



**SPECIAL MAGISTRATE-
VARIANCE/SPECIAL
EXCEPTION/CODE ENFORCEMENT
MEETING JAN 2025 AGENDA
Monday, January 27, 2025 at 2:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

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

1. CALL TO ORDER

2. PUBLIC COMMENT

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

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

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

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. VAR 2025-01: 15308 Harbor Drive

B. CE-24-75 14110 E PARSLEY DR

C. CE-24-63 435 S BAYSHORE DR

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 Grace Mills, Code Compliance II, at 727-391-9951 Ext 298 or 727-742-1645, or email a written request to gmills@madeirabeachfl.gov

SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-01



Staff Report and Recommendation
Special Magistrate Meeting – January 27, 2025

Application: VAR 2025-01
Applicant: Modern House and Building Movers Inc.
Property Owner(s): David Hutson
Property Address: 15308 Harbor Drive, Madeira Beach, FL 33708
Parcel ID: 09-31-15-52632-000-0340
Legal Description: LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 34
Zoning/Future Land Use: R-1, Single-Family Residential/Residential Urban

Request: “[To] encroach 6.04' into the rear yard setback to accommodate the required egress landing balcony/elevated walkway necessitated by elevation of the structure above Base Flood Elevation.”

Specific Code Provisions: 110-181.- Setback requirements. (2) Rear yard: Waterfront lots: 30 feet.

I. Background

The home at 15308 Harbor Drive is a legally nonconforming structure, meaning the home was built before the zoning and setbacks were created and does not meet the current setbacks in the Code. Section 110-93(3)e. of the city land development regulations, owners that wish to elevate a new or existing structure are exempt from the setback requirements so long as the structure remains in the existing footprint. This structure currently encroaches 2.54 feet into the required rear yard setback, however the applicant is requesting to further encroach into the already non-conforming setback by an additional 3.5 feet.

Modern House and Building Movers Inc. submitted a building permit application (2024-2762) to elevate the existing structure above the design flood elevation (July 19, 2024). City staff reviewed the permit application and sent several comments, one of which being

that an encroachment into the rear yard with stairways and an elevated deck are not permitted (July 23, 2024). On December 27th, 2024, the applicant submitted this variance application without discussing the specifications of the request in detail with city staff. Previously on September 10th, 2024, along with responses to other inquiries regarding the building permit application, city staff advised the applicant that a rear yard setback variance would not be a viable option.

After reviewing the request, city staff advised the applicant that the plans submitted with the variance application were yet to be submitted on the building permit application, that the request does not address any of the other outstanding building permit comments including but not limited to side setback requirements or elevation requirements, and that that request will not be supported by city staff. Sheet E.001 of the most recent set of plans that were uploaded to the building permit application at the time of this variance being applied for is also included with this staff report.

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

- (1) *Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:*
- a. *Substandard or irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;*
 - b. *Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;*

- c. *Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;*
- d. *Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;*
- e. *Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.*

Findings: There are no special conditions or circumstances that exist which are peculiar to this lot. The lot size, lot width, and lot depth all exceed the minimum required in this zoning district.

An argument can possibly be made for architectural and/or engineering considerations that are peculiar to the building since the proposed plans include elevating the structure in accordance with FEMA and City floodplain regulations, however, this is the standard requirement which “applies generally to the lands, building, or other structures in the same district” and throughout the city. The special circumstance to this structure is that there are currently doors in the rear of the building which encroach into the required setback, however there are several similar structures within the city with similar configurations. If a new house were to be built on the lot it would render the project more disaster resistant than elevating the 67-year-old home, and the new structure would also be required to meet the required setbacks.

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

Findings: The building was constructed in 1958 prior to the adoption of the setback requirements and is presumed to have had rear doors in the same location. This does not result from the actions of the applicant, so this criterion may be met, however, a variance must meet all required criteria.

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

Findings: All new construction and substantial improvements would be required to meet the required rear setbacks except where in the same footprint as the existing structure. Granting this variance would confer a special privilege that is denied to other permit applicants.

(4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code or section 14-205 of the Code of Ordinances and would work unnecessary and undue hardship on the applicant.

Findings: Other post-FIRM properties in this zoning district are required to meet the minimum setback requirements or be built within the footprint of the existing structure. Although it may be more expensive for the property owner to build a new more disaster resistant structure, or reconfigure the rear of the existing structure to surrender the need for an additional landing in the setbacks that other properties in the same zoning district are required to adhere to, section 2-507(c) specifically states that “financial loss standing alone is not sufficient justification for a variance.”

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

Findings: In the applicant's response to this item, Modern House and Building Movers Inc. mentions that the walkway is required to provide access to the rear doors and provide egress. The Florida Building Code only requires one means of egress to the single-family home which is already provided elsewhere on the submitted plans. Additionally, per Florida Building Code (FBC) the minimum width of such landings is 36 inches, 6 inches less than what is being proposed. The Florida Building Code also provides an exception for exterior balconies less than 60 square feet that are only accessed from a door which would be permitted to have a landing even less than 36 inches. Both options along with the options to seal off the doorways or reconstruct the house to have a balcony that fits within the current footprint would all be a reasonable use of the land and are less nonconforming than what is being requested by the applicant.

(6) *The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations or the Code of Ordinances (when it relates to section 14-205), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Findings: As mentioned in the background of this report, the structure is legally nonconforming and Sec. 110-91 of the nonconforming article of the city land development regulations states that "this article is intended to discourage the continuation of nonconformities as they are incompatible with the provisions of the city comprehensive plan and this Code." This variance request not only perpetuates the nonconforming rear setback requirement but also makes it further nonconforming. The setback requirements

for this zoning district were adopted with a lot depth minimum of 80 feet which this lot exceeds by 20 feet.

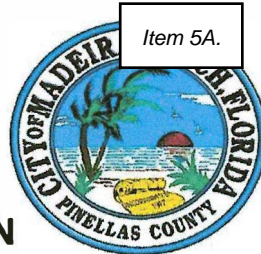
III. Staff Recommendation: Staff recommends the denial of VAR 2025-01.

Submitted by: Joseph Petraglia, Planner I, The City of Madeira Beach Community Development Department.

- Attachments:**
- 1) Variance application forms
 - 2) Sheet E.001 of Building/ elevation plans submitted with variance application showing the proposed site plan, marked up by applicant
 - 3) Sheet E.001 of Building/ elevation plans most recently submitted to building permit application at the time of this variance application
 - 4) Existing survey
 - 5) Public Notice Mailing Packet and Posting pictures



CITY OF MADEIRA BEACH
 PLANNING & ZONING DEPARTMENT
 300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708
 (727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE – VARIANCE APPLICATION

***Applicant: Name and Address**

Modern house and building
movers Inc. 208 3rd St
Unit A, Ft Myers, FL 33907

Telephone: (407) 977-8681

Email: info@modernmovers.com

***Property Owner: Name and Address**

Dave Hutson
15308 Harbor Dr, Madeira
Beach, FL 33708.

Telephone: (330) 524-4313

Email: dave.hutson@sbcglobal.net

Application for the property located at: (Street Address or Location of the Vacant Lot)

15308 Harbor Dr., Madeira Beach, FL

Legal Description: Lot 34, Replat of Block - 29 Fifth Addition to Lone Palm Beach, According to the Plat

Plat Thereof as Recorded in Plat Book 28, Page 74 of the Public Record of Pinellas County, Florida

Lot Area: 6000 sf

Width: 60.00 ft.

Depth: 100.00 ft.

Zoning District: R-1 Single Family

Present Structures on Property: 1 Single Family Residential Home - 3165.23 sf

Present Use of Property: Single Family Residence

Date Building Permit Request denied: July 23, 2024

Variance(s) needed from the zoning requirements: Encroachment into Rear Yard Setback for

Provision of Code Required Egress Balcony

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

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 record requests.



Special Magistrate Case #: _____

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

Fee: _____ Check # _____ Cash Receipt # _____

Date Received: ____ / ____ / ____ Received by: _____

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: ____ / ____ / ____ Approved Denied

- ____ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) \$1,800.00 per Variance
- ____ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial \$2,000.00 per Variance
- ____ After-the-fact Variance \$3,600.00 per Variance

X _____
Jenny Rowan, Community Development Director

Date: ____ / ____ / ____

X _____
Robin Gomez, City Manager

Date: ____ / ____ / ____

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Special Magistrate Case #: _____

APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: _____

encroach 6.04' into the rear yard setback to accommodate the required egress landing balcony/elevated

walkway necessitated by elevation of the structure above Base Flood Elevation.

The special magistrate shall authorize, upon application to appeal, after public notice has been given and public hearing held, such variance from the terms of the city land development regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations, subpart B of this Code will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists.

On a separate attached page, explain in detail how your request meets City Code Sec. 2-507 by complying with the following rules. Please note that your explanation demonstrate that your request meets one or more of the conditions listed under criteria #1 below and that it also meets in full criteria 2 through 6 below:

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
 - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
 - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
 - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
 - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
 - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

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2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.
6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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OWNER CERTIFICATION

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

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

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

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

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

E-SIGNED by David Hutson
on 2024-10-01 19:07:17 GMT

October 01, 2024

X _____
Property Owner's Signature

Date: ____ / ____ / ____

STATE OF _____
PARISH _____
OF _____
ORLEANS
September 30, 2024

Document executed pursuant to La. R.S. 35:621 et seq, Louisiana's Remote Notary Act

Dave Hutson

Before me this _____ day of _____, 2022, _____ appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is personally known to me or has produced _____ Drivers License as identification.

[SEAL]
James V. Petersen, LSBA #40665
11221 Old Gentilly Rd. New Orleans, Louisiana 70129
James@psmsusa.com
My Commission is for Life

E-SIGNED by James Petersen
on 2024-09-30 14:49:23 GMT
Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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 record requests.

NON-OWNER (AGENT) CERTIFICATION

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

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

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

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

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

X _____ Date: ____ / ____ / ____
Property Owner's Signature (If other than the property owner)

STATE OF LOUISIANA
PARISH OF ORLEANS

Document executed pursuant to La. R.S. 35:621 et seq Louisiana's Remote Notary Act

Before me this _____ day of _____, 2022, Roger Peralta
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is personally known to me or has produced _____ as identification.

[SEAL]
James V. Petersen, LSBA #40665
11221 Old Gentilly Rd. New
Orleans, Louisiana 70129
James@psmsusa.com
My Commission is for Life

Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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FOR YOUR RECORDS

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

- 1) Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
 - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
 - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
 - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
 - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
 - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
- 2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
- 3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
- 4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
- 5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
- 6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, the Special Magistrate may prescribe appropriate conditions and safeguards in conformity with the city land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this Code. The Special Magistrate may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances except as permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. **Financial loss** standing alone is not sufficient justification for a variance.

The hearing will be conducted in the following manner:

1. Public notice will be read along with correspondence received.
2. City presents its case, and the applicant may cross-examine.
3. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
4. Public comment will only be solicited or received from parties directly affected by the variance. Individuals testifying do not have the right to cross-examine the parties.
5. Public participation will be closed, the Special Magistrate deliberates and makes a decision to grant or deny each variance requested in the application.

All variances granted by the Special Magistrate and not acted on within on (1) year of being granted will automatically expire.

The granting of a variance does not relieve the applicant from obtaining a building permit. The Special Magistrate does not have the authority to grant variances from the 100 Year Flood Level for Residential or Commercial Property.

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December 26, 2024
Rev January 9, 2025

VIA EMAIL

City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
jpetraglia@madeirabeachfl.gov
lscheuermann@madeirabeachfl.gov

Re: 15308 Harbor Drive, Madeira Beach, FL 33708
Variance Application – Residential
Zoning Requirements: Zoning Section 110-181

Dear Sirs/Madams:

Modern House & Building Movers, Inc. (“Modern”) submits this explanation in support of its variance application under Madeira Beach City Code §2-507(1)(e). The proposed project incorporates architectural and engineering features to enhance disaster resistance, which necessitate methods of egress to the elevated structure. Modern believes this explanation also complies with the remaining provisions of Madeira Beach City Code §2-507(2)-(6), as outlined below:

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to ... e. *Architectural and/or engineering considerations*. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

Modern plans to elevate the structure approximately 12' to meet the required elevation of 15' NAVD88 for the lowest horizontal structural member (BFE 11' NAVD88 + 4' freeboard). In accordance with the 2023 Florida Building Code (Residential), a landing is required at all exterior doors after the elevation work is completed. To accommodate this requirement, a proposed 3.6' (42") wide elevated walkway across the rear of the structure will be constructed to service the three rear doors. A 42"-wide staircase will be placed in the northeast side yard and will not encroach beyond one-half of the required setback.



The R-1 single-family zoning code requires a 30.00' rear yard setback.

VARIANCE CALCULATION:

$24.83' + 2.63' = 27.46'$ (house wall + sea wall)

$27.46' - 3.5'$ (elevated walkway) = 23.96' (walkway to water face of sea wall)

$30.0'$ (allowed setback) - 23.96' = 6.04'

Requesting a 6.04' variance in the rear yard setback.

The proposed walkway will serve as a secondary means of egress and connect all rear doors.

2. Demonstrate that special condition(s) and circumstance(s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

At the time of Mr. Hutson's purchase of the structure, the structure was nonconforming to current minimum setback requirements, through no action of Mr. Hutson's. Additionally, due to the structure's location in a special flood hazard area, Coastal A, the home sustained damage from Hurricanes Helene and Milton, and elevation of the structure is necessary for flood mitigation.

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

The variance is limited to the minimum amount of elevated walkway required to access the three rear doors of the structure, providing Mr. Hutson with no additional benefit beyond ensuring essential egress and accessibility.

4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.

The requested variance pertains to an existing structure rather than a new development. Elevating the structure is essential to maintain its value and reduce the risk of flooding. To achieve the required elevation, stairs and landings must be added. Denying the variance would force Mr. Hutson to permanently seal off and lose access to the rear of the structure, therefore altering the functionality and aesthetics of the structure, and potentially diminishing the value of the home.



5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.

As noted in 3 above, the variance is requested to accommodate a minimal elevated walkway designed to provide access to the three rear doors of the structure, ensuring safe egress and essential accessibility. This walkway eliminates the need for multiple staircases, creating a streamlined and functional connection that is just wide enough to allow the doors to open and facilitate movement between them. The rear exits serve as vital access points for Mr. Hutson and his family, leading to an outdoor space that includes a pool, a backyard, and a family gathering area frequently used for recreation and social activities.

6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The elevated walkway is located at the rear of the structure and is not visible from the street. The walkway is designed as a cantilevered structure, eliminating the need for additional support columns at grade. Since the walkway will not touch the ground, it will not disrupt the current flow of floodwater or increase the current ground level footprint. Furthermore, preserving access to the rear entrances will maintain the functionality, aesthetic appeal, value, and safety of Mr. Hutson's home.

Your consideration of this variance is appreciated.

Sincerely,

A handwritten signature in black ink that reads "Mindy Wilson". The signature is written in a cursive, slightly slanted style.

Mindy Wilson

mindy@modernmovers.com



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 11 Jan 2025

Subject Parcel: 09-31-15-52632-000-0340

Radius: 300 feet

Parcel Count: 24

Total pages: 2

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

CANADAY FAMILY IRREVOCABLE TRUST
TAYLOR, BELLE CANADAY TRE
C/O TAYLOR, BELLE CANADAY POA
6811 25TH ST N
ST PETERSBURG, FL 33702-5617

PANZLOFF, JANE A TRUST
PANZLOFF, JANE A TRE
1231 BIG SUR PKWY
ALGONQUIN, IL 60102-4260

DEWOSKIN, DARYL ANN TRUST
DEWOSKIN, DARYL ANN TRE
PO BOX 407
LARGO, FL 33779-0407

PEASE, CHAD
PEASE, BRITTNEY
15309 HARBOR DR
MADEIRA BEACH, FL 33708-1820

WALSH, STEPHEN T
WALSH, KATRINA L
15303 HARBOR DR
MADEIRA BEACH, FL 33708-1820

LOUIE, SOO YING
ENG, DAN
15317 HARBOR DR
MADEIRA BEACH, FL 33708-1820

BLASER, ANDREW JAY TRE
BLASER, STARR RAY TRE
15304 HARBOR DR
MADEIRA BEACH, FL 33708-1821

NEUKAM, MISTY D
NEUKAM, PATRICK W
15314 HARBOR DR
MADEIRA BEACH, FL 33708-1821

SANBORN, MARK P
SANBORN, ANN R
15312 HARBOR DR
MADEIRA BEACH, FL 33708-1821

MALIK, STEPHEN C
MALIK, SUSAN B
15300 HARBOR DR
MADEIRA BEACH, FL 33708-1821

CHRISTIAN FAMILY IV TRUST
HESS, J TRE
PO BOX 86441
MADEIRA BEACH, FL 33738-6441

LAM, TOM V
MURPHY, DEBORAH J
8829 DEEP MAPLE DR
RIVERVIEW, FL 33578-8982

LUNSFORD, CHARLES D JR
LUNSFORD, NATALINA B
PO BOX 8549
ST PETERSBURG, FL 33738-8549

KEMBER, EZRA J
KEMBER, LOIS E
221 WALKER ST
SUMMERSIDE PE C1N 5N9,
CANADA

SMITH, GREGORY L
153 104TH AVE
TREASURE ISLAND, FL 33706-4804

POWELL, AMY B
15320 HARBOR DR
MADEIRA BEACH, FL 33708-1821

STEGMAIER, FRANCIS J
15401 2ND ST E
MADEIRA BEACH, FL 33708-1806

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

WOLFPACK HOLDINGS LLC
3309 W BAY TO BAY BLVD
TAMPA, FL 33629-7139

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

PENKAVA, PAUL WAYNE
1939 COUNTY ROAD 2436
SULPHUR SPRINGS, TX 75482-8819

WHITNEY, TODD W
15302 HARBOR DR
MADEIRA BEACH, FL 33708-1821

MYERS, BARBARA
15305 HARBOR DR
MADEIRA BEACH, FL 33708-1820

15319 HARBOR LLC
5204 HAMPTON BEACH PL
TAMPA, FL 33609-2498



Item 5A.

NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicant's Name: _____

Signature of Affected Person

Date

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



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, January 27, 2025, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

THIS APPLICATION IS FOR SPECIAL MAGISTRATE -VARIANCE

- Application:** VAR 2025-01
- Applicant(s):** Modern House and Building Movers Inc.
- Property Owner(s):** David Hutson
- Property Address:** 15308 Harbor Drive, Madeira Beach, FL 33708
- Parcel ID:** 09-31-15-52632-000-0340

Legal Description: LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 34
Zoning/Future Land Use: R-1, Single-Family Residential Zoning District/Residential Urban
Request: [To] encroach 6.04' into the rear yard setback to accommodate the required egress landing balcony/elevated walkway necessitated by elevation of the structure above Base Flood Elevation.
Specific Code Provisions: 110-181.- Setback requirements. (2) Rear yard: Waterfront lots: 30 feet.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.*

Posted January 17th, 2025, at property the site, City Hall, City of Madeira Beach website, and The Gulf Beaches Public Library.

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



AFFIDAVIT OF MAILING

Date: 1/15/2025

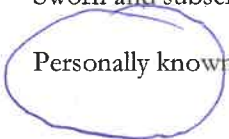
Mailings for Case # VAE 2025-1

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

Lisa Schuurman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 15 day of January, 20 25.



Personally known or produced _____ as identification.

Mary Ann Hearn
Notary Public



Notary Public Stamp

1/15/25
Date

*Copy of public notice is attached.



AFFIDAVIT OF POSTING

Date: 11/17/2025

Postings for: VAR 2025-1

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

Lisa Skereman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 17th day of January, 20 25.

Personally known or produced

_____ as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public

11/17/25
Date

*Copy of public notice is attached.



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 12-Aug-2024)

Parcel Number

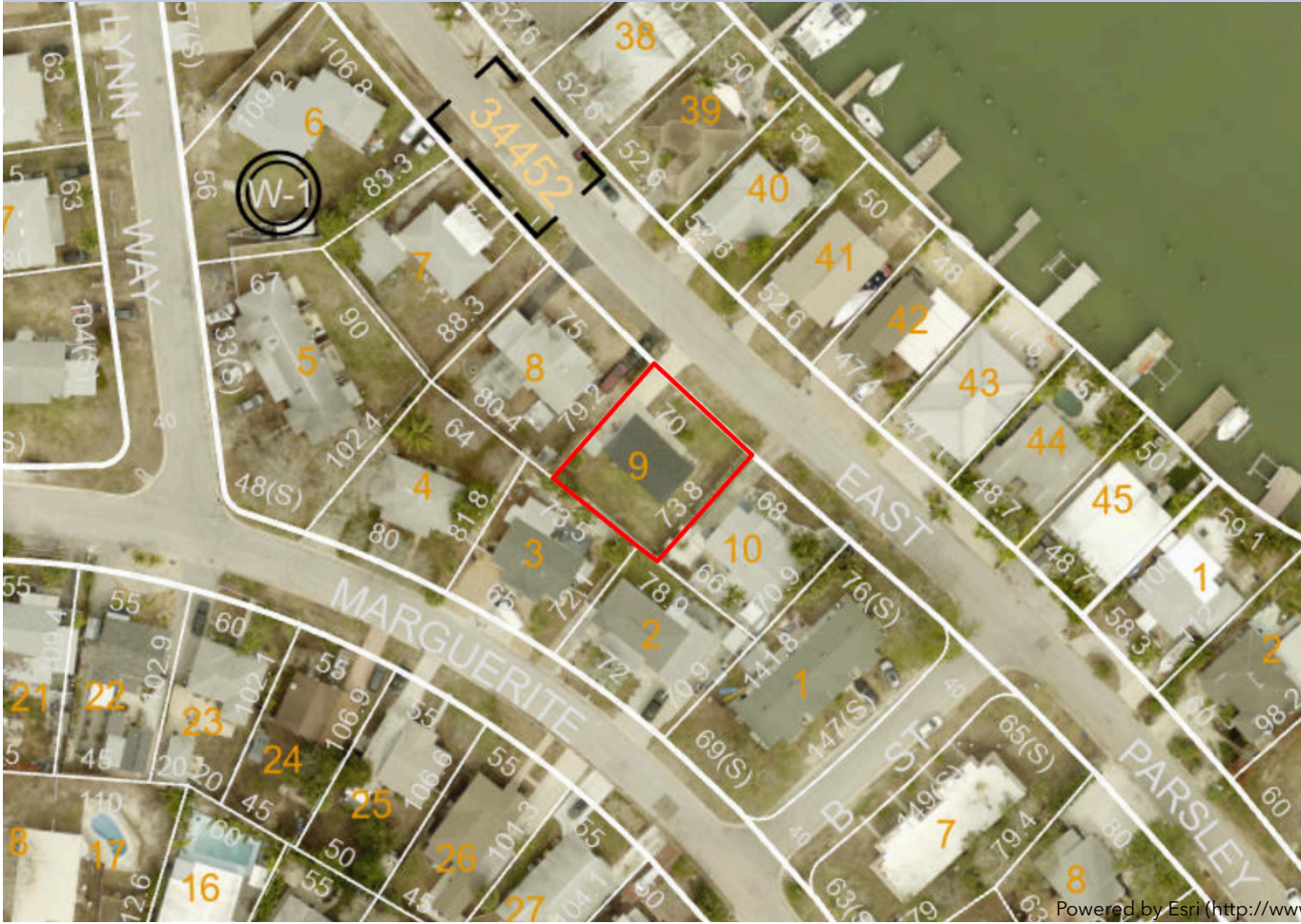
10-31-15-34452-231-0090

- Owner Name
AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
- Property Use
0110 Single Family Home
- Site Address
14110 E PARSLEY DR
MADEIRA BEACH, FL 33708
- Mailing Address
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760-1323
- Legal Description
GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1948

Living SF	Gross SF	Living Units	Buildings
1,008	1,008	1	1

Item 5B.

Parcel Map



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

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	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22062/1993	\$590,900	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/22

2024 Preliminary Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$501,197	\$365,248	\$365,248	\$501,197	\$365,248

Value History

Item 5B.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Munic Taxable Value
2023	N	\$327,621	\$327,621	\$327,621	\$327,621	\$327,621
2022	N	\$342,040	\$342,040	\$342,040	\$342,040	\$342,040
2021	Y	\$251,901	\$85,736	\$35,736	\$60,736	\$35,736
2020	Y	\$241,072	\$84,552	\$34,552	\$59,552	\$34,552
2019	Y	\$211,364	\$82,651	\$32,651	\$57,651	\$32,651

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
06-May-2022	\$457,000	Q	I	KASIKOVIC LJUBAN	AURORA INVESTMENT GROUP LLC	22062/1993
22-Apr-2022	\$0	U	I	ANDOLINA RICHARD A EST	ANDOLINA EDWARD G	22033/1776
18-Apr-2022	\$0	U	I	ANDOLINA RICHARD A EST	ANDOLINA EDWARD G	22024/1508
07-Apr-2022	\$421,000	Q	I	ANDOLINA EDWARD G	KASIKOVIC LJUBAN	22013/2040
24-Sep-1986	\$25,000	U		ANDOLINA PEGGY	ANDOLINA RICHARD A	06327/1944

2024 Land Information

Land Area: 5,388 sf | 0.12 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x76	\$6,600	70.00	FF	.8900	\$411,180

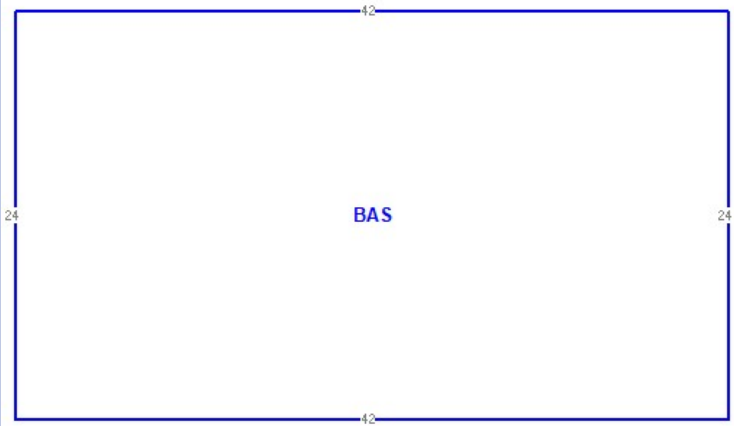
2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,008
Floor System:	Slab On Grade	Total Area SF:	1,008
Exterior Walls:	Cb Stucco/Cb Reclad		
Unit Stories:	1		
Living Units:	1		
Roof Frame:	Gable Or Hip		

Item 5B.

Structural Elements

Roof Cover: Shingle Composition
 Year Built: 1948
 Building Type: Single Family
 Quality: Average
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Heating: Central Duct
 Cooling: Cooling (Central)
 Fixtures: 7
 Effective Age: 24



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
SHED	\$12.00	70.0	\$840	\$840	1948

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
20230380	ADDITION/REMODEL/RENOVATION	05/19/2023	\$65,768
R20220837	ROOF	09/06/2022	\$7,950
P3674	PLUMBING	05/16/2019	\$1,900
1018	MISCELLANEOUS	10/18/2016	\$2,450
501	WINDOWS/DOORS	04/26/2016	\$6,536



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

Detail by Entity Name

Florida Limited Liability Company
AURORA INVESTMENT GROUP "LLC"

Filing Information

Document Number	L20000249315
FEI/EIN Number	85-2730977
Date Filed	08/14/2020
Effective Date	08/10/2020
State	FL
Status	ACTIVE

Principal Address

1958 pleasant maple court
Bradenton, FL 34211

Changed: 03/05/2024

Mailing Address

1958 pleasant maple court
Bradenton, FL 34211

Changed: 03/05/2024

Registered Agent Name & Address

REPH, JOHN W
1958 pleasant maple court
Bradenton, FL 34211

Address Changed: 03/05/2024

Authorized Person(s) Detail

Name & Address

Title PRES

REPH, JOHN W
1958 pleasant maple court
Bradenton, FL 34211

Annual Reports

Report Year	Filed Date
--------------------	-------------------

Item 5B.

2022	03/25/2022
2023	01/07/2023
2024	03/05/2024

Document Images

03/05/2024 -- ANNUAL REPORT	View image in PDF format
01/07/2023 -- ANNUAL REPORT	View image in PDF format
03/25/2022 -- ANNUAL REPORT	View image in PDF format
02/26/2021 -- ANNUAL REPORT	View image in PDF format
08/14/2020 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
REM CAPITAL GROUP LLC

Filing Information

Document Number	L22000019537
FEI/EIN Number	87-4324476
Date Filed	01/10/2022
Effective Date	01/05/2022
State	FL
Status	ACTIVE

Principal Address

5118 PALMETTO POINT DR
PALMETTO, FL 34221

Mailing Address

5118 PALMETTO POINT DR
PALMETTO, FL 34221

Registered Agent Name & Address

Ling, Eric
5118 PALMETTO POINT DR
PALMETTO, FL 34221

Name Changed: 04/05/2024

Authorized Person(s) Detail

Name & Address

Title MGRM

Ling, Eric
5118 PALMETTO POINT DR
PALMETTO, FL 34221

Title MGRM

Burdych, Michael
5817 MILLENNIUM SILVER CT
SARASOTA, FL 34238

Annual Reports

Item 5B.

Report Year	Filed Date
2023	03/15/2023
2024	04/05/2024

Document Images

04/05/2024 -- ANNUAL REPORT	View image in PDF format
03/15/2023 -- ANNUAL REPORT	View image in PDF format
01/10/2022 -- Florida Limited Liability	View image in PDF format

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

August 12, 2024

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760-1323
Case Number: CE-24-75

RE Property: 14110 E PARSLEY DR **Parcel #**10-31-15-34452-231-0090

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Sec. 14-123. - Utility facilities required to be underground.

(a)New overhead utility service drops shall not be allowed. Permitting of all new construction or improvements of structures shall require all utility service drops located on the lot to be placed underground. Any service drops that cannot be placed underground due to technical or physical impossibility may remain above ground.(b)If at any time a utility converts its supply lines from overhead to underground, the owner of the lot shall also convert his/her/its facilities to accept the underground utility service.(c)Underground utility systems shall be installed in accordance with approved engineered drawings as prepared by the utility providing service. A copy of said drawings to be submitted for city approval with a building permit application.

(Ord. No. 1017, § 1, 2-24-04)

Violation Detail(s):

Electrical replaced without required proper building permit(s).

Corrective Action(s):

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

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

Follow up date:
August 26, 2024

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

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

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



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



8/12/2024

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8/12/2024

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

August 26, 2024

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760-1323
Case Number: CE-24-75

RE Property: 14110 E PARSLEY DR **Parcel #**10-31-15-34452-231-0090

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

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(Ord. No. 1017, § 1, 2-24-04)

Violation Detail(s):

Electrical replaced without required proper building permit(s).

Corrective Action(s):

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

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

Follow up date:
September 9, 2024

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

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

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



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8/12/2024

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8/12/2024

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CERTIFIED MAIL®



7019 1120 0000 4383 0494

Item 5B.

municipal Drive
ach, Florida 33708

August 20, 2024

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760-1323

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:

Aurora Investment Group LLC
 REM Capital Group LLC
 2617 Cove Cay Dr unit 210
 Clearwater FL 33760

ce-24-75



9590 9402 7951 2305 9236 11

2. Article Number (Transfer from service label)

7019 1120 0000 4383 0494

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
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Mail Restricted Delivery (500)

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

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-75

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760

Respondents.

RE Property: 14110 E PARSLEY DR Parcel #10-31-15-34452-231-0090

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **27th** day of January, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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(Ord. No. 1017, § 1, 2-24-04)

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.

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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 14 day of January, 2025.


Grace Mills, Code Compliance Officer
City of Madeira Beach

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

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-75

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760

Respondents.

RE Property: 14110 E PARSLEY DR **Parcel #** 10-31-15-34452-231-0090

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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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.


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 City of Madeira Beach

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

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-75

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760-1323

Respondents.

RE Property: 14110 E PARSLEY DR **Parcel #10-31-15-34452-231-0090**

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, 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 14 day of January, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 14 day of January, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

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On the 14 day of January, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 14 day of January, 2025, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison
Print or type Name. Samantha Arison



SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Aurora Investment Group LLC
 REM Capital Group LLC
 2617 Cove Cay Dr unit 210
 Clearwater, FL 33760



9590 9402 7951 2305 9228 43

2. Article Number (Transfer from service label)

7022 3330 0000 7447 7678

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt



CERTIFIED MAIL®



7022 3330 0000 7447 7678



quadiant Item 5B.
FIRST-CLASS MAIL
IMI
\$009.64⁰
01/14/2025 ZIP 33708
043M31233717

US POSTAGE

Municipal Drive
each, Florida 33708

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760

Respondents.

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

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-75

REM Capital Group LLC
5118 Palmetto Point Dr
Palmetto, FL 34221

Respondents.

RE Property: 14110 E PARSLEY DR **Parcel #10-31-15-34452-231-0090**

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

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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 14th day of January, 2025, by Grace Mills, who is personally known to me, or produced _____ as identification. My Commission Expires: 11/15/2025

Notary Public- State of Florida



Lara Hooley

Print or type Name.

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

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

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REM Capital Group LLC
5118 Palmetto Point Dr
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Respondents.

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Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

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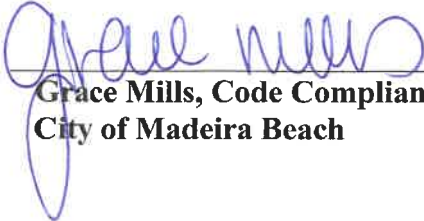
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City of Madeira Beach

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

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

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REM Capital Group LLC
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Palmetto, FL 34221

Respondents.

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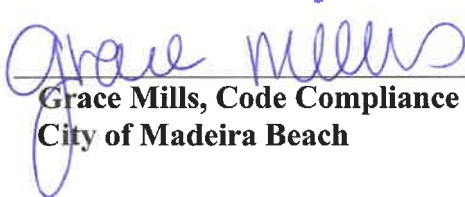
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City of Madeira Beach

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CITY OF MADEIRA BEACH**

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-75

Aurora Investment Group LLC
1958 Pleasant Maple Ct
Bradenton , FL 34211

Respondents.

RE Property: 14110 E PARSLEY DR **Parcel #10-31-15-34452-231-0090**

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

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Notary Public- State of Florida

Lara Hooley



Print or type Name.

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

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

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Aurora Investment Group LLC
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Bradenton, FL 34211

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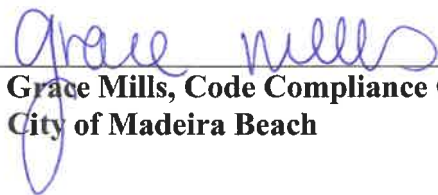
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Grace Mills, Code Compliance Officer
City of Madeira Beach

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

January 14, 2025
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300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

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Dated this 14 day of January, 2025.



Grace Mills, Code Compliance Officer
City of Madeira Beach

CERTIFIED MAIL



7022 3330 0000 7447 7685



quadiant
FIRST-CLASS MAIL
IMI
\$009.64⁰
01/14/2025 ZIP 33708
043M31233717

Item 5B.

US POSTA

municipal Drive
ch, Florida 33708

Aurora Investment Group LLC
1958 Pleasant Maple Ct
Bradenton , FL 34211

Respondents.

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT

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:
 Aurora Investment group LLC
 1958 pleasant maple ct
 Bradenton, FL 34211



9590 9402 7951 2305 9228 50

2. Article Number (Transfer from service label)
 7022 3330 0000 7447 7685

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 X

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

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

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

Domestic Return Receipt



municipal Drive
Palm Beach, Florida 33708

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL



7022 3330 0000 7447 7692



quadjent

Item 5B.

FIRST-CLASS MAIL
IMI

\$009.64

01/14/2025 ZIP 33708
043M31233717

US POSTA

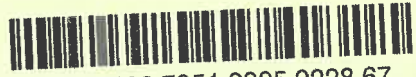
REM Capital Group LLC
5118 Palmetto Point Dr
Palmetto, FL 34221

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:
 REM capital group LLC
 5118 Palmetto point DR
 Palmetto, FL 34221



9590 9402 7951 2305 9228 67

2. Article Number (Transfer from service label)
 7022 3330 0000 7447 7692

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
X

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

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

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

Domestic Return Receipt





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 27-Jun-2024)

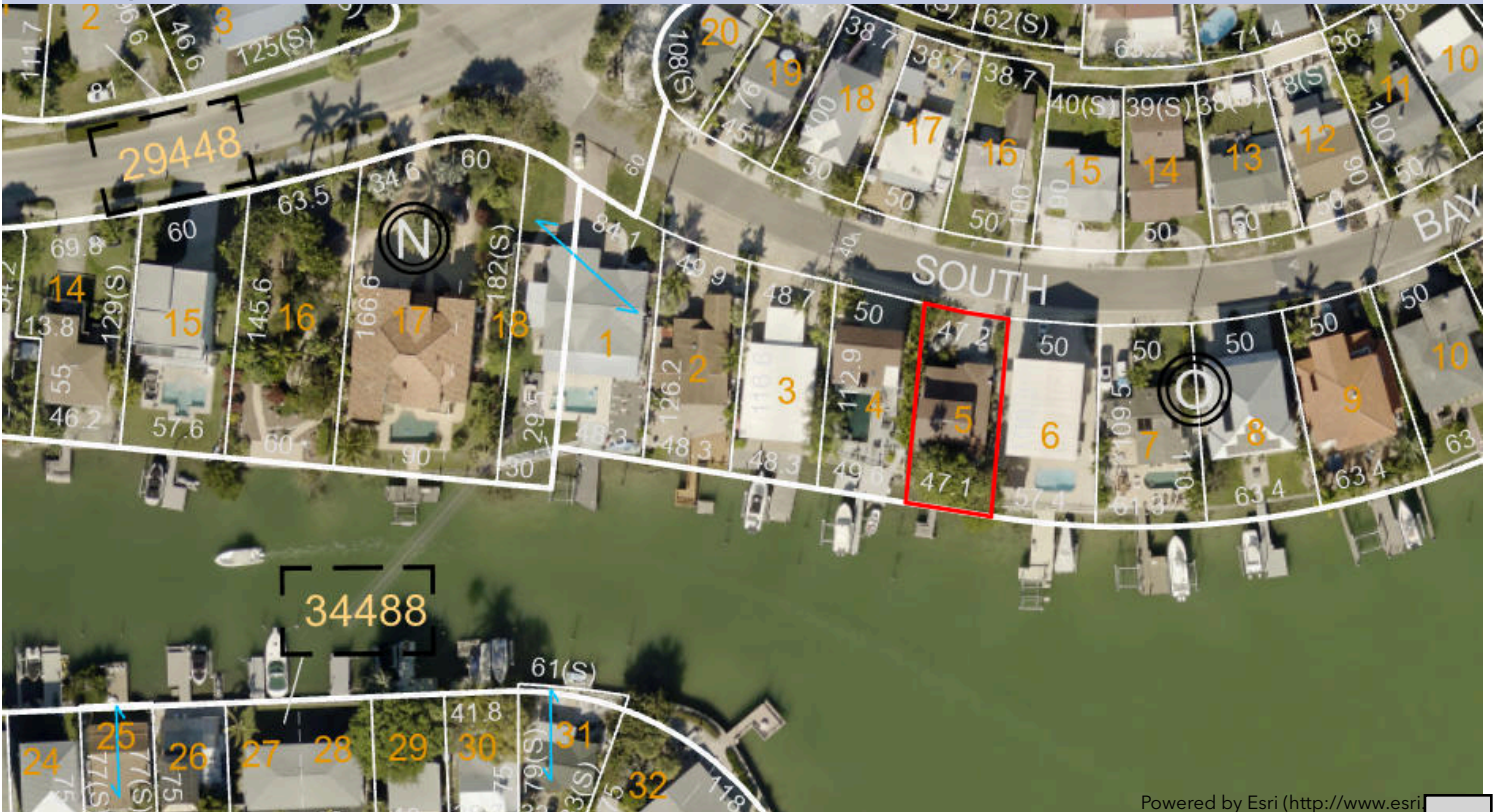
Parcel Number

10-31-15-34380-015-0050

- Owner Name
TUCKER, BLAZIA P
- Property Use
0110 Single Family Home
- Site Address
**435 S BAYSHORE DR
MADEIRA BEACH, FL 33708**
- Mailing Address
**435 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305**
- Legal Description
GULF SHORES 4TH ADD BLK O, LOT 5 LESS W 1.25FT
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1950

Living SF	Gross SF	Living Units	Buildings
1,759	2,197	1	1

Parcel Map



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

Item 5C.

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	Yes	100%		
2023	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
10630/1569	\$799,100	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/61


2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$692,358	\$231,336	\$176,336	\$201,336	\$176,336

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Y	\$542,015	\$224,598	\$174,098	\$199,098	\$174,098
2021	Y	\$424,982	\$218,056	\$167,556	\$192,556	\$167,556
2020	Y	\$374,219	\$215,045	\$164,545	\$189,545	\$164,545
2019	Y	\$362,162	\$210,210	\$159,710	\$184,710	\$159,710
2018	Y	\$353,702	\$206,290	\$155,790	\$180,790	\$155,790

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
18-Aug-1999	\$155,000	Q	I	O CONNOR JOHN J	TUCKER, BLAZIA P	10630/1569
01-Aug-1994	\$140,000	Q	I	GENTZEL J ERIC	O'CONNOR, JOHN J.	08742/0227
23-Feb-1987	\$95,000	Q				06432/1089

2023 Land Information

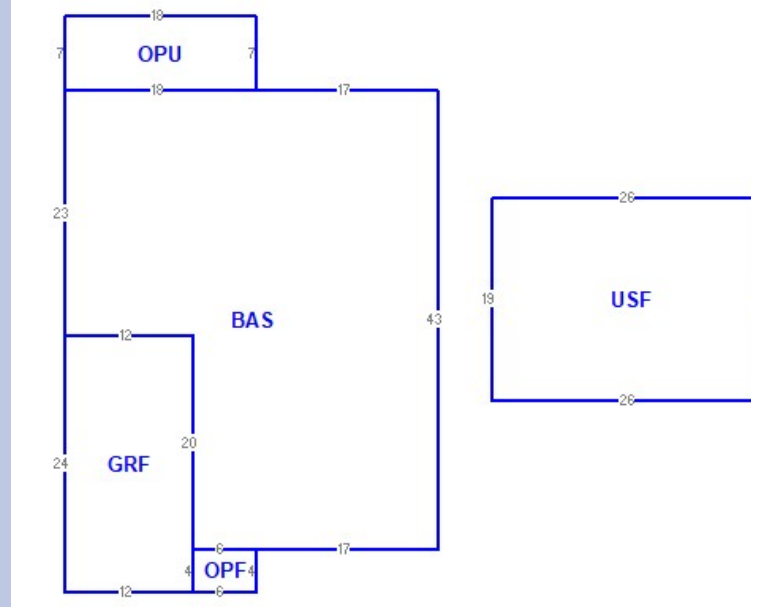
Land Area: 5,101 sf | 0.11 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjust Value	Item 5C.
Single Family	46x110	\$15,000	46.50	FF	1.1544	\$805,194	

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured			
Floor System:	Slab On Grade	Base (BAS):	1,265	1,265
Exterior Walls:	Cb Stucco/Cb Reclad	Upper Story (USF):	494	494
Unit Stories:	2	Garage (GRF):	0	288
Living Units:	1	Open Porch (OPF):	0	24
Roof Frame:	Gable Or Hip	Open Porch Unfinished (OPU):	0	126
Roof Cover:	Shingle Composition	Total Area SF:	1,759	2,197
Year Built:	1950			

Building Type: Single Family
 Quality: Average
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Heating: Central Duct
 Cooling: Cooling (Central)
 Fixtures: 8
 Effective Age: 46



2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	0.00	1	\$0	\$0	1960
DOCK	\$48.00	168.0	\$8,064	\$3,226	1960
PATIO/DECK	\$24.00	208.0	\$4,992	\$1,997	1980
PATIO/DECK	\$14.00	112.0	\$1,568	\$627	1960

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
PER-H-CB269558	ROOF	02/19/2003	\$4,795

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

June 27, 2024

TUCKER, BLAZIA P
435 S BAYSHORE DR
MADEIRA BEACH, FL 33708
Case Number: CE-24-63

RE Property: 435 S BAYSHORE **Parcel #**10-31-15-34380-015-0050

Legal Description: GULF SHORES 4TH ADD BLK 0, LOT 5 LESS W 1.25FT

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

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

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

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

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

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

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

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

Sec. 110-446. - Applicability of division.

This division applies to all fences, hedges, and walls that are not specifically exempted from this division. This division does not apply to seawalls (see chapter 14, article V of this Code for regulations on seawalls).

(7)Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

Violation Detail(s):

Building on property requiring maintenance, exterior of property requiring maintenance.
Fence on property requiring maintenance.

Corrective Action(s):

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

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

Follow up date:
July 11, 2024

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

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

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



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



6/27/2024

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6/27/2024

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6/27/2024

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

July 16, 2024

TUCKER, BLAZIA P
435 S BAYSHORE DR
MADEIRA BEACH, FL 33708
Case Number: CE-24-63

RE Property: 435 S BAYSHORE **Parcel #**10-31-15-34380-015-0050

Legal Description: GULF SHORES 4TH ADD BLK 0, LOT 5 LESS W 1.25FT

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

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

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

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

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Sec. 110-446. - Applicability of division.

This division applies to all fences, hedges, and walls that are not specifically exempted from this division. This division does not apply to seawalls (see chapter 14, article V of this Code for regulations on seawalls).

(7)Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

Violation Detail(s):

Building on property requiring maintenance, exterior of property requiring maintenance.
Fence on property requiring maintenance.

Corrective Action(s):

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

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

Follow up date:
July 30, 2024

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

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

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



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6/27/2024

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6/27/2024

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

Item 5C.

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

Tucker, Blazia P
435 S Bayshore Dr
Madeira Beach FL 33708



9590 9402 7951 2305 9234 68

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2809

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Registered Mail

Registered Mail Restricted Delivery

(over \$500)

Priority Mail Express®

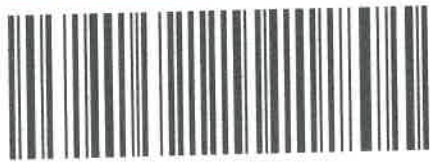
Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

Domestic Return Receipt



7019 2970 0000 5515 2809

Item 5C.

Principal Drive
1, Florida 33708

TUCKER, BLAZIA P
435 S BAYSHORE DR
MADEIRA BEACH, FL 33708
Case Number: CE-24-63

TUCKER, BLAZIA P 435 S BAYSHORE DR MADEIRA BEACH, FL 33708

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

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-63

TUCKER, BLAZIA P
435 S BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 435 S BAYSHORE DR **Parcel #10-31-15-34380-015-0050**

Legal Description: GULF SHORES 4TH ADD BLK 0, LOT 5 LESS W 1.25FT

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **27th** day of January, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

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

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(7)Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

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 14 day of January, 2025.



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-63

TUCKER, BLAZIA P
435 S BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 435 S BAYSHORE DR

Parcel #10-31-15-34380-015-0050

Legal Description: GULF SHORES 4TH ADD BLK 0, LOT 5 LESS W 1.25FT

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):

Ordinance(s):

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

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

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(7)Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

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**

January 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-63

TUCKER, BLAZIA P
435 S BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 435 S BAYSHORE Parcel #10-31-15-34326-007-0060

Legal Description: GULF SHORES 4TH ADD BLK 0, LOT 5 LESS W 1.25 FT

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

On the 14 day of January, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 14 day of January, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 435 S Bayshore, Parcel # 10-31-15-34326-007-0060 the City of Madeira Beach.

On the 14 day of January, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA
COUNTY OF PINELLAS

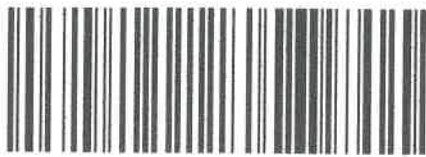
The foregoing instrument was acknowledged before me, the undersigned authority, by means of 0 physical presence or online notarization, this 14 day of January, 2025, by Grace Mills, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison
Print or type Name. Samantha Arison



CERTIFIED MAIL



7022 3330 0000 7447 7739



quadiant

Item 5C.

FIRST-CLASS MAIL

IMI

\$009.64⁰

01/14/2025 ZIP 33708
043M31233717

US POST

municipal Drive
Madeira Beach, Florida 33708

TUCKER, BLAZIA P
435 S BAYSHORE DR
MADEIRA BEACH, FL 33708

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:

Tucker, Blazia
 435 S Bayshore Dr
 Madeira Beach FL 33708



9590 9402 7951 2305 9229 04

2. Article Number (Transfer from service label)

7022 3330 0000 7447 7739

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

Mail Restricted Delivery

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery



Jan 14, 2025 9:55:33 AM
174° S
435 South Bayshore Drive
Madeira Beach
Pinellas County
Florida
juju
Index number: 580

