



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

**Monday, February 26, 2024 at 2:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

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

1. CALL TO ORDER

2. PUBLIC COMMENT

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

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

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

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. CE-24-0023 480 129th Ave E

B. 2022.3526 590 Normandy Rd

C. 2022.3537 544 Johns Pass Ave

6. OLD BUSINESS

7. ADJOURNMENT

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-0002

Petitioner,

vs.

DE CANDIDO, GABRIEL TRE DE CANDIDO,
GABRIEL A., & PATRICIA H TRUST,
441 129th Ave. E.
Madeira Beach, Florida 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 January 22, 2024, 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 Deputy Cory Snyder, provided testimony on behalf of the City.
2. Gabriel De Candido and Lisa Erickson appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 441 129th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

WILLIAM'S, BILL MADEIRA HARBOR SUB 2ND ADD BLK 2, LOT 10 & VAC ST

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. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the

countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. 2018-07, § 1, 7-11-18)

Sec. 62.33- Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article. (Code 1983, § 11-101(B); Ord. No. 1111, § 3, 5-8-07)

Sec. 34-503- Registration required.

(a) It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division.

(b) A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if; (1) The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and (2) The residential property is not in violation of any section of the Code of Ordinances; and (3) An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and (4) That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015. (Ord. No. 2015-13, § 1, 11-10-15)

7. The violations 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 violations and bringing the Property into compliance is on or before January 30, 2024.

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

1. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 110-201, 62-33, and 34-503 of the Code of Ordinances of the City of Madeira Beach.

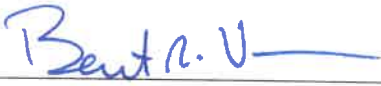
2. The Respondents shall correct the above stated violations on or before January 30, 2024, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing. The Respondents shall cease leasing the Property for less than 90 days, pay the business taxes owed, and comply with § 62-33, and § 34-503 of the Code of Ordinances of the City of Madeira Beach.

3. Upon complying, the Respondents shall notify the Code Compliance Officer, at the City of Madeira Beach, who shall then inspect the property to confirm compliance has been accomplished.

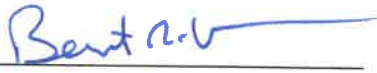
4. If the Respondents fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after January 30, 2024, and the fine shall continue to accrue until such time as the Property is brought into compliance.

5. 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 6th day of February, 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: **De Candidio, Gabriel Tre De Candidio, Gabriel A & Patricia H Trust, 441 129th Ave. E., Madeira Beach, FL 33708; and 12521 Frank Dr. N., Seminole, FL 33776;** 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 6th day of February, 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. 162-111.



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 16-Feb-2024)

Parcel Number

15-31-15-97866-001-0040

Owner Name

DE CANDIDO, GABRIEL A
DE CANDIDO, GABRIEL A TRE

Property Use

0820 Duplex-Triplex-Fourplex

Site Address

480 129TH AVE E
MADEIRA BEACH, FL 33708

Mailing Address

12521 FRANK DR
SEMINOLE, FL 33776-1717

Legal Description

WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

Current Tax District

MADEIRA BEACH (MB)

Year Built

1956

Heated SF	Gross SF	Living Units	Buildings
2,620	3,030	2	1

Parcel Map

Item 5A.



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc...) will not display here).
2024	No	0%		
2023	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22382/2254		121030278021	A	Current FEMA Maps	Check for EC	Zoning Map	32/7

2023 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$1,150,000	\$1,078,437	\$1,028,437	\$1,053,437	\$1,028,437

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Y	\$790,000	\$219,732	\$169,732	\$194,732	\$169,732

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5A.
2021	Y	\$475,500	\$213,332	\$163,332	\$188,332	\$163,332	
2020	Y	\$487,054	\$210,387	\$160,387	\$185,387	\$160,387	
2019	Y	\$435,623	\$205,657	\$155,657	\$180,657	\$155,657	
2018	Y	\$410,166	\$201,822	\$151,822	\$176,822	\$151,822	

2023 Tax Information

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

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	16.1412	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
21-Mar-2023	\$1,550,000	Q	I	THEIS ERIC A	DE CANDIDO GABRIEL A	22382/2254
18-Mar-2022	\$950,000	Q	I	KISCO, STEPHEN W	THEIS, ERIC A	21983/1110
13-Jun-1997	\$76,900	U	I	KISCO STEPHEN W	KISCO, STEPHEN W.	09741/0285
13-Jun-1997	\$93,700	U	I	KISCO VIVIENNE M	KISCO, STEPHEN W.	09741/0284
03-Mar-1994	\$155,000	Q	I	JOHNSON WALTER S III	KISCO, STEPHEN W.	08585/0713

2023 Land Information

Land Area: 0.1145 acres | 4,988 sf Frontage and/or View: Canal/River Seawall: Yes

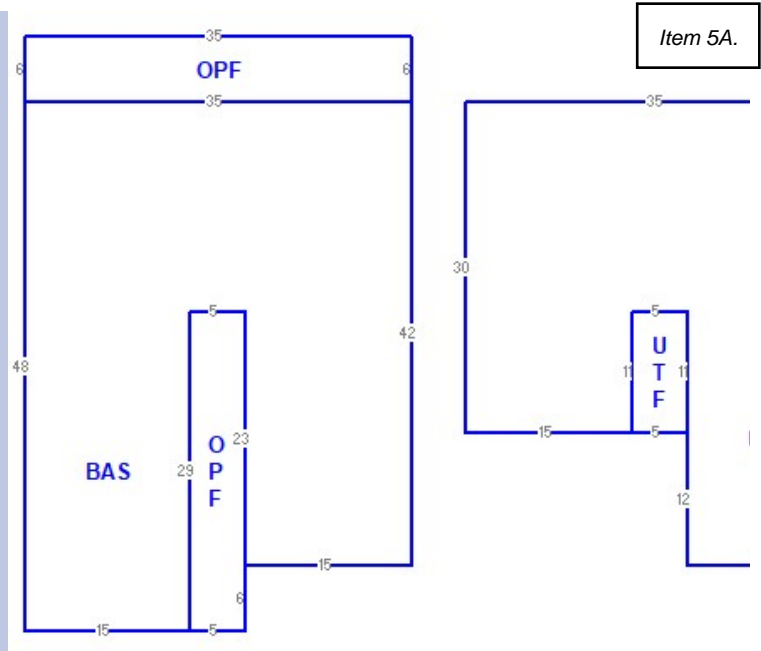
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	53x95	\$23,000	52.50	FF	1.0379	\$1,253,264

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation: Continuous Footing Poured	Base (BAS):	1,445	1,445
Floor System: Slab On Grade	Upper Story (USF):	1,175	1,175
Exterior Walls: Cb Stucco/Cb Reclad	Open Porch (OPF):	0	355
Unit Stories: 2	Utility (UTF):	0	55
Living Units: 2	Total Area SF:	2,620	3,030
Roof Frame: Gable Or Hip			
Roof Cover: Shingle Composition			
Year Built: 1956			
Building Type: Duplex - 4-Plex			
Quality: Average			
Floor Finish: Carpet/Hardtile/Hardwood			

Structural Elements

Interior Finish: Drywall/Plaster
 Heating: Central Duct
 Cooling: Cooling (Central)
 Fixtures: 9
 Effective Age: 26



2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$58.00	156.0	\$9,048	\$3,619	1998
PATIO/DECK	\$14.00	176.0	\$2,464	\$986	1999
PATIO/DECK	\$44.00	360.0	\$15,840	\$6,336	1970
PATIO/DECK	\$44.00	210.0	\$9,240	\$3,696	1970

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
BR20230025	ADDITION/REMODEL/RENOVATION	01/09/2023	\$18,500
D&L20221053	DOCK	11/18/2022	\$25,000
WND-22-00878	DOCK	11/14/2022	\$0
F20220463	FENCE	05/27/2022	\$1,900
20220322	ADDITION/REMODEL/RENOVATION	04/18/2022	\$15,600
20220283	DEMOLITION	04/07/2022	\$500
B20220030	WINDOWS/DOORS	01/13/2022	\$2,255
B5181	WINDOWS/DOORS	11/24/2020	\$2,210

Permit Number	Description	Issue Date	Estimated	Item 5A.
R4452	ROOF	02/08/2020	\$6,950	
B3900		07/26/2019	\$1,430	

Charles W. Thomas

pinellas county tax collector

[Search](#) > Account Summary

Real Estate Account #R166785

Owner:

DE CANDIDO, GABRIEL A
DE CANDIDO, GABRIEL A TRE

Situs:

480 129TH AVE E
MADEIRA BEACH

[Parcel details](#)

[Property Appraiser](#)

Homestead Exemption



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2023** for **\$16,078.71**.

[Apply for the 2024 installment payment plan](#)

Account History

BILL	AMOUNT DUE
2023 Annual Bill ⓘ	\$0.00 Print (PDF)
2022 Annual Bill ⓘ	\$0.00 Print (PDF)
2021 Annual Bill ⓘ	\$0.00 Print (PDF)
2020 Annual Bill ⓘ	\$0.00 Print (PDF)
2019 Annual Bill ⓘ	\$0.00 Print (PDF)
2018 Annual Bill ⓘ	\$0.00 Print (PDF)
2017 Annual Bill ⓘ	\$0.00 Print (PDF)
2016 Annual Bill ⓘ	\$0.00 Print (PDF)
2015 Annual Bill ⓘ	\$0.00 Print (PDF)
2014 Annual Bill ⓘ	\$0.00 Print (PDF)
2013 Annual Bill ⓘ	\$0.00 Print (PDF)
Total Amount Due	\$0.00

BILL	AMOUNT DUE
2012 Annual Bill ⓘ	\$0.00
2011 Annual Bill ⓘ	\$0.00
2010 Annual Bill ⓘ	\$0.00
2009 Annual Bill ⓘ	\$0.00
2008 Annual Bill ⓘ	\$0.00
2007 Annual Bill ⓘ	\$0.00
2006 Annual Bill ⓘ	\$0.00
2005 Annual Bill ⓘ	\$0.00
2004 Annual Bill ⓘ	\$0.00
2003 Annual Bill ⓘ	\$0.00
2002 Annual Bill ⓘ	\$0.00
2001 Annual Bill ⓘ	\$0.00
2000 Annual Bill ⓘ	\$0.00
1999 Annual Bill ⓘ	\$0.00
Total Amount Due	\$0.00

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CITY OF MADEIRA BEACH
COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131



- NOTICE OF VIOLATION -

DECANDIDO, GABRIEL TRE
 12521 FRANK DR
 SEMINOLE, FL 33776

Case No: CE-24-0023
 RE: 480 129TH AVE E

INSPECTION DATE: February 9, 2024
PARCEL NUMBER: 15-31-15-97866-001-0040
LEGAL DESCRIPTION: WILLIAM'S

Dear OWNER,

February 9, 2024

An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violations were found to exist;

Specifically, your property is in violation of the following:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)

Code Section:	Corrective Action:	Compliance Due Date:
110-201	CEASE SHORT TERM RENTAL ACTIVITY. 90 DAY RENTAL MINIMUM	CEASE IMMEDIATELY

The violation(s) must be corrected IMMEDIATELY. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

If you should have any questions or concerns, please do not hesitate to contact me.

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:
 DECAWDO, GABRIEL TRE
 12521 FRAUD DR
 SEMINOLE, FL 33776

2. Article Number (Transfer from Article Label)
 7019 2970 0000 5514 1667

PS Form 3811, July 2020 PSN 7590-02-900-9003

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X

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

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

3. Service Type

<input type="checkbox"/> Add 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"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

7019 2970 0000 5514 1667

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CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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OFFICIAL USE

Certified Mail Fee

<input type="checkbox"/> Basic Service & First Class Mail, and fee as appropriate	\$ _____
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postage and Fees

Postmark Here

To: DECAWDO, GABRIEL TRE
 12521 FRAUD DR
 SEMINOLE, FL 33776

PS Form 3800, April 2015 PSN 7590-02-900-9002 See Reverse for Instructions



300 Municipal Drive
Madeira Beach, Florida 33708

DECANDIDO, GABRIEL TRE
12521 FRANK DR
SEMINOLE, FL 33776
INSPECTION DATE: February 9, 2024



CERTIFIED MAIL



quodient
FIRST-CLASS MAIL
IM1
\$008.69 2
02/09/2024 ZIP 33708
043M31233717

US POSTAGE

7019 2970 0000 5514 1667

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Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

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 Return Receipt (electronic)
 Certified Mail Restricted Delivery
 Adult Signature Required
 Adult Signature Restricted Delivery

Postage _____

2. Total Postage and Fees _____

3. Postmark Here _____

4. Recipient Name _____

5. Recipient Address _____

6. City, State, ZIP+4® _____

7. Signature _____

8. See Reverse for Instructions

9. Form 3800, April 2015 (with 2024 revision) PSN 7530-01-000-9000

Code Enforcement Case: CE-24-0023

Entered on: 02/09/2024 00:00

Printed on: 02/17/2024

Topic: Zoning
Due Date:
Initiated by: Police

Status: Open
Assigned To: Cory Snyder

Permit

Permit #: Business name: License #:

Property Location

Occupant Name:

Address: 480 129TH AVE E , 33708

Phone:

Cell #:

APN : 15-31-15-97866-001-0040

Owner Information

Owner Name: DECANDIDO, GABRIEL TRE

Address: 12521 FRANK DR
SEMINOLE, FL 33776

Phone:

Cell #:

Actions

Action	By	Date	Time	Note/Observation
Inspection	Cory Snyder	02/09/2024	10:11 am	DAVID ALLEN RENTED AIR B N B "LIZA" FROM JAN 2 OR 3RD, THROUGH THE END OF FEBRUARY. WIFE REPORTED CLOSE TO \$8,000 FOR 2 MONTHS.
Notice of Violation	Cory Snyder	02/09/2024	11:38 am	Send to (Owner)
Phone Call	Cory Snyder	02/10/2024	11:18 am	Phone call form David Allen. Property at 480 129th Ave E Was Retned from Jan 2nd through the end of February for 15,000. David Allen Walled Lake MI 248-255-2003.
Case Notes	Cory Snyder	02/16/2024	2:00 am	Special magistrate set for 2/26/2024 at 2 pm MB city hall.
NOH - Statement of Violation	Cory Snyder	02/16/2024	8:50 am	Send to (Owner)
NOH - Notice of Hearing	Cory Snyder	02/16/2024	9:35 am	Send to (Owner)
NOH - Affidavit of Service	Cory Snyder	02/16/2024	9:40 am	Send to (Owner)

Violations

#	Violation Type	Due Date	Status	Closed Date
1	R-2 Violations Corrections Required:Please make corrections to listed violations		Open	

Inspection Notes

Date: _____ Time: _____

Findings: _____



CITY OF MADEIRA BEACH
COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131



**SPECIAL MAGISTRATE
NOTICE OF HEARING**

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

vs.

DECANDIDO, GABRIEL TRE
12521 FRANK DR
SEMINOLE, FL 33776
Respondent,

RE: 480 129TH AVE E
PARCEL NUMBER: 15-31-15-97866-001-0040
LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

YOU ARE HEREBY FORMALLY NOTIFIED that at 2pm on Monday the 26th day of February, 2024 there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date 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 \$500.00 per day 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 be presented to the Madeira Beach Special Magistrate 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 to opportunity to present witnesses as well as



CITY OF MADEIRA BEACH

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SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

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

vs.

DECANDIDO, GABRIEL TRE
12521 FRANK DR
SEMINOLE, FL 33776
Respondent,

RE: 480 129TH AVE E
PARCEL NUMBER: 15-31-15-97866-001-0040
LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

AFFIDAVIT OF SERVICE

I, Cory Snyder, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:
That pursuant to Florida Statue 162.12,

On the 16th day of February, 2024, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 16th day of February, 2024, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 16th day of February, 2024, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 480 129th Ave E, WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4 in the City of Madeira Beach.

On the 16th day of February, 2024, I caused the attached **NOTICE OF HEARING/ORDER** to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, 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.



Deputy Cory Snyder, Deputy Sheriff

State of Florida
County of Pinellas

Before me on 16th day of February, 2024, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.



Notary

SEAL





CITY OF MADEIRA BEACH
COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131



**SPECIAL MAGISTRATE
STATEMENT OF VIOLATION/REQUEST FOR HEARING**

DECANDIDO, GABRIEL TRE
12521 FRANK DR
SEMINOLE, FL 33776

Case No: CE-24-0023
RE: 480 129TH AVE E

DATE: February 16, 2024
PARCEL NUMBER: 15-31-15-97866-001-0040
LEGAL DESCRIPTION: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

Code(s) which have been violated:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)

1. On 1/22/2024 Gabriel DeCandido was found in violation of 110-201 for R-2 violation at 441 129 Ave E
2. Gabriel Decandido was given until Jananuary 30th, 2024 to come into compliance.
3. On 02/09/2024, a Code Enforcement Case for the property listed was opened
4. On 02/09/2024, an inspection was conducted on the listed property identifying the listed violation(s).
5. On 02/09/24, a Notice of Violation was mailed and/or posted with instructions on how to remedy the violations listed.
6. On 02/16/2024, a Notice of Hearing was mailed and/or posted with a scheduled hearing date.

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 MADEIRA BEACH SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



CITY OF MADEIRA BEACH
COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 - FAX (727) 399-1131



- NOTICE OF VIOLATION -

DECANDIDO, GABRIEL TRE
 12521 FRANK DR
 SEMINOLE, FL 33776

Case No: CE-24-0023
 RE: 480 129TH AVE E

INSPECTION DATE: February 9, 2024
PARCEL NUMBER: 15-31-15-97866-001-0040
LEGAL DESCRIPTION: WILLIAM'S

Dear OWNER,

February 9, 2024

An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violations were found to exist;

Specifically, your property is in violation of the following:

Code Violation:	Code Section:	Violation:
R-2 Violations	110-201	The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. (Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08; Ord. No. §2018-07§, § 1, 7-11-18)

Code Section:	Corrective Action:	Compliance Due Date:
110-201	CEASE SHORT TERM RENTAL ACTIVITY. 90 DAY RENTAL MINIMUM	CEASE IMMEDIATELY

The violation(s) must be corrected IMMEDIATELY. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

If you should have any questions or concerns, please do not hesitate to contact me.



300 Municipal Drive
Madeira Beach, Florida 33708

DECANDIDO, GABRIEL TRE
12521 FRANK DR
SEMINOLE, FL 33776
DATE: February 16, 2024
BARCEL NUMBER: 1531-15-97866-001-0040



7019 2970 0000 5514 1681



quadrant
FIRST-CLASS MAIL
IM1
\$008.69
02/16/2024 ZIP 33708
043M31233717

US POSTAGE

Cash
RE:

7019 2970 0000 5514 1667

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT 2116
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ _____
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____
 Postage \$ _____
 Total Postage and Fees \$ _____

Sent To: DECANDIDO, GABRIEL TRE
 Street and Apt. No., or PO Box No. 12521 FRANK DR
 City, State, ZIP+4® SEMINOLE FL 33776

Postmark Here

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PLACE STICKER AT TOP OF MAILPIECE

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:

DECANDIDO, GABRIEL TRE
12521 FRANK DE N
SEMINOLE, FL 33776



9590 9402 7951 2305 9263 46

2. Article Number (Transfer from service label)
7019 2970 0000 5514 1681

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

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT 2116**
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

OFFICIAL USE

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$ _____

Return Receipt (electronic) \$ _____

Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$ _____

Total Postage and Fees \$ _____

Postmark Here

7019 2970 0000 5514 1667

Sent To: DECANDIDO, GABRIEL TRE

Street and Apt. No., or PO Box No.: 12521 FRANK DE N DR

City, State, ZIP+4®: SEMINOLE FL 33776

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



Thomas Trask

From: Grace Mills <GMills@madeirabeachfl.gov>
Sent: Monday, January 22, 2024 10:59 AM
To: tov@vestgaarden.com
Cc: Pinkard, Holden; Robin Gomez; DeSantis, Frank; Thomas Trask
Subject: RE: Hearing tomorrow

Mr. Vestgaarden,

Your case will be moved to be heard Monday, February 26, at 2:00PM. For any questions or concerns, please feel free to contact me via email or phone.

Thank you,

Grace Mills

Code Compliance Officer II
City of Madeira Beach
300 Municipal Dr. I (727) 391-9951 x298
www.Madeirabeachfl.gov



We are now using My Government Online (MGO). Click Here or scan QR Code to apply online for a permit, pay fees, and schedule inspections.



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From: Tov Vestgaarden <vestgaarden@gmail.com>
Sent: Sunday, January 21, 2024 4:50 PM
To: Robin Gomez <RGomez@madeirabeachfl.gov>
Cc: Tom Trask <tom@cityattorneys.legal>; Pinkard, Holden <HPinkard@madeirabeachfl.gov>
Subject: Re: Hearing tomorrow

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

Thank you Robin!

On Sun, Jan 21, 2024, 2:00 PM Robin Gomez <RGomez@madeirabeachfl.gov> wrote:

I cannot provide you an answer. I am copying our building and legal staff who will advise you tomorrow morning at the latest.

Thanks.
Robin I. Gomez
Madeira Beach City Manager
727.580.8014

From: Tov Vestgaarden <vestgaarden@gmail.com>
Sent: Sunday, January 21, 2024 1:49:58 PM
To: Robin Gomez <RGomez@madeirabeachfl.gov>
Subject: Hearing tomorrow

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Robin,

I hope all is well.

I work in the medical field and have a work related emergency. I will not be able to attend the hearing tomorrow. Can my part of the hearing be postponed till the next meeting?

Best regards,
Tov

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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.

_____ /

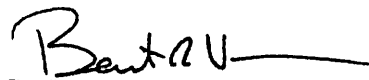
ORDER OF CONTINUANCE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on January 22, 2024, after due notice to the Respondent, and the Special Magistrate being advised in the premises:

IT IS ORDERED AND ADJUDGED AS FOLLOWS:

1. The City's request to continue the hearing is hereby GRANTED.
2. This matter shall be continued to the hearing on **February 26, 2024, at 2:00 p.m.**, at 300 Municipal Drive, Madeira Beach, Florida 33708.

DONE AND ORDERED this 6th day of February, 2024.



Bart R. Valdes
Special Magistrate

Copies furnished to:

Thomas Trask, City Attorney

Clara VanBlargan, City of Madeira Beach

Holden Pinkard, Building Dept. Operations Coordinator

Tov I. Vestgaarden
590 Normandy Rd.
Madeira Beach, FL 33708

Thomas Trask

From: Tov Vestgaarden <vestgaarden@gmail.com>
Sent: Tuesday, February 20, 2024 9:23 AM
To: Grace Mills
Cc: Pinkard, Holden; Thomas Trask; Robin Gomez; DeSantis, Frank
Subject: Re: Hearing tomorrow
Attachments: DFW TPA.jpg; TPA AUS.jpg

Grace,

My lawyer asked me to reach out to you. He will not be in town for the hearing on Monday. Is there any way we can get this postponed to the next meeting?

Please see my tickets attached to this e-mail. Austin on Saturday and return from Dallas on Wednesday.

Best regards,
Tov

On Tue, Feb 6, 2024 at 2:41 PM Tov Vestgaarden <vestgaarden@gmail.com> wrote:
Grace,

Thank you for your response.

Robin already told me that the Magistrate would tell me to tear it down, to which I responded: "Is there even a point in me going". Robin continued to explain that it is a process and that I needed to be there. Unfortunately I will be out of town, so I can't be at two places at once.

Best regards,
Tov

On Tue, Feb 6, 2024 at 1:52 PM Grace Mills <GMills@madeirabeachfl.gov> wrote:

Mr. Vestgaarden,

Thank you for your email, the City cannot support another continuance of this violation, and the mentioned case will remain on the agenda for February 26th at 02:00PM.

Sincerely,

Grace Mills

Code Compliance Officer II

City of Madeira Beach

300 Municipal Dr. I (727) 391-9951 x298

www.Madeirabeachfl.gov



We are now using My Government Online (MGO). Click Here or scan QR Code to apply online for a permit, pay fees, and schedule inspections.



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From: Tov Vestgaarden <vestgaarden@gmail.com>
Sent: Friday, February 2, 2024 7:33 AM
To: Grace Mills <GMills@madeirabeachfl.gov>
Subject: Re: Hearing tomorrow

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

Grace,

Thank you for understanding and for moving my hearing. Unfortunately, I will be in Texas for business on February 26th.

Best regards,

Tov

On Mon, Jan 22, 2024 at 10:59 AM Grace Mills <GMills@madeirabeachfl.gov> wrote:

Mr. Vestgaarden,

Your case will be moved to be heard Monday, February 26, at 2:00PM. For any questions or concerns, please feel free to contact me via email or phone.

Thank you,

Grace Mills

Code Compliance Officer II

City of Madeira Beach

300 Municipal Dr. I (727) 391-9951 x298

www.Madeirabeachfl.gov



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To: Robin Gomez <RGomez@madeirabeachfl.gov>
Cc: Tom Trask <tom@cityattorneys.legal>; Pinkard, Holden <HPinkard@madeirabeachfl.gov>
Subject: Re: Hearing tomorrow

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I cannot provide you an answer. I am copying our building and legal staff who will advise you tomorrow morning at the latest.

Thanks.

Robin I. Gomez

Madeira Beach City Manager

727.580.8014

From: Tov Vestgaarden <vestgaarden@gmail.com>
Sent: Sunday, January 21, 2024 1:49:58 PM
To: Robin Gomez <RGomez@madeirabeachfl.gov>
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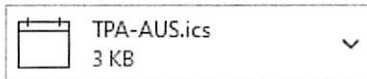
Concur Itinerary 02/24/2024: TRIP FROM TAMPA TO AUSTIN (3VUVWI)

Item 5B.




Concur Travel <TravelWizard@concur.com>
To: Tov Vestgaarden

If there are problems with how this message is displayed, click here to view it in a web browser.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.



Outlook found new events



Departs: Tampa (TPA), Sat, Feb 24 1:00 PM
Arrives: Austin (AUS), Sat, Feb 24 2:45 PM

View in calendar Check in

Flight to Austin

Southwest Airlines 496
Confirmation Code: 3VUVWI
2 hrs 45 min

Translate message to: Swedish Never translate from: English Translation preferences

Trip Overview

Trip Name: Trip from Tampa to Austin
Start Date: February 24, 2024
End Date: February 24, 2024
Created: February 14, 2024, Tov Vestgaarden (Modified: February 14, 2024)
Description: (No Description Available)
Agency Record Locator: 3VUVWI
Passengers: Tov I Vestgaarden
Total Estimated Cost: \$245.98 USD




Airfare must be ticketed by: 02/14/2024 11:00 PM Eastern

Agency Name: Gant Travel INDG22108 (No BE)
Address:
304 W Kirkwood Ave. - Suite 101
Bloomington, IN 47404
Phone: 630-227-3800
Email for Online Support: clientservices@ganttravel.com or call 630-227-3825
Email for reservations: TravelSupport@ganttravel.com After hours: 877-924-0303
Daytime Phone: 630-227-3800
Nighttime Phone: 877-924-0303

You can check in via the American app 24 hours before your flight and get your mobile boarding pass.

Confirmation code: **HOKGMM**

Wednesday, February 28, 2024

	DFW	AA 1650 
	Dallas/Fort Worth	
	8:36 AM	
	TPA	Seat: 3F
	Tampa	Class: Business (J)
	12:02 PM	Meals: Breakfast

[Manage your trip](#)

Earn 50,000 bonus miles
Plus great travel benefits. Terms Apply.
[Learn more](#)



Your purchase

Tov Vestgaarden - AAdvantage® #: 900****

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

10-31-15-43272-000-0430

[Compact Property Record Card](#)

[Tax Estimator](#)

Updated July 18, 2023

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
VESTGAARDEN, TOVI 590 NORMANDY RD MADEIRA BEACH FL 33708-2343	590 NORMANDY RD MADEIRA BEACH



[Property Use:](#) 0110 (Single Family Home) Current Tax District: MADEIRA BEACH ([MB](#)) Total Living: SF: 1,538 Total Gross SF: 2,544 Total Living Units: 1

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

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

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

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
15679/2566	\$1,083,400 Sales Query	121030278022	A	Current FEMA Maps	25/19

2023 Preliminary Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$944,498	\$397,105	\$347,105	\$372,105	\$347,105

[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	\$816,811	\$385,539	\$335,539	\$360,539	\$335,539
2021	Yes	\$633,672	\$374,310	\$324,310	\$349,310	\$324,310
2020	Yes	\$524,820	\$369,142	\$319,142	\$344,142	\$319,142
2019	Yes	\$498,405	\$360,843	\$310,843	\$335,843	\$310,843
2018	Yes	\$487,915	\$354,115	\$304,115	\$329,115	\$304,115
2017	Yes	\$446,019	\$337,754	\$287,754	\$312,754	\$287,754
2016	Yes	\$392,761	\$302,184	\$252,184	\$277,184	\$252,184
2015	Yes	\$352,148	\$300,083	\$250,083	\$275,083	\$250,083
2014	Yes	\$317,737	\$297,701	\$247,701	\$272,701	\$247,701
2013	Yes	\$320,988	\$293,301	\$243,301	\$268,301	\$243,301
2012	Yes	\$300,998	\$288,398	\$238,398	\$263,398	\$238,398
2011	Yes	\$279,998	\$279,998	\$229,998	\$254,998	\$229,998
2010	Yes	\$305,782	\$305,782	\$255,782	\$280,782	\$255,782
2009	Yes	\$389,728	\$389,728	\$339,728	\$364,728	\$339,728
2008	Yes	\$462,400	\$462,400	\$412,400	\$437,400	\$412,400
2007	Yes	\$512,700	\$449,855	\$424,855	N/A	\$424,855
2006	Yes	\$557,000	\$438,883	\$413,883	N/A	\$413,883
2005	Yes	\$426,100	\$426,100	\$401,100	N/A	\$401,100
2004	No	\$376,500	\$376,500	\$376,500	N/A	\$376,500
2003	No	\$307,100	\$307,100	\$307,100	N/A	\$307,100
2002	No	\$258,400	\$258,400	\$258,400	N/A	\$258,400
2001	No	\$189,900	\$189,900	\$189,900	N/A	\$189,900
2000	No	\$167,700	\$167,700	\$167,700	N/A	\$167,700
1999	No	\$146,300	\$146,300	\$146,300	N/A	\$146,300
1998	No	\$149,100	\$149,100	\$149,100	N/A	\$149,100
1997	No	\$139,000	\$139,000	\$114,000	N/A	\$114,000
1996	Yes	\$137,300	\$137,300	\$112,300	N/A	\$112,300

2022 Tax Information

2022 Tax Bill	Tax District: MB
2022 Final Millage Rate	16.2571
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
12 Mar 2007	15679 / 2566	\$550,000	Q	I
05 Jun 1997	09731 / 1112	\$179,000	Q	I
29 May 1996	09355 / 1933	\$29,000	U	
02 May 1988	06734 / 1166	\$1,000	U	

Item 5B.

[Exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions.](#)
 Please use our new [Tax Estimator](#) to estimate taxes under new ownership-2023 Land Information

Seawall: Yes

Frontage: Canal/River

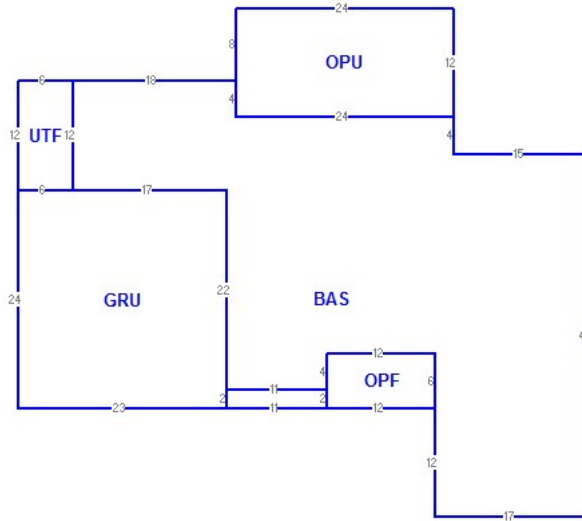
View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	77x120	13500.00	77.0000	1.0593	\$1,101,142	FF

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

Site Address: 590 NORMANDY RD

Building Type: **Single Family**
 Quality: **Average**
 Foundation: **Continuous Footing Poured**
 Floor System: **Slab On Grade**
 Exterior Wall: **Cb Stucco/Cb Reclad**
 Roof Frame: **Gable Or Hip**
 Roof Cover: **Shingle Composition**
 Stories: **1**
 Living units: **1**
 Floor Finish: **Carpet/Hardtile/Hardwood**
 Interior Finish: **Drywall/Plaster**
 Fixtures: **6**
 Year Built: **1955**
 Effective Age: **45**
 Heating: **Central Duct**
 Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Garage Unfinished (GRU)	0	552
Base (BAS)	1,538	1,538
Open Porch (OPF)	0	72
Open Porch Unfinished (OPU)	0	310
Utility (UTF)	0	72
Total Living SF: 1,538		Total Gross SF: 2,544

[\[click here to hide\]](#) 2023 Extra Features

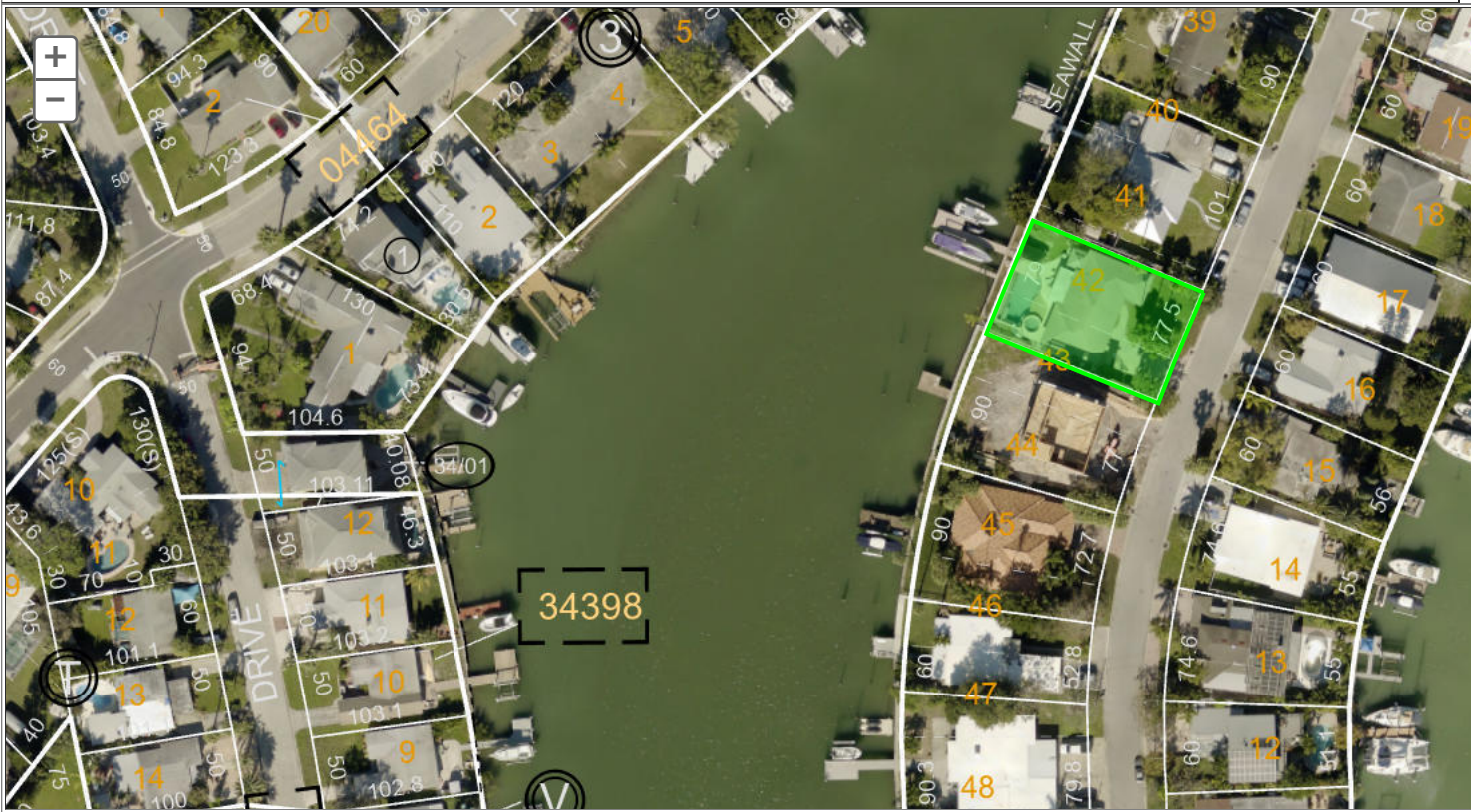
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PORCH	\$12.00	289.00	\$3,468.00	\$3,468.00	2020
BT LFT/DAV	\$16,000.00	1.00	\$16,000.00	\$8,000.00	2003
DOCK	\$56.00	530.00	\$29,680.00	\$25,525.00	2017
BT LFT/DAV	\$3,500.00	1.00	\$3,500.00	\$1,750.00	2003
PATIO/DECK	\$22.00	185.00	\$4,070.00	\$3,378.00	2016
SPA/JAC/HT	\$16,000.00	1.00	\$16,000.00	\$13,280.00	2016
POOL	\$55,000.00	1.00	\$55,000.00	\$45,650.00	2016

[\[click here to hide\]](#) Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
DEMO20230446	DEMOLITION	08 Jun 2023	\$935
P47461-17	DOCK	01 Apr 2018	\$0
P47461-17REV	DOCK	01 Feb 2018	\$0
D2003	BOAT LIFT/DAVIT	17 Oct 2017	\$29,275
DOCK	DOCK	12 Oct 2017	\$0
BR1743	MISCELLANEOUS	11 Jul 2017	\$2,000
487	POOL	20 Apr 2016	\$40,000
92	ROOF	07 Dec 2015	\$7,200
P3509804	DOCK	25 Jan 2005	\$0
P3154402	DOCK	28 May 2002	\$0
P3150402	DOCK	28 May 2002	\$0
PER-H-CB249266	MISCELLANEOUS	08 Feb 2002	\$19,800
PER-H-CB240524	MISCELLANEOUS	14 Aug 2001	\$

P2721299	DOCK	02 Jun 1999	Item 5B.
PER-H-CB197201	DOCK	21 May 1999	



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](#)

[Vehicle Registration](#)[Property Tax](#)[Tourist Tax](#)[Search](#) > Account Summary

Real Estate Account #R115825

Owner:

























VESTGAARDEN, TOVI

Situs:590 NORMANDY RD
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 **11/22/2022** for **\$5,379.81**.

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2022 Annual Bill ⓘ	\$0.00	Paid \$5,379.81 11/22/2022	 Receipt #0-22-142662 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$5,480.82 11/17/2021	 Receipt #0-21-122751 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$5,479.62 11/23/2020	 Receipt #0-20-114195 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$5,395.70 11/19/2019	 Receipt #0-19-070500 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$5,171.44 11/09/2018	 Receipt #0-18-056176 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$4,991.45 11/17/2017	 Receipt #0-17-000252 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$4,476.80 11/08/2016	 Receipt #0-16-000188 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$4,560.00 11/16/2015	 Receipt #0-15-000248 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$4,491.02 11/12/2014	 Receipt #0-14-000582 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$4,428.01 11/22/2013	 Receipt #0-13-000972 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$4,344.94 11/16/2012	 Receipt #0-12-000866 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$4,147.66 11/30/2011	 Receipt #0-11-000262 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$4,520.05 11/30/2010	 Receipt #0-10-000355 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$5,962.62 11/17/2009	 Receipt #0-09-000078 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$7,093.18 11/14/2008	 Receipt #0-08-000003 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$6,955.99 11/26/2007	 Receipt #068-07-00004862 Print (PDF)
2006 ⓘ			
2006 Installment Bill #4 ⓘ	\$0.00	Paid \$1,853.33 03/13/2007	 Receipt #007-06-00022861 Print (PDF)
2006 Installment Bill #3 ⓘ	\$0.00	Paid \$1,797.74 12/27/2006	 Receipt #055-06-00157581 Print (PDF)
2006 Installment Bill #2 ⓘ	\$0.00	Paid \$1,877.35 09/28/2006	 Receipt #055-06-00014073 Print (PDF)
2006 Installment Bill #1 ⓘ	\$0.00	Paid \$1,847.86 06/22/2006	 Receipt #055-06-00005242 Print (PDF)
		Paid \$7,376.28	
2005 ⓘ			
2005 Installment Bill #4 ⓘ	\$0.00	Paid \$2,104.05 03/31/2006	 Receipt #055-05-00207236 Print (PDF)
2005 Installment Bill #3 ⓘ	\$0.00	Paid \$2,040.93 12/21/2005	 Receipt #055-05-00160728 Print (PDF)
2005 Installment Bill #2 ⓘ	\$0.00	Paid \$1,745.33 09/30/2005	 Receipt #055-05-00014062 Print (PDF)
2005 Installment Bill #1 ⓘ	\$0.00	Paid \$1,717.92 06/20/2005	 Receipt #055-05-00004135 Print (PDF)
Total Amount Due	\$0.00		

BILL	AMOUNT DUE	STATUS	ACTION
Paid \$7,608.23			
2004 ⓘ			
2004 Installment Bill #4 ⓘ	\$0.00	Paid \$2,155.55 03/30/2005	Receipt #055-04-00185656  Print (PDF)
2004 Installment Bill #3 ⓘ	\$0.00	Paid \$2,090.89 12/29/2004	Receipt #012-04-00023269  Print (PDF)
2004 Installment Bill #2 ⓘ	\$0.00	Paid \$1,432.10 09/14/2004	Receipt #055-04-00009571  Print (PDF)
2004 Installment Bill #1 ⓘ	\$0.00	Paid \$1,409.61 06/15/2004	Receipt #055-04-00003358  Print (PDF)
Paid \$7,088.15			
2003 ⓘ			
2003 Installment Bill #4 ⓘ	\$0.00	Paid \$1,724.07 03/26/2004	Receipt #055-03-00188109  Print (PDF)
2003 Installment Bill #3 ⓘ	\$0.00	Paid \$1,672.36 12/22/2003	Receipt #055-03-00145265  Print (PDF)
2003 Installment Bill #2 ⓘ	\$0.00	Paid \$1,217.70 09/18/2003	Receipt #014-03-00000081  Print (PDF)
2003 Installment Bill #1 ⓘ	\$0.00	Paid \$1,198.58 06/24/2003	Receipt #012-03-00003225  Print (PDF)
Paid \$5,812.71			
2002 ⓘ			
2002 Installment Bill #4 ⓘ	\$0.00	Paid \$1,610.42 03/28/2003	Receipt #055-02-00180542  Print (PDF)
2002 Installment Bill #3 ⓘ	\$0.00	Paid \$1,562.12 12/19/2002	Receipt #015-02-00008913  Print (PDF)
2002 Installment Bill #2 ⓘ	\$0.00	Paid \$897.45 09/30/2002	Receipt #013-02-00004055  Print (PDF)
2002 Installment Bill #1 ⓘ	\$0.00	Paid \$883.36 06/20/2002	Receipt #013-02-00001593  Print (PDF)
Paid \$4,953.35			
2001 ⓘ			
2001 Installment Bill #4 ⓘ	\$0.00	Paid \$1,053.95 03/29/2002	Receipt #055-01-00201534  Print (PDF)
2001 Installment Bill #3 ⓘ	\$0.00	Paid \$1,022.33 12/17/2001	Receipt #004-01-00021201  Print (PDF)
2001 Installment Bill #2 ⓘ	\$0.00	Paid \$788.37 09/19/2001	Receipt #010-01-00001512  Print (PDF)
2001 Installment Bill #1 ⓘ	\$0.00	Paid \$775.99 06/13/2001	Receipt #007-01-00001650  Print (PDF)
Paid \$3,640.64			
2000 ⓘ			
2000 Installment Bill #4 ⓘ	\$0.00	Paid \$931.44 03/22/2001	Receipt #002-00-00038346  Print (PDF)
2000 Installment Bill #3 ⓘ	\$0.00	Paid \$903.50 12/29/2000	Receipt #055-00-00165874  Print (PDF)
2000 Installment Bill #2 ⓘ	\$0.00	Paid \$687.21 09/19/2000	Receipt #007-00-00010623  Print (PDF)
2000 Installment Bill #1 ⓘ	\$0.00	Paid \$676.41 06/30/2000	Receipt #007-00-00005003  Print (PDF)
Paid \$3,198.56			
1999 ⓘ			
1999 Installment Bill #4 ⓘ	\$0.00	Paid \$698.62 03/24/2000	Receipt #007-99-00038680  Print (PDF)
1999 Installment Bill #3 ⓘ	\$0.00	Paid \$677.67 12/30/1999	Receipt #002-99-00031045  Print (PDF)
1999 Installment Bill #2 ⓘ	\$0.00	Paid \$707.23 09/30/1999	Receipt #007-99-00005963  Print (PDF)
1999 Installment Bill #1 ⓘ	\$0.00	Paid \$696.12 06/24/1999	Receipt #002-99-00006161  Print (PDF)
Paid \$2,779.64			
Total Amount Due	\$0.00		

COURTESY NOTICE OF CODE VIOLATION

SEPTEMBER 13, 2022

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

Case Number: 2022.3526

Parcel #: 10-31-15-43272-000-0430

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

Address: 590 NORMANDY RD

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 uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

Violation Detail:

- Work being done at the property without the required building permit(s).

Corrective action:

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow-up date:

SEPTEMBER 23, 2022

Laura Roby, CPMHI

City of Madeira Beach – Building Department

lroby@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).

NOTICE OF CODE VIOLATION

FEBRUARY 08, 2023

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

Case Number: 2022.3526

Parcel #: 10-31-15-43272-000-0430

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

Address: 590 NORMANDY RD

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 uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

Violation Detail:

- Work being done at the property without the required building permit(s).

Corrective action:

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

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

Follow-up date:

FEBRUARY 22, 2022

Laura Roby, CPMHI

City of Madeira Beach – Building Department

lroby@madeirabeachfl.gov

727.391.9951 ext. 298

Certified Mail # 7019 2970 0000 5514 1391

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).

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:

VESTGARDEN, TOV
 590 NORMANDY RD.
 MADEIRA BEACH, FL 33708



9590 9402 6618 1028 7502 08

2. Article Number (Transfer from service label)

LETTERS 0000 0270 6T02

FS Form 3811, July 2020 USPS NSN 7525-02-00-0063

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 No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - 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



quodient
 FIRST-CLASS MAIL
\$008.10
 02/07/2023 ZIP 33708
 049M31233717

47

US POSTAGE



7019 2970 0000 5514 1391

Item 5B.







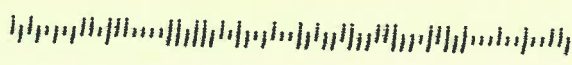
Municipal Drive
 Beach, Florida 33708

FEBRUARY 08, 2023

VESTGARDEN, TOV I
 590 NORMANDY RD

MADEIRA BEACH FL 33708-2343

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY Item 5B.	
<ul style="list-style-type: none"> 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. 	A. Signature <input type="checkbox"/> Agent <input type="checkbox"/> Addressee X 	
1. Article Addressed to: VESTBARDEN, TOV 590 NORMANDY RD. MADEIRA BEACH, FL 33708	B. Received by (Printed Name)	C. Date of Delivery 2-1
 9590 9402 6618 1028 7502 08	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
2. Article Number (Transfer from service label) 7019 2970 0000 5514 1391	3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt

USPS TRACKING# TAMPA, FL 335 11 FEB 2023 PM 4 L 		First-Class Mail Postage & Fees Paid USPS Permit No. G-10
9590 9402 6618 1028 7502 08		
United States Postal Service	• Sender: Please print your name, address, and ZIP+4® in this box• City of Madeira Beach Building Department 300 Municipal Dr. Madeira Beach, FL 33708 BUILDING	
		

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

February 16, 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

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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



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

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

February 20, 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 33708-2343

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

AMENDED 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 16th day of February, 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16th day of February, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16th day of February, 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 16th day of February, 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 20TH day of FEBRUARY, 2024, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: 06/26/25

Notary Public- State of Florida

[Handwritten Signature]

Print or type Name.

HOLDEN PINICARD



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

February 16, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

CASE NO. 2022.3526

vs.
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 **26th** day of February, **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.

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.

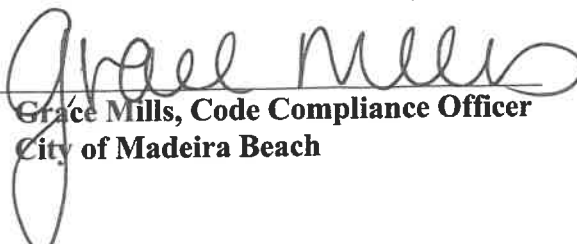
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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.

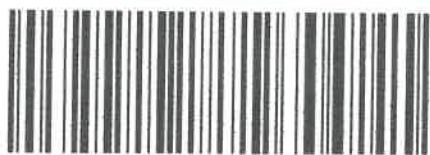
Dated this 16 day of February, 2024.


Grace Mills, Code Compliance Officer
City of Madeira Beach

CERTIFIED MAIL



Item 5B.



7021 2720 0003 1476 8583

Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

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

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:

Vestgaarden, Tov 1
590 Normandy Rd
Madeira Beach FL 33708



9590 9402 7951 2305 9233 21

2. Article Number (Transfer from service label)

7021 2720 0003 1476 8583

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

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

Domestic Return Receipt



Feb 16, 2024 10:16:32 AM
589 Normandy Road
Madeira Beach
Pinellas County
Florida

Feb 2, 2024 at 1:25:17 PM

Item 5B.



10-31-15-19998-000-0090

Compact Property Record Card

Item 5C.

[Tax Estimator](#)

Updated February 15, 2023

[Email Print](#)

[Radius Search](#)

[FEMA/WLM](#)



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

Property Use: 0110 (Single Family Home) **Current Tax District:** MADEIRA BEACH ([MB](#)) **Total Living:** SF: 2,577 **Total Gross SF:** 3,125 **Total Living Units:** 1

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

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

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

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

2022 Interim Value Information

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

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

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

2022 Tax Information

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

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

Sale Date	Book/Page	Price	Q	I
12 Jul 2013	18084 / 0519	\$605,000	Q	I

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

28 Apr 1989	06988 / 2214	\$143,000	Q	I
1972	03793 / 0336	\$13,500	Q	
1971	03641 / 0150	\$10,000		

Item 5C.

2022 Land Information

Seawall: Yes

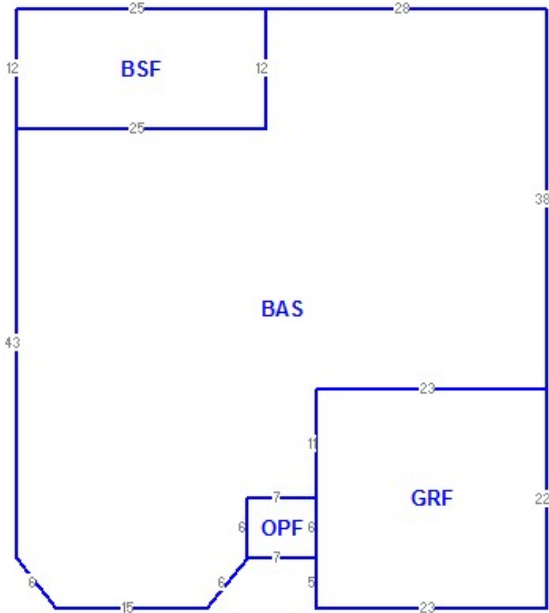
Frontage: Canal/River

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	70x110	11000.00	70.0000	1.0400	\$800,800	FF

[click here to hide] 2023 Building 1 Structural Elements [Back to Top](#)
Site Address: 544 JOHNS PASS AVE

Building Type: **Single Family**
 Quality: **Above Average**
 Foundation: **Continuous Footing Poured**
 Floor System: **Slab Above Grade Low**
 Exterior Wall: **Cb Stucco/Cb Reclad**
 Roof Frame: **Gable Or Hip**
 Roof Cover: **Concrete Tile/Metal**
 Stories: **1**
 Living units: **1**
 Floor Finish: **Carpet/Hardtile/Hardwood**
 Interior Finish: **Upgrade**
 Fixtures: **9**
 Year Built: **1975**
 Effective Age: **30**
 Heating: **Central Duct**
 Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

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

[click here to hide] 2023 Extra Features

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

[click here to hide] Permit Data

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

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

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



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

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



[Search](#) > Account Summary

Real Estate Account #R115328

Owner:

AUTON, MICHAEL J

Situs:

544 JOHNS PASS AVE
MADEIRA BEACH

[Parcel details](#)

[Property Appraiser](#)

- Installments
- Homestead Exemption



[Get bills by email](#)

Amount Due

Your account is **paid to date**. Your next bill will be available for payment by 03/01/2023.

Your last payment was made on 01/04/2023 for \$1,927.41. [Print paid bill \(PDF\)](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2022 ⓘ			
2022 Installment Bill #4 ⓘ		Upcoming	
2022 Installment Bill #3 ⓘ	\$0.00	Paid \$1,927.41 01/04/2023	Print (PDF)
2022 Installment Bill #2 ⓘ	\$0.00	Paid \$1,914.91 09/26/2022	Print (PDF)
2022 Installment Bill #1 ⓘ	\$0.00	Paid \$1,884.83 06/01/2022	Print (PDF)
		Paid \$5,727.15	
2021 Annual Bill ⓘ	\$0.00	Paid \$7,699.73 11/02/2021	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$7,942.43 02/05/2021	Print (PDF)
2019 ⓘ			
2019 Installment Bill #4 ⓘ	\$0.00	Paid \$2,057.90 04/03/2020	Print (PDF)
2019 Installment Bill #3 ⓘ	\$0.00	Paid \$1,996.16 12/26/2019	Print (PDF)
2019 Installment Bill #2 ⓘ	\$0.00	Paid \$1,809.52 09/20/2019	Print (PDF)
2019 Installment Bill #1 ⓘ	\$0.00	Paid \$1,781.10 06/26/2019	Print (PDF)
		Paid \$7,644.68	
2018 Annual Bill ⓘ	\$0.00	Paid \$7,503.35 02/11/2019	Print (PDF)
2017 ⓘ			
2017 Annual Bill	\$0.00	Paid \$8,599.70 09/27/2018	Print (PDF)
Certificate #4115		Redeemed 09/27/2018	Face \$8,184.24, Rate 0.25%
		Paid \$8,599.70	
2016 ⓘ			
2016 Annual Bill	\$0.00	Paid \$8,563.06 08/31/2017	Print (PDF)
Certificate #4374		Redeemed 08/31/2017	Face \$8,149.34, Rate 0.25%
		Paid \$8,563.06	
2015 Annual Bill ⓘ	\$0.00	Paid \$7,347.40 11/30/2015	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$7,237.78 11/28/2014	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$4,917.10 11/29/2013	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$4,825.30 11/15/2012	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$4,607.56 11/08/2011	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$4,460.57 11/19/2010	Print (PDF)
Total Amount Due	\$0.00		

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

Item 5C.

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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



CODE COMPLAINT FORM

FOR OFFICE USE:

DATE: <u>10/14/22</u>	RECEIVED BY: <u>Lisa Scheuerman</u>
TIME: <u>8:49 AM</u>	

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

Complainant Name: Michelle Helms

Complainant Address: 546 Johns Pass Avenue

Nature of Complaint: Eye SORE • VIEW ISSUES

- Junk/litter Building Zoning Environmental Landscape Rental

Property Address: 544-Johns Pass Avenue

Parcel (if no address): _____

Property Owner (if known): _____

Please describe the issue: _____

OBSTRUCTION of VIEW
BUILDING TEAKY HUT

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

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



Denied app 7685

7685

Item 5C.



FEB 21 2022
BUILDING DEPT

CITY OF MADEIRA BEACH

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

PERMIT APPLICATION

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

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

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

Project/Job Site Address: 544 Johns Pass Ave
Madeira Beach, FL 33708

Homeowner Name: Michael Auton Phone Number: 727.871.5422

Homeowner Address: 544 Johns Pass Ave

Homeowner Email: mike.auton@mayfieldsearch.com

Contractor Company Name: Florida Tiki Huts

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

Contact Person: Bill Blass

State License: _____ PCCLB License: _____

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

CITY OF MADEIRA BEACH PLANNING AND ZONING SITE PLAN REVIEW

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

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

DENIED

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

Description of work:

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

Property Holder Name
(If other than homeowner): Same

Property Owner Address: Same

Fee Simple Title Holder:
(If other than homeowner)
Fee Simple Title Holder Address: _____

Telephone: _____ Email: _____

Architect/Engineer Company Name: Morrison Engineering, inc

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

Contact Person Name: Scott Morrison License # 58711

Telephone: 239.218.8895 Email: scot@morrisonengineer.com

Contact Address: same as above

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

WARNINGS AND AFFIDAVIT

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

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

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

105.1 Permit Application of the Florida Building Code.

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

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

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

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

Owners Printed Name: MIME AUTON

Signature:  Date: 2/22/2022

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

Subcontractor Name: Florida Tiki Huts

Phone: _____ Email: _____

Address: _____

Trade: _____

State License # _____ PCCLB License # _____

Subcontractor Name: _____

Phone: _____ Email: _____

Address: _____

Trade: _____

State License # _____ PCCLB License # _____

Subcontractor Name: _____

Phone: _____ Email: _____

Address: _____

Trade: _____

State License # _____ PCCLB License # _____

Subcontractor Name: _____

Phone: _____ Email: _____

Address: _____

Trade: _____

State License # _____ PCCLB License # _____

Subcontractor Name: _____

Phone: _____ Email: _____

Address: _____

Trade: _____

State License # _____ PCCLB License # _____


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

NOTIFICATION

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

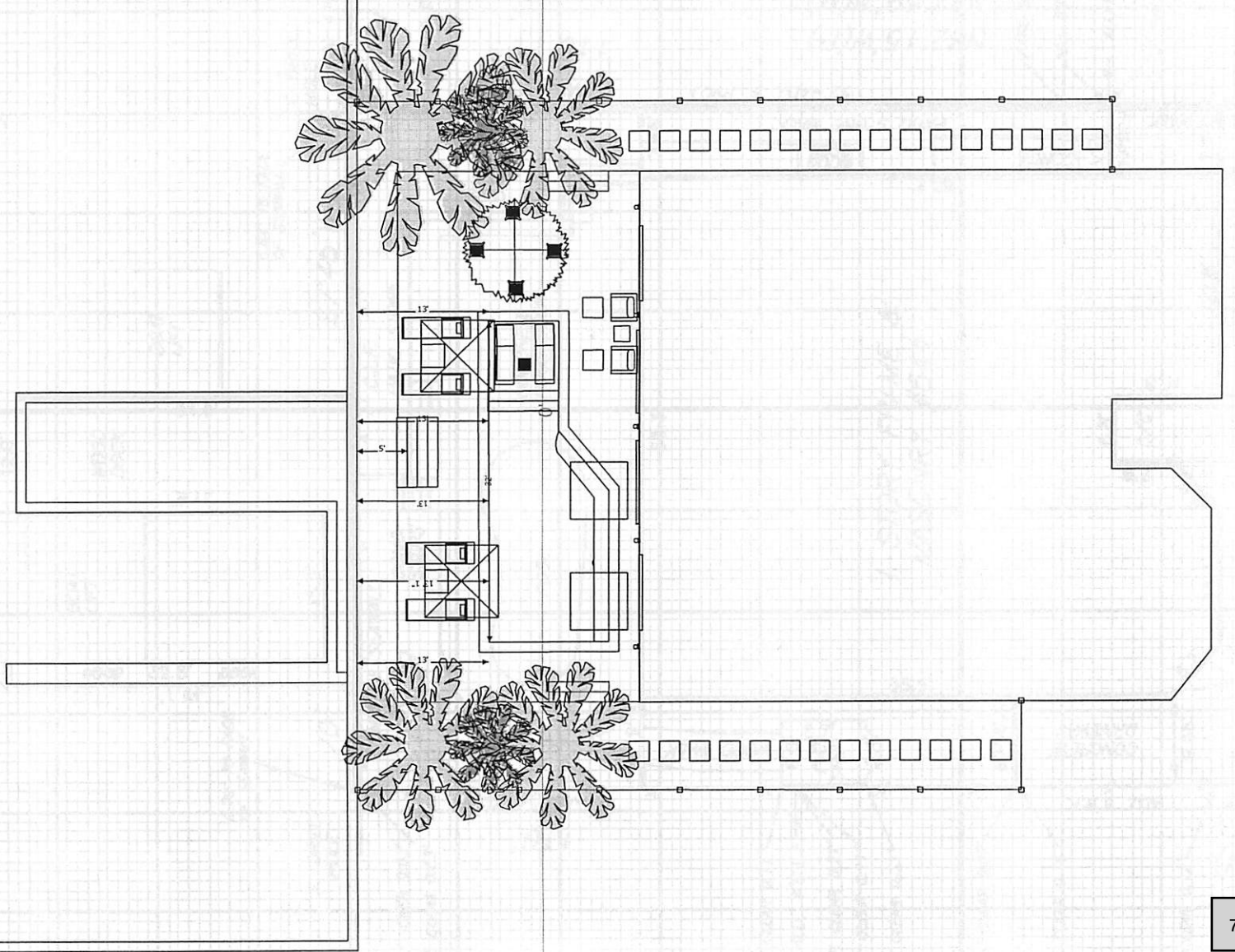
I have read the notification and agree to comply as stated and promise, in good faith, to deliver this statement to the person whose property if subject to the attachment. I hereby certify that all statements made in this application are true and correct and that no construction has begun, except as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

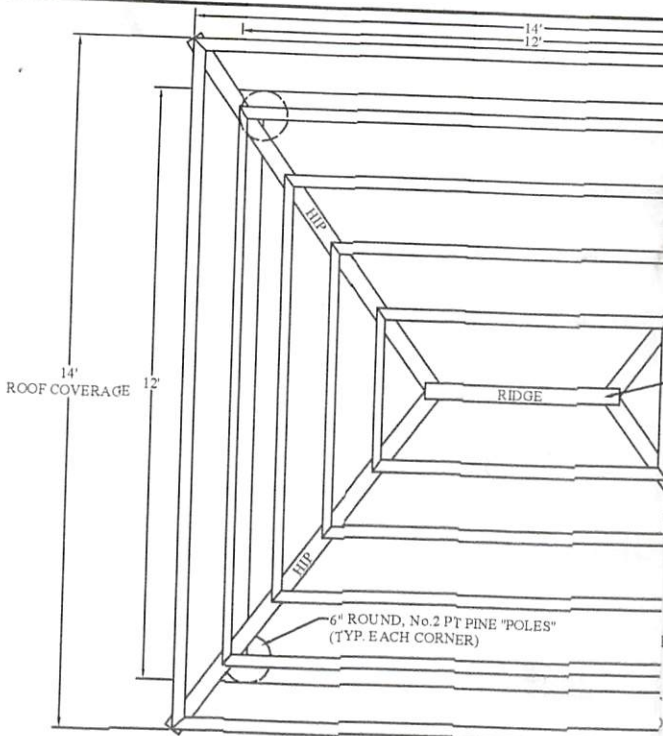
I have read, understand, and do hereby certify that the above-listed subcontractors are to be utilized on this project. Should there be any changes, I will notify the City of Madeira Beach Building Department, in writing, immediately. Failure to do so shall be cause for revocation of this building permit.

Signature of Owner _____  _____ Date: 2/22/2022

Signature of Contractor: _____ Date: _____

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



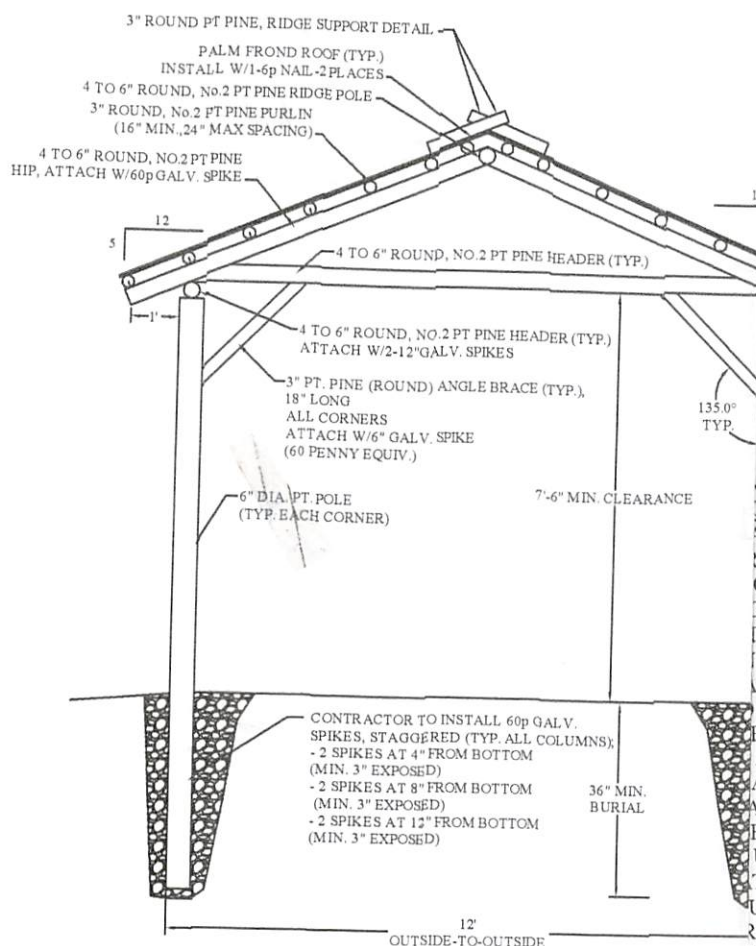


TYPICAL ROOF FRAMING LAYOUT PLAN

SCALE: 1/4"=1'

17, ASCE 7-10, NATIONAL DESIGN SPECIFICATIONS FOR WOOD
 LUMBER-SOUTHERN PINE MAXIMUM SPANS
 COUNCIL-RAISED FLOOR SYSTEMS, 2004 EDITION,
 JOIST BEAMS, 2005 EDITION.
 (RISK CATEGORY I).
 $F_d = (K_d) \cdot (V^2)$
 0.85 (ASCE 7-10, SECTION 26.6),
 1 BUILDINGS & F.B.C.-17-FIG. 1609.3(3))
 STRUCTURE, SECTION 27)
 (CASE A, 22.5° ROOF ANGLE)
 (CASE A, 22.5° ROOF ANGLE)
 (CASE A)
 (CASE A)
 6" ROUND, NO.2 PT PINE "POLES"
 (TYP. EACH CORNER)
 FC. IS 200 psf/ft EMBEDMENT.
 AT GROUND SURFACE. LATERAL
 2 TIMES TABULAR VALUES."

SCALE: 1/4"=1'
 (5.4 psf) * (62 ft²)
 (HORIZ. COMP. = 596 lb-force, VERTICAL COMP. = 1,431 lb-force)
 (200 psf/ft * (2)) * (1sq.ft./144 sq.in.) = 1,800 lb-force (4 COLUMNS = 7,200 lb-force)



TYPICAL ELEVATION-FRONT

SCALE: 1/4"=1'

13 FT. TO MID-POINT OF ROOF) = 7,748 ft-lb-force
 (4 POLES) * (1.5 FT CENTROID) = 10,800 lb-FORCE RESISTANCE

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

PROJECT/JOB NAME & ADDRESS:

544 JOHN'S PASS AVENUE
 MADIERA BEACH, FL 33708

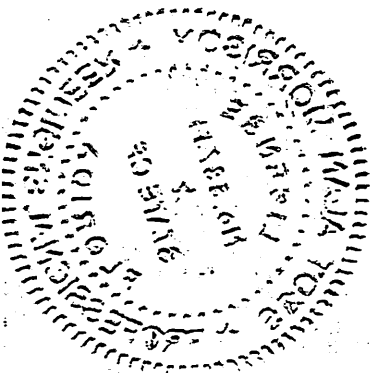
Signature
 2/17/2022

NOTES:
 PLANS AND SPECIFICATIONS HAVE BEEN PREPARED
 IN ACCORDANCE WITH, AND MEET OR EXCEED, THE SEVENTH
 EDITION OF THE FLORIDA BUILDING CODE.
 ALL NOTES/SPECIFICATIONS SHALL BE FOLLOWED
 IN ACCORDANCE WITH THIS PLANSET, WHERE ADVERSE
 CONDITIONS AND/OR SITE CONSTRAINTS REQUIRE
 MODIFICATION OF THESE PLANS, THE ENGINEER SHALL BE
 NOTIFIED IMMEDIATELY PRIOR TO MODIFICATION.
 MODIFICATIONS ARE ALLOWED WITHOUT
 AUTHORIZATION BY THE DESIGN ENGINEER.
 PLANS HAVE BEEN DESIGNED FOR THE SOLE USE
 OF THE CLIENT, AS CLIENT, AND/OR HIS ASSIGNS. WRITTEN RELEASE
 BY THE ENGINEER OF RECORD AND MR. ALTUN IS REQUIRED
 FOR ANY USE OF THESE PLANS BY ANY OTHER ENTITY.
 CONNECTIONS ARE NOT SPECIFIED. CONNECTIONS SHALL BE
 MADE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND/OR LATEST EDITION OF
 THE FLORIDA BUILDING CODE. ANY QUESTIONS, CONTACT ENGINEER OF RECORD
 OR ARCHITECT. CONTRACTOR HAS THE OPTION TO SUBSTITUTE FASTENERS OF EQUIVALENT,
 BUT NOT LOWER, RATED, HOLD, PULL-OUT, PULL-OVER, AND SHEAR STRENGTH.

REVISIONS:	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		

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

DATE	2/2022	PROJECT NAME:	ALTUN RESIDENCE-TIKI HUT 12'x12' DESIGN	72
SCALE:	1/4"=1'	SHEET 1 OF 1		





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

REVISION / RESUBMITTAL COVER SHEET

(Check one)

 x Re-submittal to Correct Plan Review Comments

 x Voluntary Design Revision to Plans

DATE: 4/28/2022

Permit #: 7685

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

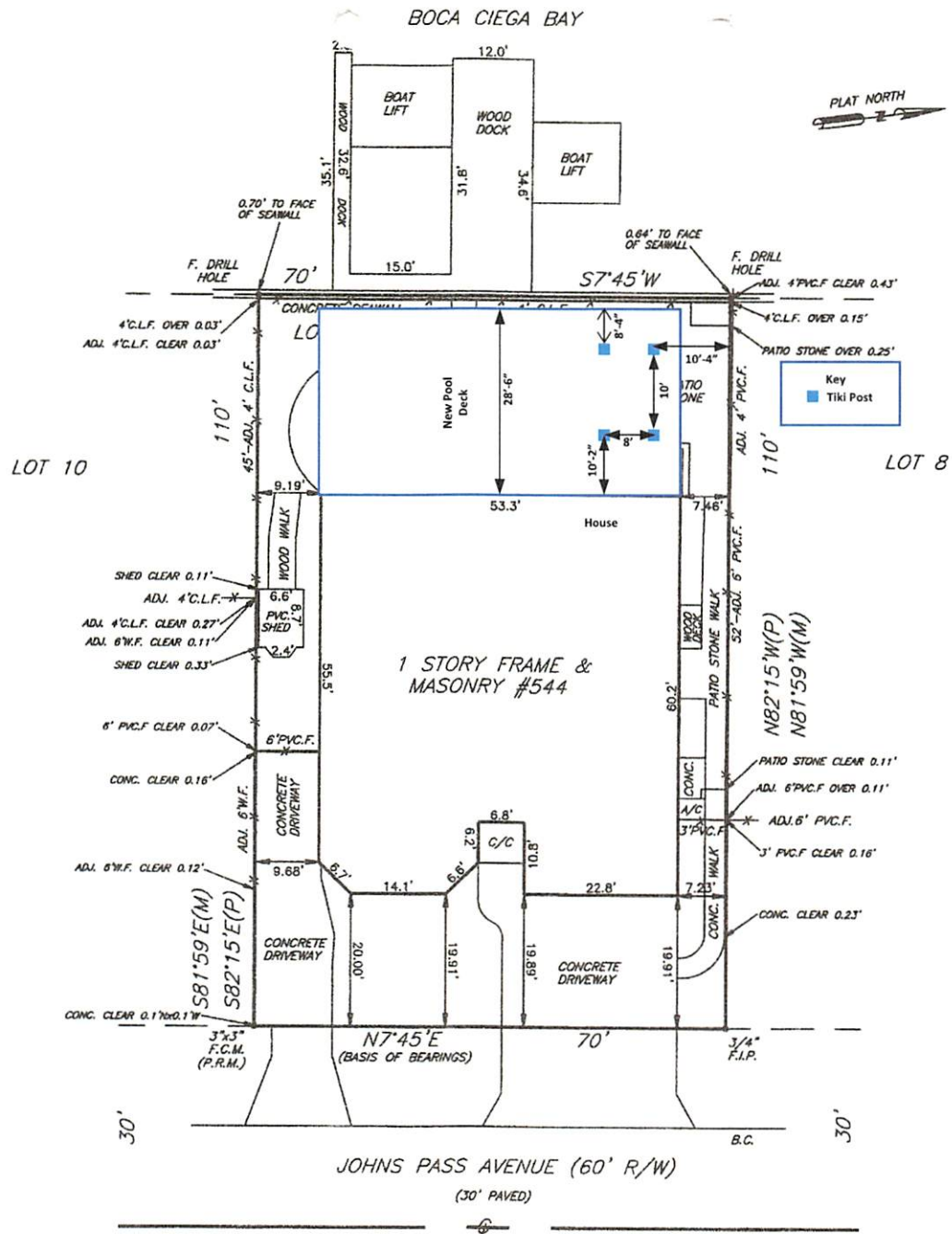
Contractor/Company Name: Florida Tiki Huts

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

Bill Blass - Florida Tiki Huts 727-234-3582

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

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



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

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

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



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

REVISION / RESUBMITTAL COVER SHEET

(Check one)

Re-submittal to Correct Plan Review Comments

Voluntary Design Revision to Plans

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

DATE: 4/5/2022

Permit #: 7685

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

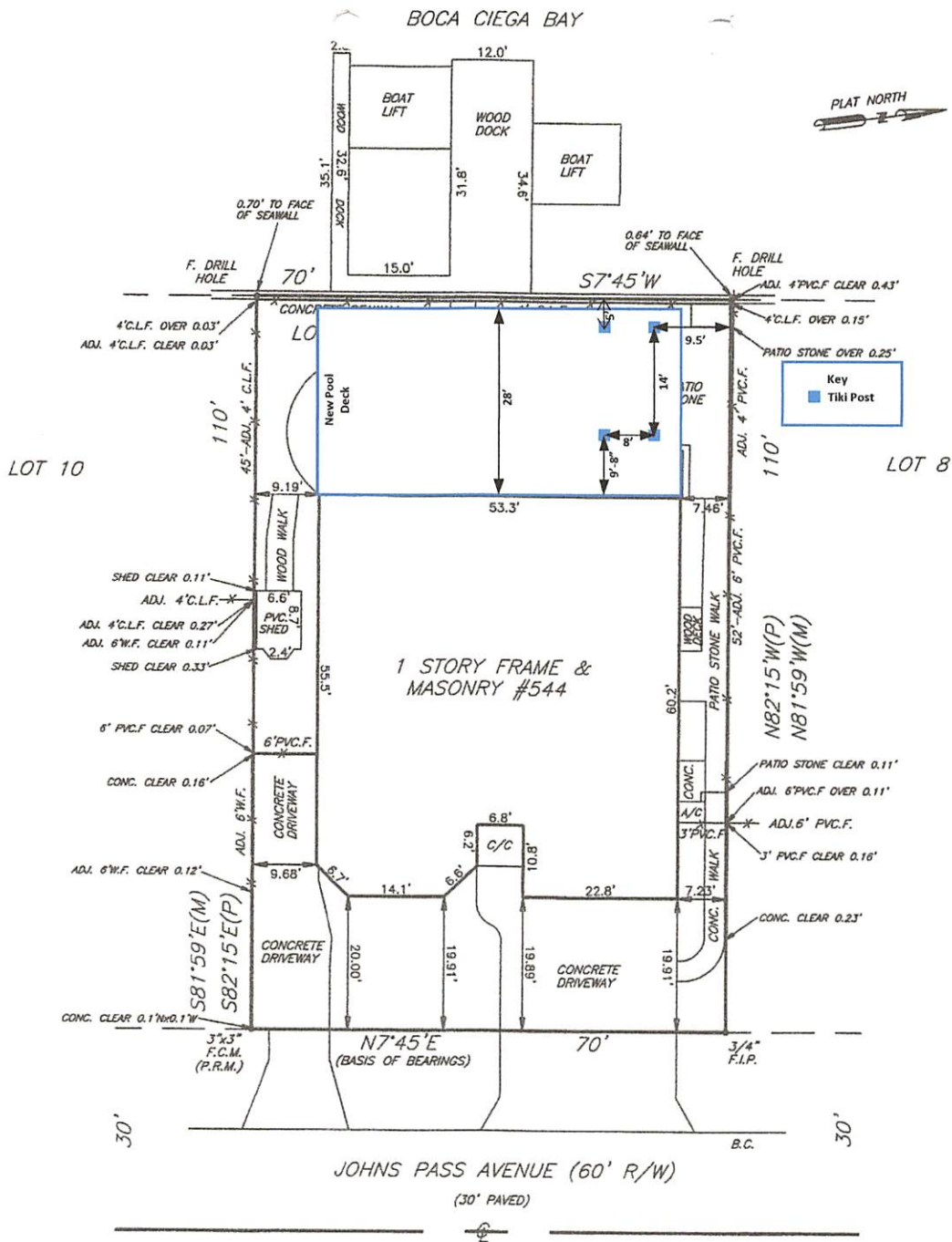
Contractor/Company Name: FLORIDA TIKI HUTS

Contact Person: BILL BLASS Phone #: 727 234 3582

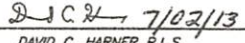
Email address: MIKE@MAYFIELDCURZON.COM

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

Show precise location and reduced Tiki
size



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

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

NOTIFICATION

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

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

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

Signature of Owner MA Date: 2/26/22

Signature of Contractor: Michael A. Ben Date: 2/24/22

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

APPLICATION TEXT

[2022-02-22 10:20:54 1046Barb]:REQUEST BOUNDARY SURVEY. APP ON BS DESK.

[2022-04-05 15:50:07 1046Lisa]:Revised survey rec'd, given to SP

[2022-04-26 16:32:31 1046spor]: Sent Brian's review comments to email addresses on app and resubmit form, as follows:

1. Site Plan shows tiki structure dimensions of eight feet wide by fourteen feet long. Other documentation depicts tiki structure size at twelve feet by twelve feet. Please clarify.
2. Per City Code of Ordinances Chapter 110, Section 110-480, For single-family structures, the maximum size for an accessory structure will be eight feet wide by ten feet long by eight feet high.

App in plans review file drawer.

[2022-05-16 11:04:50 1046spor]: AC denied permit on 5/12/22 (comments in Plan Review tab). Gave to BS on 5/16/22 for filing.

Christina, thank you for submitting revised documentation in response to City comments dated April 26, 2022. Unfortunately, I failed to recognize during the first review that the property is located on the water. Per our phone conversation this afternoon, the permit will be denied pursuant the following codes:

Per City Code of Ordinances Chapter 110, Section 110-472(2), For lots on water in R-1, single-family residential zones, accessory structures may be located in side or rear yards. If the accessory structure is located in a side yard, a minimum of 2½-foot side setback must be provided. If the accessory structure is located in the rear yard, the same rear setback as required for principal structures must be provided.

Per City Code of Ordinances Chapter 110, Section 110-181(2), The minimum rear yard setback for waterfront lots is 30 feet.

BD emailed cgiovenco@tasiflow.com 5/10/22

As discussed, codes pertaining to tiki huts do not exist. Reviewers are directed to apply what best fits the category, thus in this situation accessory structure rules apply.

If you have any questions, please contact Jenny Rowan, Senior Planner, at (727) 804-0178.

COURTESY NOTICE OF CODE VIOLATION

OCTOBER 20, 2022

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

Case Number: 2022.3537

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

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

Property Address: 544 Johns Pass Ave.

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

Ordinance:

Sec. 86-52. - When required.

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

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

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

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

Violation Detail:

An accessory structure has been built at the property without the required building permit. Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. If a permit cannot be obtained, the structure must be removed.

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

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

Frank DeSantis, CBO

City of Madeira Beach – Building Department

fdesantis@madeirabeachfl.gov

727.391.9951 ext. 282

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



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NOTICE OF CODE VIOLATION

NOVEMBER 21, 2022

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

Case Number: 2022.3537

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

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

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Ordinance:

Sec. 86-52. - When required.

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

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Violation Detail:

An accessory structure has been built at the property without the required building permit. Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. If a permit cannot be obtained, the structure must be removed.

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

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

Frank DeSantis, CBO

City of Madeira Beach – Building Department

fdesantis@madeirabeachfl.gov

727.391.9951 ext. 282

Certified Mail #7021 2720 0002 6580 6631

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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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:

VESTGARDEN, TOV
 590 NORMANDY RD.
 MADEIRA BEACH, FL 33708



9590 9402 6618 1028 7502 08

2. Article Number (Transfer from service label)

1967 4 T55 0000 0262 6T02

FS Form 3811, July 2020 PSN NSN 7525-00-00-0036

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

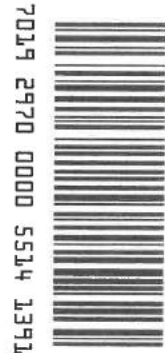
- D. Is delivery address different from item 1? Yes No
 If YES, enter delivery address below:

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - 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

FEBRUARY 08, 2023
 VESTGAARDEN, TOV I
 590 NORMANDY RD
 MADEIRA BEACH FL 33708-2343

quodient
 FIRST-CLASS MAIL
\$008.10
 02/07/2023 ZIP 33708
 049M31233717



7019 2970 0000 5514 1391

Item 5C.

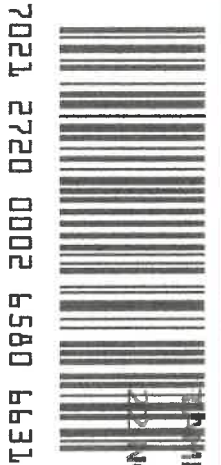


Municipal Drive
 Beach, Florida 33708



Item 5C.

300 Municipal Drive
Madeira Beach, Florida 33708



FLORIDA FL 335
NOV 2022 PM 4 L



quadrant
FIRST-CLASS MAIL
IM1
\$007.82
11/21/2022 ZIP 33708
043M31233T17
US POSTAGE

NOVEMBER 21, 2022

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

33708-2366
33708-1916

NIXIE 339 DE 1 0012/20/22
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
PS Form 3811, July 2020 PSN 02-000-000-9053

Domestic Return Receipt

3. Service Type
- Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)

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

C. Date of Delivery

B. Received by (Printed Name)

A. Signature Agent Addressee

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:

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

2. Article Number (Transfer from service label)
9590 9402 7386 2028 3791 24

TE99 0859 2000 0220 21202

COMPLETE THIS SECTION ON DELIVERY

1. Complete items 1, 2, and 3.

2. Print your name and address on the reverse so that we can return the card to you.

3. Attach this card to the back of the mailpiece, or on the front if space permits.

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

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

February 16, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3537

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

Respondents.

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

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **26th** day of February, **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. 110-472. – R-1, single family residential zones.

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

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

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial 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.

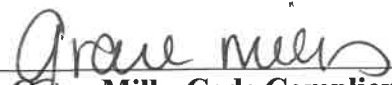
Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

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 16 day of February, 2024.



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

February 16, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3537

AUTON, MICHAEL
544 JOHNS PASS AVE
MADEIRA BEACH FL 33708

Respondents.

RE Property: 544 Johns Pass Ave.

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

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

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.

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

February 16, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2022.3537

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

Respondents.

RE Property: 544 Johns Pass Ave.

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

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 9

AFFIDAVIT OF SERVICE

I, 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 16th day of February , 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16th day of February, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16th day of February , 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 544 Johns Pass Ave, Parcel # 10-31-15-19998-000-0090 the City of Madeira Beach.

On the 16th day of February, 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 16th day of Feb., 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





Drive
rida 33708

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



7021 2720 0003 1476 8590

Item 5C.

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

Respondents.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Auton, Michael J
 544 Johns Pk^o Ave
 33708
 Madeira Beach FL



9590 9402 7951 2305 9233 14

2. Article Number (Transfer from service label)

7021 2720 0003 1476 8590

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



Feb 16, 2024 10:26:35 AM
546 Johns Pass Avenue
Madeira Beach
Pinellas County
Florida

Feb 2, 2024 at 1:56:08 PM

