

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2026.006

Petitioner,

vs.

KIM APLIN,
14016 N. Bayshore Dr.
Madeira Beach, FL 33708,

Respondent.
_____/

**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 June 22, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Deputy Cory Snyder, provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 14016 N. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

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

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.

(2) Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

(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.

(4) Holes, excavations, pits, and depressions which present a danger to persons or property on or near private property shall be filled or safely covered.

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

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.

(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.

(3) No termite infested wood shall be kept on private property.

(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.

(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.

(10) Hedges shall be maintained as provided in the Land Development Regulations.

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 July 23, 2026.

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

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

10. The Respondent shall correct the above stated violations on or before July 23, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

11. Upon complying, the Respondent 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 Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violations set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after July 23, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

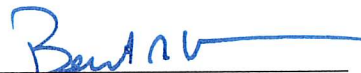
13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 6th day of July, 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: **Kim Aplin, 14016 N. Bayshore Dr., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 6th day of July, 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**

AUGUST 12, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 2026.006

APLIN, KIM
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Deputy Bryan Mitchell, *Pinellas County Sheriff Deputy*, have personally examined the property described in

Madeira Beach Notice of Violation: 05-07-2026

Madeira Beach Special Magistrate Order: 07-23-2026

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 08-12-2026.



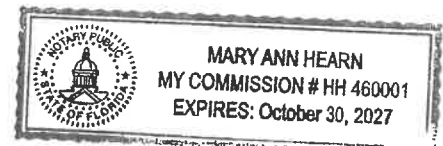
Bryan Mitchell, Community Policing Officer

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 12th day of August 2026, Bryan Mitchell personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL


Notary

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

August 12, 2026

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

Petitioner,

vs.

CASE NO. 2026.006

APLIN, KIM
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 14016 N BAYSHORE DR

Parcel #10-31-15-34362-012-0120

Legal Description: GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **24th** day of **AUGUST, 2026** 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.

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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 an property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.

(10) Hedges shall be maintained as provided in the Land Development Regulations.

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

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial 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 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 12 day of August, 2026.

A handwritten signature in black ink, appearing to read 'B. Mitchell', is written over a horizontal line.

**Bryan Mitchell, Community Policing Officer
City of Madeira Beach**



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

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

Case # 2026.006

Vs.

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondent

RE: Property: 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

Parcel #: 10-31-15-34362-012-0120

LEGAL DESCRIPTION: GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statue 162.12,

On the 12th day of August, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 12th day of August 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 12th day of August 2026, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 14016 N BAYSHORE DR. MADEIRA BEACH 33708-2435 Parcel # 10-31-15-34362-012-0120 in the City of Madeira Beach.

GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

On the 12th day of August, 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



Bryan Mitchell, Community Policing Officer

State of Florida

County of Pinellas

Before me on 12th day of August, 2026, personally appeared Bryan Mitchell who executed the foregoing instrument and who is personally known to me.



Notary

SEAL



From: Kim Aplin <kim.m.aplin@gmail.com>
Sent: Wednesday, July 22, 2026 12:51 PM
To: Codecompliance@madeirabeachfl.gov
Cc: Mitchell,Bryan <bmittchell@pcsonet.com>; Snyder,Cory <csnyder@pcsonet.com>
Subject: Case number 2026.006 Motion for Request for Additional Time

To City of Madeira Beach Special Magistrate & Code Enforcement.

7/22/2026

Case number 2026.006

Motion for Request for Additional Time

My name is Kim Aplin I am the property owner of 14016 North Bayshore Drive Madeira Beach Florida 33708.

This is my official request to the Special Magistrate for more time to comply with all items listed on on the order to comply. I have the property approximately 80% completed, but some of the larger problems will require some additional time.

I request an additional 20 days time to comply.

Please place this item on the agenda at the next available Special Magistrate hearing.

Thank you

Kim Aplin

CC:

Codecompliance@madeirabeachfl.gov

BMitchell@pcsonet.com

Csnyder@pcsonet.com







**NO
TRESPASSING**

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M
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No Solicitin

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

AUGUST 12, 2024
City of Madira Beach
304 Municipal Drive
Madira Beach, Florida 33708

Petitioner:

CASE NO. 2024-006

VS.
APLIN, B/M
14014 N BAYSHORE DR
MADIRA BEACH, FL 33708

Respondent:

CERTIFICATE OF COMPLIANCE

A Deputy Bryan Mitchell, Pinellas County Sheriff's Office, have personally examined the property described in:
Madira Beach Notice of Violation: 08-07-2024
Madira Beach Special Magistrate Order: 07-23-2024

In the above mentioned case and find that said property is in compliance with Sec. 14-08 and Sec. 14-09 of the Code of City of Madira Beach, Florida, as of 08-12-2024.

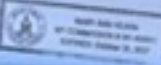
By: *Bryan Mitchell*
Bryan Mitchell, Community Policing Officer

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on this 12th day of August 2024, Bryan Mitchell personally appeared who executed the foregoing instrument and who is personally known to me.

Mary Ann Heare
Notary

SEAL



Aug 13, 2026 at 8:36:07 AM

