

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2025.003

Petitioner,

vs.

ANTOLOVICH, DAVE
ANTOLOVICH, JUNLI,
4th St. E.
Madeira Beach, FL 33708,

Respondents.
_____ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on January 26, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Deputy Cory Snyder provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 4th St. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

PAGE'S REPLAT OF MITCHELL'S BEACH BLKJ, LOT 15

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

Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.
The owners/occupants of private property are responsible for the maintenance of plants,

trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.

(6) Vegetation and organic material including, but not limited to, sod, vines, hedges, and shrubs, shall be maintained so as not to encroach upon sidewalks, streets, and public rights-of-way. Trees, bushes, shrubs and other vegetation which extends over sidewalks, streets, and public rights-of-way shall be maintained so as to allow the safe travel of pedestrians, bicyclists, and motorists.

(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons on property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.

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.

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

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before February 25, 2026.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 14-68 and 14-69, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violations on or before February 26, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on


the record at the Hearing, including clearing debris and trash, cleaning property and other items noted.

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


12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$50.00 per day for the violations set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after February 25, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 11th day of February, 2026.


Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Dave and Junli Antolovich, 4th St. E., Madeira Beach, Florida 33708, and 37195 Deer Run, Solon, OH 44139**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 11th day of February, 2026.


Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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

JUNE 25, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 2025.003

ANTOLOVICH, DAVE
ANTOLOVICH, JUNLI
37195 DEER RUN
SOLON, OH 44139-2554

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Deputy Cory Snyder, *Pinellas County Sheriff Deputy*, have personally examined the property described in

Madeira Beach Notice of Violation: 10-02-2025

Madeira Beach Special Magistrate Order: 02-11-2026

In the above-mentioned case and find that said property is in compliance with Sec. 14-68 and Sec. 14-69 of the Code of City of Madeira Beach, Florida, as of 04-02-2026.


Cory Snyder, Community Policing Officer

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 25th day of June 2026, Cory Snyder personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL


Notary



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

June 25, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2025.003

ANTOLOVICH, DAVE
ANTOLOVICH, JUNLI
37195 DEER RUN
OLON, OH 44139-2554

Respondents.

RE Property: 4TH ST E

Parcel #15-31-15-65304-010-0150

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 15

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6th** day of **July, 2026** at the Madeira Beach City Hall 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. 14-68. -Same-Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

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(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons and property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.

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

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.

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

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 25 day of JUNE, 2026.



**Cory Snyder, Community Policing Officer
City of Madeira Beach**

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

June 25, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2025.003

ANTOLOVICH, DAVE
ANTOLOVICH, JUNLI
37195 DEER RUN
SOLON, OH 44139-2554

Respondents.

RE Property: 4TH ST E

Parcel #15-31-15-65304-010-0150

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 15

AFFIDAVIT OF SERVICE

I, Cory Snyder, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 4TH ST E, Parcel #15-31-15-65304-010-0150 the City of Madeira Beach.

On the 25 day of June, 2026, 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.


Cory Snyder, Community Policing 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 26th day of June, 2026, by Cory Snyder, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 1:57:41 PM



June 25, 2026 at 11:54:04 AM

CITY OF MADEIRA BEACH

MEETING NOTICES

The following items are scheduled for the City of Madeira Beach Board of Commissioners meeting on **Monday, July 13, 2026, at 7:00 AM** in the Board Room, 10000 Madeira Beach Blvd., Madeira Beach, FL 33708.

AGENDA:

- 1. **APPROVAL OF THE 2026 BUDGET**
- 2. **APPROVAL OF THE 2026 CAPITAL BUDGET**
- 3. **APPROVAL OF THE 2026 POLICE DEPARTMENT BUDGET**
- 4. **APPROVAL OF THE 2026 FIRE DEPARTMENT BUDGET**
- 5. **APPROVAL OF THE 2026 WATER UTILITY DEPARTMENT BUDGET**
- 6. **APPROVAL OF THE 2026 PUBLIC WORKS DEPARTMENT BUDGET**
- 7. **APPROVAL OF THE 2026 COMMUNITY DEVELOPMENT DEPARTMENT BUDGET**
- 8. **APPROVAL OF THE 2026 POLICE DEPARTMENT CAPITAL BUDGET**
- 9. **APPROVAL OF THE 2026 FIRE DEPARTMENT CAPITAL BUDGET**
- 10. **APPROVAL OF THE 2026 WATER UTILITY DEPARTMENT CAPITAL BUDGET**
- 11. **APPROVAL OF THE 2026 PUBLIC WORKS DEPARTMENT CAPITAL BUDGET**
- 12. **APPROVAL OF THE 2026 COMMUNITY DEVELOPMENT DEPARTMENT CAPITAL BUDGET**
- 13. **APPROVAL OF THE 2026 POLICE DEPARTMENT OPERATIONAL BUDGET**
- 14. **APPROVAL OF THE 2026 FIRE DEPARTMENT OPERATIONAL BUDGET**
- 15. **APPROVAL OF THE 2026 WATER UTILITY DEPARTMENT OPERATIONAL BUDGET**
- 16. **APPROVAL OF THE 2026 PUBLIC WORKS DEPARTMENT OPERATIONAL BUDGET**
- 17. **APPROVAL OF THE 2026 COMMUNITY DEVELOPMENT DEPARTMENT OPERATIONAL BUDGET**
- 18. **APPROVAL OF THE 2026 POLICE DEPARTMENT CAPITAL OPERATIONAL BUDGET**
- 19. **APPROVAL OF THE 2026 FIRE DEPARTMENT CAPITAL OPERATIONAL BUDGET**
- 20. **APPROVAL OF THE 2026 WATER UTILITY DEPARTMENT CAPITAL OPERATIONAL BUDGET**
- 21. **APPROVAL OF THE 2026 PUBLIC WORKS DEPARTMENT CAPITAL OPERATIONAL BUDGET**
- 22. **APPROVAL OF THE 2026 COMMUNITY DEVELOPMENT DEPARTMENT CAPITAL OPERATIONAL BUDGET**

Public Comment: The Board of Commissioners will accept and forward to the City Manager any written comments received from the public regarding the proposed budgets.

Meeting Information: The meeting will be held in the Board Room, 10000 Madeira Beach Blvd., Madeira Beach, FL 33708. The meeting will begin at 7:00 AM and will last approximately 4 hours. The meeting is open to the public and will be held in a public hearing format.

For more information, please contact the City Manager at (813) 938-1234 or visit the City of Madeira Beach website at www.madeira-beach.com.

