same- When Required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 110-471. - Building permits required.

Building permits are required for the construction or placement of all accessory structures.

Sec. 110-719. - Fencing.

All swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet and in compliance with the provisions of article VI, division 3 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is thirty (30) days from the date of the Hearing.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Sections 86-52, 110-471, and 110-719 of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation within 30 days, by taking the remedial action as set forth in the Notice of Violation, and stated on the record at the hearing, which is to apply for and obtain and after-the-fact building permit and comply with City Code. If the permit cannot be obtained, the structure must be removed. Also, proper fencing will need to be constructed in regard to the pool in compliance with Florida Statutes and City Code.

11. If the Respondents fail to timely comply with the remedial action set forth above, a fine shall be imposed in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after 30 days, and the fine

shall continue to accrue until such time as the Property is brought into compliance.

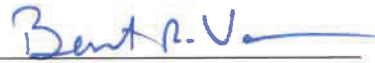
12. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 31st day of October, 2023.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail, regular mail and electronic mail to: **John Scott Holcomb and Jennifer Lynn Holcomb, 572 Johns Pass Ave., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 31st day of October, 2023.



Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova 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. Ss. 162-11.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2023.3608

Petitioner,

vs.

HOLCOMB, JOHN SCOTT
HOLCOMB, JENNIFER LYNN
572 Johns Pass Ave.
Madeira Beach, FL 33708,

Respondents.

**ORDER OF NON-COMPLIANCE AND
ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on May 20, 2024, after due notice to the Respondents, and the Special Magistrate having reviewed all filings, received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The Respondents and the property located at 572 Johns Pass Ave., Madeira Beach, FL 33708 (the "Property") were found to be in violation of Section(s) 86-52, 110-471, and 110-719, of the Code of Ordinances of the City of Madeira Beach based on the Findings of Fact, Conclusion of Law and Order Imposing Fine dated October 31, 2023.

2. The Respondents did not bring the property into compliance by the compliance deadline and are still not in compliance.

3. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 24th day of May, 2024.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **John Scott Holcomb and Jennifer Lynn Holcomb, 572 Johns Pass Ave., Madeira Beach, FL**

33708; and by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 24th day of May, 2024.



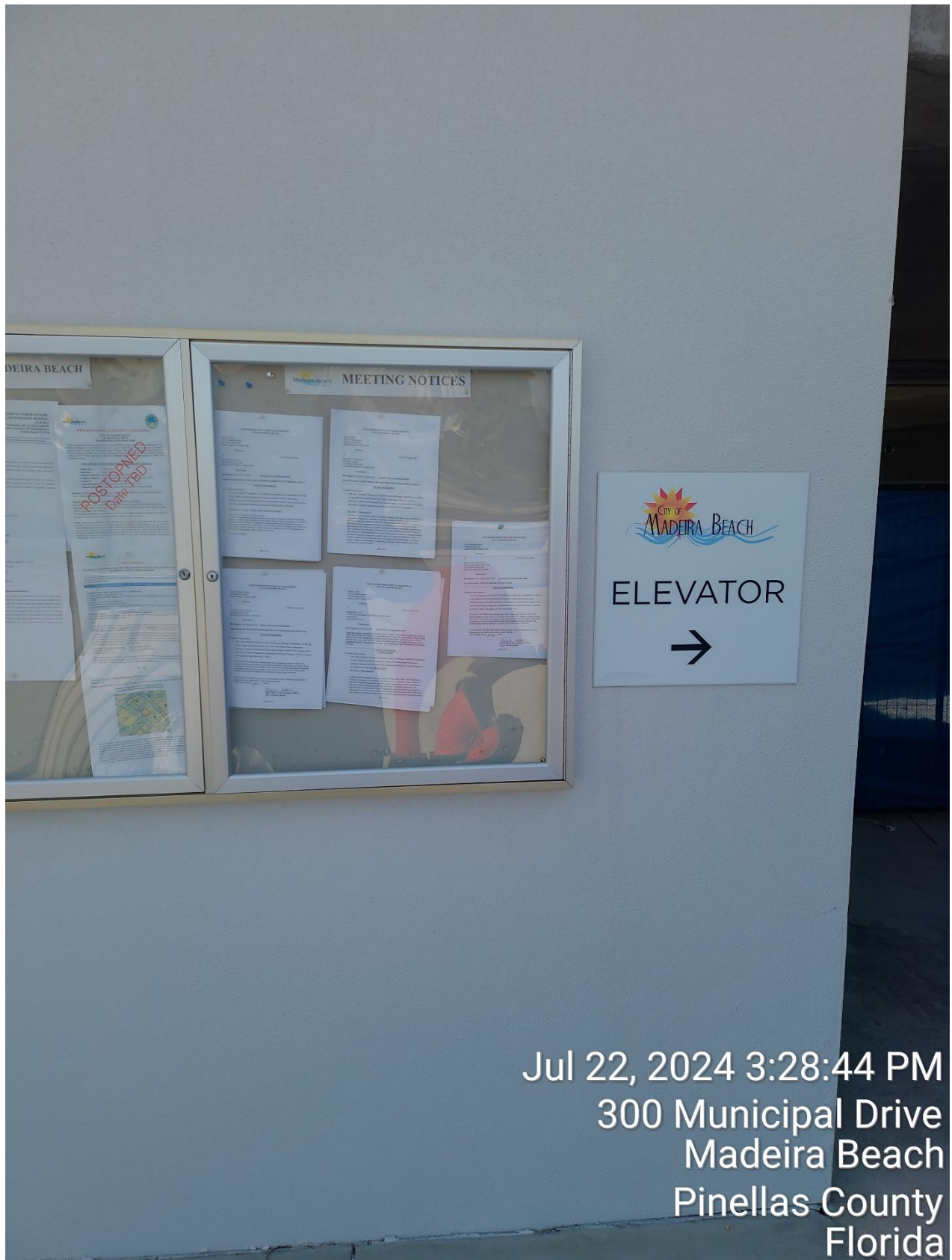
Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova 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. Ss. 162-11.



572 Johns Pass Ave
Madeira Beach, FL
Jul 22, 2024 2:22:56 PM



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

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

Petitioner,

vs.

CASE NO. 2022.3526

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH FL 33708-2343

Respondents.

RE Property: 590 Normandy Rd **Parcel #** 10-31-15-43272-000-0430

Legal Description: ISLAND ESTATES UNIT NO. 1 N ½ LOT 43 & S 49 FT OF LOT 42

NOTICE OF HEARING


To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **29th** day of July, **2024** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate on Respondent's Motion for Extension of Time to Comply with Magistrate Order dated July 17, 2024 :

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 22 day of July, 2024.



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3526

VESTGAARDEN, TOV I
590 NORMANDY RD
MADEIRA BEACH FL 33708

Respondents.

RE Property: 590 NORMANDY RD **Parcel #**10-31-15-43272-000-0430

Legal Description: ISLAND ESTATES UNIT NO. 1 N ½ LOT 43 & S 49 FT OF LOT
42 _____

AFFIDAVIT OF SERVICE

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

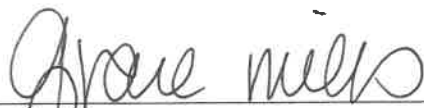
That pursuant to Florida Statute 162.12,

On the 22 day of July, 2024, I mailed a copy of the attached NOTICE OF HEARING via
Certified Mail, Return Receipt Requested.

On the 22 day of July, 2024, I mailed a copy of the attached NOTICE OF HEARING via First
Class mail.

On the 22 day of July, 2024, I posted a copy of the attached NOTICE OF HEARING on the
property located at 590 Normandy Rd, Parcel # 10-31-15-43272-000-0430 the City of Madeira
Beach.

On the 22 day of July, 2024, I caused the attached NOTICE OF HEARING to be posted at
the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said
papers remain posted at the Municipal Government Offices for a period of not less than
seven days from the date of posting.



Grace Mills, Code Compliance Officer
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or _____ online notarization, this 22nd day of July, 2024, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: 03/15/27

Notary Public- State of Florida



Print or type Name. Samantha Arison



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Vestgaarden, TOV I
590 Normandy Rd
Wadeira Beach FL 33708



9590 9402 5087 9092 7744 02

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2731

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

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Item 6B.



7019 2970 0000 5515 2731

Item 6B.

Principal Drive
Madeira Beach, Florida 33708

VESTGAARDEN, TOVI
590 NORMANDY RD
MADEIRA BEACH FL 33708-2343

Respondents.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2022.3526

Petitioner,

vs.

VESTGAARDEN, TOV I.,
590 Normandy Rd.
Madeira Beach, FL 33708,

Respondent.

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER IMPOSING FINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on February 26, 2024, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Grace Mills provided testimony on behalf of the City.
2. Tov Vestgaarden appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 590 Normandy Rd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

ISLAND ESTATES UNIT NO. 1 N 1/2 LOT 43 & S 49 FT OF LOT 42

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, Florida Statutes.
6. The Respondent was notified that Respondent was in violation of the following section of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52.- Same- When Required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish,

or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is ninety (90) days from the date of the Hearing.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:


9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation within 90 days, by taking the remedial action as set forth in the Notice of Violation, and stated on the record at the hearing, which is to apply for and obtain and after-the-fact building permit and comply with City Code. If the permit cannot be obtained, the structure must be removed, or somehow brought into compliance with City Code.

11. If the Respondent fails to timely comply with the remedial action set forth above, a fine shall be imposed in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after 90 days, and the fine shall continue to accrue until such time as the Property is brought into compliance.

12. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 5th day of March, 2024.


Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail, regular mail and electronic mail to: **Tov I. Vestgaarden, 590 Norman Rd., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 5th day of March, 2024.


Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova 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. Ss. 162-11.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2022.3526

Petitioner,

vs.

VESTGAARDEN, TOV I.,
590 Normandy Rd.
Madeira Beach, FL 33708,


Respondent.

ORDER EXTENDING COMPLIANCE DEADLINE


THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on May 20, 2024, after due notice to the Respondent, and the Special Magistrate having considered the Respondent's request for an extension of the compliance deadline, heard argument of counsel, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The deadline for compliance set forth in the Findings of Fact, Conclusion of Law and Order Imposing Fine dated March 5, 2024, is extended to July 22, 2024.

DONE AND ORDERED this 24th day of May, 2024.


Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **Tov I. Vestgaarden, 590 Norman Rd., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; **Timothy Driscoll, Esq., 146 2nd St. N., Ste. 310, St. Petersburg, FL 33701 (Driscoll.lawfirm@gmail.com)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 24th day of May, 2024.


Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova 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. Ss. 162-11.

COPY

Item 6B.

JUL17 '24 3:56PM

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

CITY CLERK

CITY OF MADEIRA BEACH,

Petitioner,

CASE NO. 2022.3526

v.

**TOV I. VESTGAARDEN
590 NORMANDY ROAD
MADEIRA BEACH, FL 33708-2343,**

Respondent.

RE: 590 Normandy Road
Parcel #:10-31-15-43272-000-0430
Legal: Island Estates Unit No. 1,
N ½ Lot 43 & S 49 Ft Lot 42,

MOTION FOR EXTENSION OF TIME TO COMPLY WITH MAGISTRATE ORDER

Respondent, **TOV I. VESTGAARDEN**, hereby files this Motion for Extension of Time to Comply with Magistrate Order, on the following grounds:

1. On March 5, 2024 the Magistrate issued an order requiring Respondent to seek permits for or remove a Chickee Hut on Respondent's property within 90 days or face daily fines.
2. On May 3, 2024 Respondent filed an application with the City of Madeira Beach for the required permits, which were denied on May 6, 2024.
3. On May 8, 2024 Respondent filed a motion for extension to the Magistrate's order to comply.
4. On May 20, 2024 the Magistrate granted the motion for extension allowing an extension of time until July 22, 2024 to comply.

5. Respondent has engaged in extensive discussions with city officials in an effort to address issues relating to the Chickee Hut, without reaching a resolution, including a rejected request to convert the Hut into playground equipment.
6. Respondent is seeking a permit under revised rules approved by the City Commission on June 12, 2024 that would allow the Chickee Hut on another location on Respondent's property.
7. Respondent is in need of additional time to obtain the aforesaid permit and relocate the Chickee Hut to another location on Respondent's property.
8. Respondent is in need of an additional 90 days in order to proceed as outlined.
9. This motion will not prejudice the petitioner, and is not interposed for the purpose of delay.
10. Justice requires that this motion be granted.
11. Respondent has been diligently working with the City to resolve the issues surrounding the Chickee Hut from the time of the original Magistrate order and from the extension granted.
12. This action was not initiated in response to a citizen complaint.

WHEREFORE, Respondent respectfully requests the Magistrate grant this Motion for Extension of Time to Comply with Magistrate Order allow until October 15, 2024 to obtain the required permits in this matter.

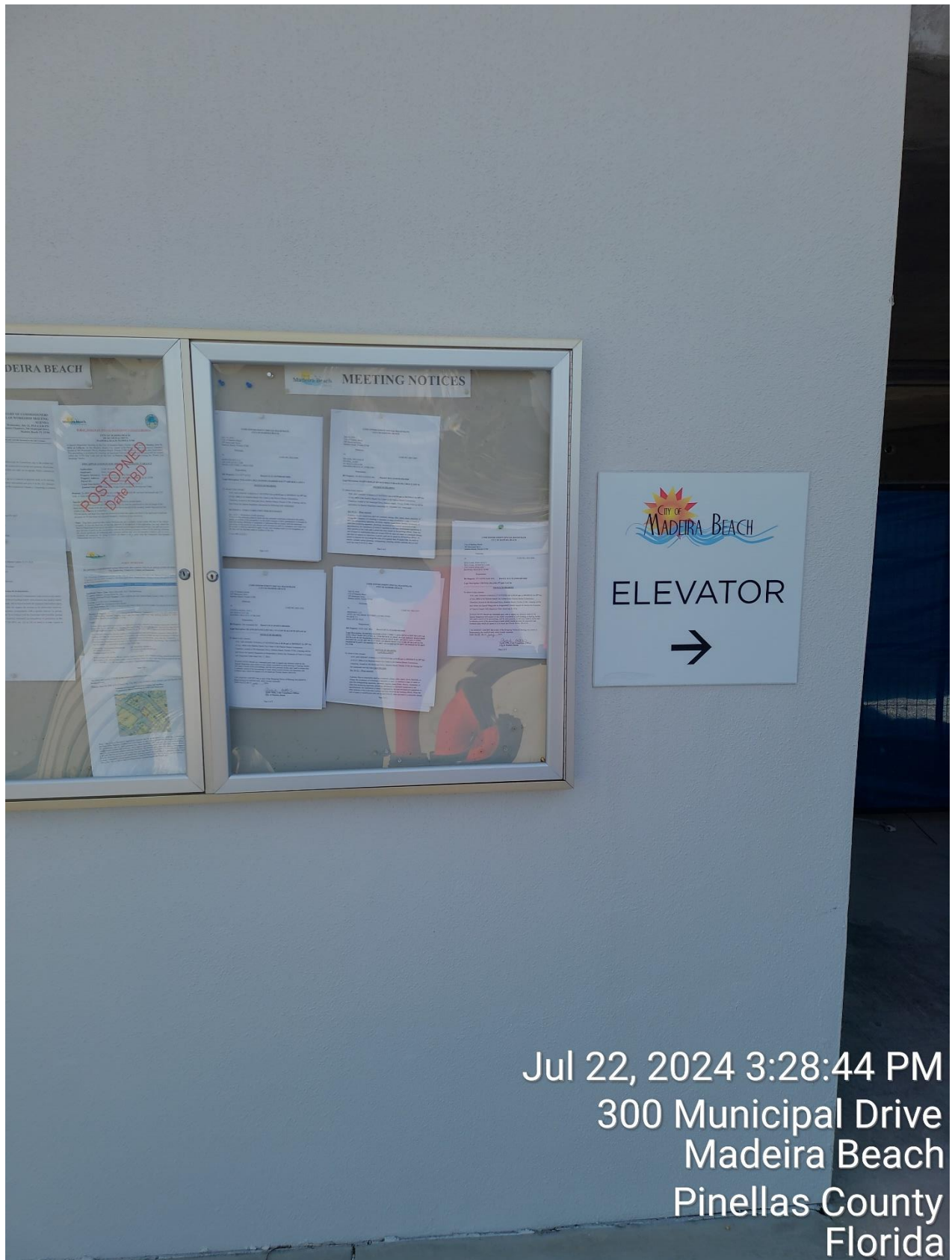
Respectfully submitted this 17th day of July, 2024.



 TOV I. VESTGAARDEN



590 Normandy Rd
Madeira Beach, FL
Jul 22, 2024 2:26:51 PM



Jul 22, 2024 3:28:44 PM
300 Municipal Drive
Madeira Beach
Pinellas County
Florida