

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**10-31-15-19998-000-0860**[Compact Property Record Card](#)[Tax Estimator](#)**Updated May 16, 2023**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
HOLCOMB, JOHN SCOTT HOLCOMB, JENNIFER LYNN 572 JOHNS PASS AVE MADEIRA BEACH FL 33708-2300	572 JOHNS PASS AVE MADEIRA BEACH

[Property Use:](#) 0110 (Single Family Home)Current Tax District: MADEIRA
BEACH (MB)

Total Living: SF: 3,669 Total Gross SF: 4,123 Total Living Units: 1

[click here to hide] Legal Description
CRYSTAL ISLAND 2ND ADD LOT 86

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

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21259/1250	\$1,522,200 Sales Query	121030278022	A	Current FEMA Maps	57.64

2022 Final Value Information

Year	Just Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$1,265,567	\$1,036,422	\$1,036,422	\$1,265,567	\$1,036,422

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

Year	Homestead Exemption	Just Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$935,189	\$935,189	\$935,189	\$935,189	\$935,189
2020	No	\$705,922	\$705,922	\$705,922	\$705,922	\$705,922
2019	No	\$722,719	\$722,719	\$722,719	\$722,719	\$722,719
2018	No	\$685,089	\$685,089	\$685,089	\$685,089	\$685,089
2017	No	\$687,752	\$687,752	\$687,752	\$687,752	\$687,752
2016	No	\$656,032	\$656,032	\$656,032	\$656,032	\$656,032
2015	No	\$616,087	\$616,087	\$616,087	\$616,087	\$616,087
2014	Yes	\$551,085	\$529,641	\$479,641	\$504,641	\$479,641
2013	Yes	\$556,669	\$521,814	\$471,814	\$496,814	\$471,814
2012	Yes	\$513,091	\$513,091	\$463,091	\$488,091	\$463,091
2011	Yes	\$518,205	\$518,205	\$468,205	\$493,205	\$468,205
2010	Yes	\$529,461	\$529,461	\$479,461	\$504,461	\$479,461
2009	Yes	\$633,815	\$633,815	\$583,815	\$608,815	\$583,815
2008	Yes	\$736,600	\$736,600	\$686,600	\$711,600	\$686,600
2007	Yes	\$858,200	\$858,200	\$833,200	N/A	\$833,200
2006	Yes	\$899,500	\$899,500	\$874,500	N/A	\$874,500
2005	Yes	\$645,700	\$302,100	\$276,600	N/A	\$276,600
2004	Yes	\$559,900	\$293,300	\$267,800	N/A	\$267,800
2003	Yes	\$514,800	\$287,900	\$262,400	N/A	\$262,400
2002	Yes	\$392,000	\$277,500	\$252,000	N/A	\$252,000
2001	Yes	\$299,800	\$246,100	\$220,600	N/A	\$220,600
2000	Yes	\$253,900	\$239,000	\$213,500	N/A	\$213,500
1999	Yes	\$234,000	\$232,800	\$207,300	N/A	\$207,300
1998	Yes	\$237,000	\$229,200	\$203,700	N/A	\$203,700
1997	Yes	\$227,700	\$225,400	\$199,900	N/A	\$199,900
1996	Yes	\$226,000	\$218,900	\$193,400	N/A	\$193,400

2022 Tax Information[2022 Tax Bill](#)

Tax District: MB

2022 Final Millage Rate 16.2571

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions.

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

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

Sale Date	Book/Page	Price	Q/U	V/I
29 Oct 2020	21259 / 1250	\$1,135,000	Q	I
29 Jun 2005	14415 / 0337	\$1,195,000	Q	I

Seawall: Yes		2022 Land Information			View: None	
		Frontage: Canal/River				
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	70x115	11000.00	70.0000	1.0600	\$816,200	FF

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

Site Address: 572 JOHNS PASS AVE

Building Type: **Single Family**

Quality: **Above Average**

Foundation: **Continuous Footing Poured**

Floor System: **Slab On Grade**

Exterior Wall: **Cb Stucco/Cb Reclad**

Roof Frame: **Gable Or Hip**

Roof Cover: **Shingle Composition**

Stories: **2**

Living units: **1**

Floor Finish: **Carpet/Hardtile/Hardwood**

Interior Finish: **Upgrade**

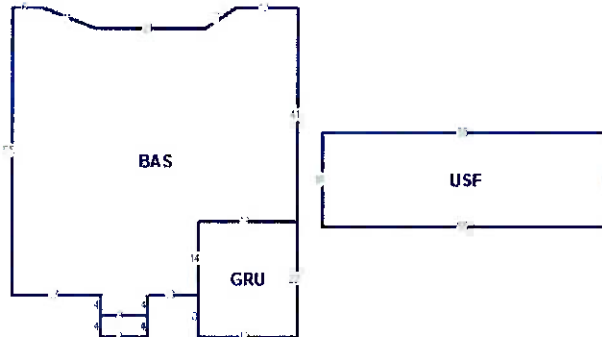
Fixtures: **17**

Year Built: **1962**

Effective Age: **30**

Heating: **Central Duct**

Cooling: **Cooling (Central)**



[Compact Property Record Card](#)

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Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	2,679	2,679
Open Porch (OPE)	0	36
Garage Unfinished (GRU)	0	418
Upper Story (USF)	990	990
Total Living SF: 3,669		Total Gross SF: 4,123

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

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BBQ	\$2,000.00	1.00	\$2,000.00	\$2,000.00	1972
PATIO/DECK	\$22.00	676.00	\$14,872.00	\$11,005.00	2000
POOL	\$55,000.00	1.00	\$55,000.00	\$22,000.00	1993
DOCK	\$56.00	245.00	\$13,720.00	\$11,388.00	2016
PATIO/DECK	\$39.00	250.00	\$9,750.00	\$4,290.00	2000
BT LFT/DAV	\$12,000.00	1.00	\$12,000.00	\$11,640.00	2021

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

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

Permit Number	Description	Issue Date	Estimated Value
DRVWY20220269	PATIO/DECK	04 Apr 2022	\$25,750
S20210515	SEA WALL	03 Jun 2021	\$24,400
D&L20210091	DOCK	03 Feb 2021	\$20,268
WND-21-00044	DOCK	01 Feb 2021	\$0
P4752	PLUMBING	19 Jun 2020	\$12,063
R4007	ROOF	03 Sep 2019	\$26,150
BR2221	ADDITION/REMODEL/RENOVATION	09 Jan 2018	\$30,000
P46360-16/REV	DOCK	23 Feb 2017	\$0
P46360-16	DOCK	15 Nov 2016	\$14,000
PER-H-CB07-04140	MISCELLANEOUS	27 Mar 2007	\$1,400
PER-H-CB305185	ROOF	19 Oct 2004	\$13,800
PER-H-CB259316	SPA/JAC/HT	06 Aug 2002	\$2,000
PER-H-CB257035	MISCELLANEOUS	24 Jun 2002	\$1,600
PER-H-CB219648	ADDITION/REMODEL/RENOVATION	19 Jul 2000	\$44,605



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Search all services we offer...

[Vehicle Registration](#)[Property Tax](#)[Tourist Tax](#)[Search](#) > Account Summary**Real Estate Account #R115404****Owner:**HOLCOMB, JOHN SCOTT
HOLCOMB, JENNIFER LYNN**Situs:**572 JOHNS PASS AVE
MADEIRA BEACH[Parcel details](#)[Property Appraiser](#)[Get bills by email](#)**Amount Due**

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2022** for **\$17,486.99**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill ⓘ	\$0.00	Paid \$17,486.99	11/29/2022	Receipt #0-22-149549	Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$15,366.97	11/22/2021	Receipt #0-21-126472	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$11,902.08	12/21/2020	Receipt #1655-20-100949	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$12,431.46	01/30/2020	Receipt #755-19-123920	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$11,403.71	12/28/2018	Receipt #755-18-112342	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$11,767.99	01/31/2018	Receipt #755-17-128574	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$11,655.27	03/30/2017	Receipt #952-16-066576	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$11,223.20	03/31/2016	Receipt #755-15-138059	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$9,158.34	05/29/2015	Receipt #755-14-139996	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$8,492.79	12/31/2013	Receipt #755-13-122635	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$8,338.28	12/28/2012	Receipt #756-12-080585	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$8,406.53	01/31/2012	Receipt #755-11-093130	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$8,384.19	12/31/2010	Receipt #755-10-129861	Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$10,207.95	12/30/2009	Receipt #755-09-119117	Print (PDF)
2008 ⓘ					
2008 Annual Bill	\$0.00	Paid \$13,841.16	11/17/2009	Receipt #908-09-000599	Print (PDF)
Certificate #7891		Redeemed	11/17/2009	Face \$13,176.10, Rate 0.25%	
		Paid \$13,841.16			
2007 ⓘ					
2007 Annual Bill	\$0.00	Paid \$16,150.19	09/09/2008	Receipt #110-08-000119	Print (PDF)
Certificate #7741		Redeemed	09/09/2008	Face \$15,375.18, Rate 0.25%	
		Paid \$16,150.19			
2006 Annual Bill ⓘ	\$0.00	Paid \$15,493.51	11/30/2006	Receipt #002-06-00011529	Print (PDF)
2005 ⓘ					
2005 Annual Bill	\$0.00	Paid \$6,171.03	06/27/2006	Receipt #002-06-00001772	Print (PDF)
Total Amount Due	\$0.00				

BILL	AMOUNT DUE	STATUS		ACTION
Certificate #4300		Redeemed	06/27/2006	Face \$5,871.46, Rate 0.25%
		Paid \$6,171.03		
2004 Annual Bill ⓘ	\$0.00	Paid \$5,357.70	05/12/2005	Receipt #009-04-00005429  Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$5,551.18	06/01/2004	Receipt #CONV-22817  Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$5,125.22	05/29/2003	Receipt #010-02-00007590  Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid \$4,497.62	04/30/2002	Receipt #013-01-00003172  Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid \$4,330.00	04/26/2001	Receipt #010-00-00009467  Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid \$3,996.91	01/11/2000	Receipt #011-99-00009010  Print (PDF)
Total Amount Due	\$0.00			

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COURTESY NOTICE OF CODE VIOLATION

MAY 17, 2023

HOLCOMB, JOHN SCOTT
HOLCOMB, JENNIFER LYNN
572 JOHNS PASS AVE
MADERIA BEACH FL 33708-2300

Case Number: 2023.3608

Parcel #: 10-31-15-19998-000-0860

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 86

Address: 572 JOHNS PASS AVE

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

Ordinance(s):

Sec. 86-52. - When required.

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

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



Sec. 110-471. - Building permits required.

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

Sec. 110-719. - Fencing.

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

Florida Statute for Residential Swimming Pool Safety Act attached.

Violation Detail:

- An accessory structure has been constructed at the property without the required building permit(s).
- Lack of required fencing for pool on property.

Corrective action:

Either the property owner and/or licensed contractor will need to apply for and obtain an "after-the-fact" building permit to comply. If a permit cannot be obtained, the structure must be removed. Proper fencing will need to be constructed in reference to the pool.

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

Follow-up date:

MAY 31, 2023

Grace Mills,

Code Compliance Officer II

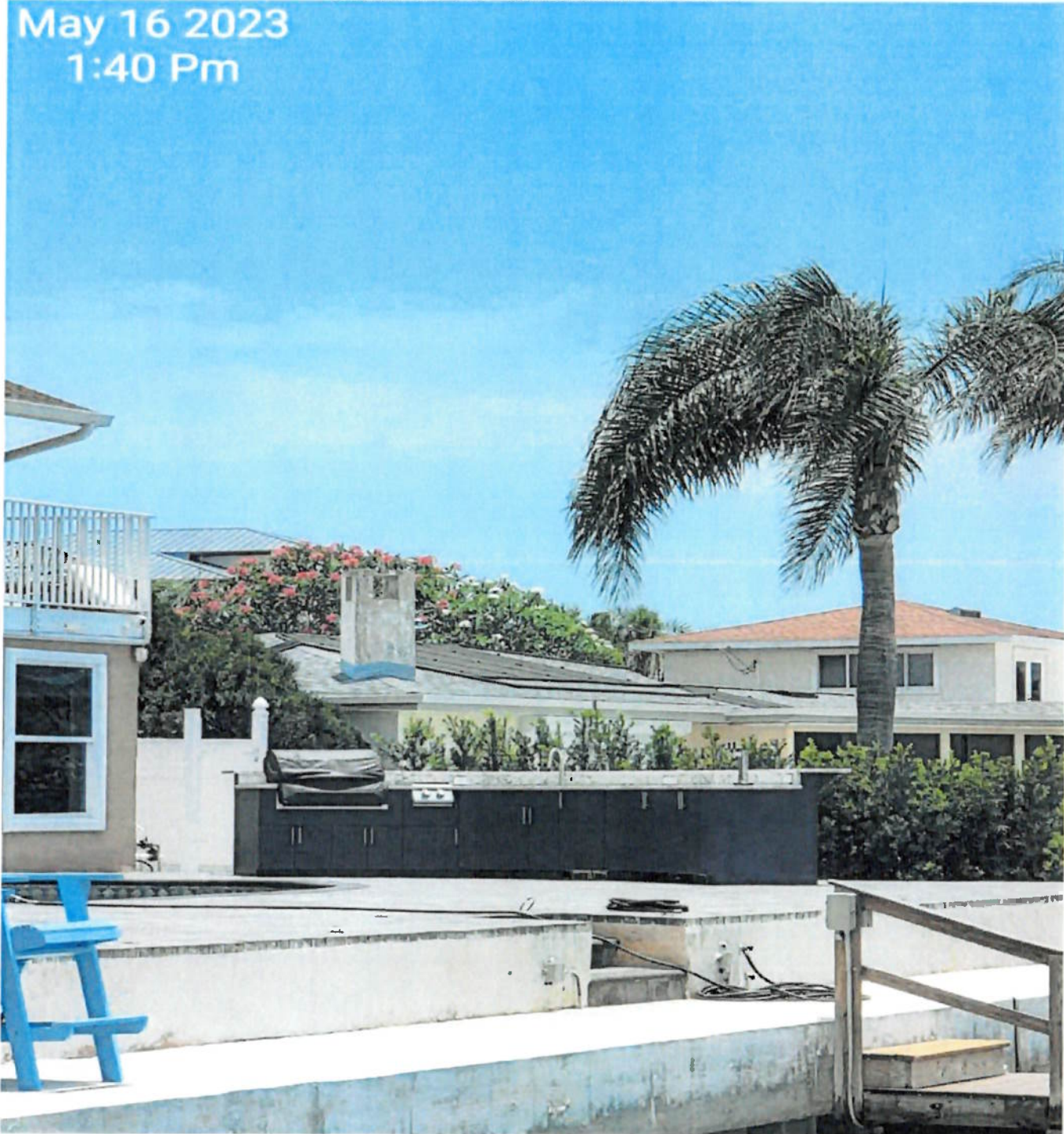
City of Madeira Beach – Building Department

gmills@madeirabeachfl.gov

727.391.9951 ext. 298

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

May 16 2023
1:40 Pm



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

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708

PH: 727-391-9951 ext. 284 FAX: 727-399-1131



May 16 2023
2:10 PM



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

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



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

The 2022 Florida Statutes (including 2022 Special Session A and 2023 Special Session B)

[Title XXXIII](#) [Chapter 515](#) [View Entire Chapter](#)
 REGULATION OF TRADE, COMMERCE, INVESTMENTS, RESIDENTIAL SWIMMING POOL
 AND SOLICITATIONS SAFETY ACT

CHAPTER 515 RESIDENTIAL SWIMMING POOL SAFETY ACT

- 515.21 Short title.
- 515.23 Legislative findings and intent.
- 515.25 Definitions.
- 515.27 Residential swimming pool safety feature options; penalties.
- 515.29 Residential swimming pool barrier requirements.
- 515.31 Drowning prevention education program; public information publication.
- 515.33 Information required to be furnished to buyers.
- 515.35 Rulemaking authority.
- 515.37 Exemptions.

515.21 Short title.—This chapter may be cited as the “Preston de Ibern/McKenzie Merriam Residential Swimming Pool Safety Act.”

History.—s. 1, ch. 2000-143.

515.23 Legislative findings and intent.—The Legislature finds that drowning is the leading cause of death of young children in this state and is also a significant cause of death for medically frail elderly persons in this state, that constant adult supervision is the key to accomplishing the objective of reducing the number of submersion incidents, and that when lapses in supervision occur a pool safety feature designed to deny, delay, or detect unsupervised entry to the swimming pool, spa, or hot tub will reduce drowning and near-drowning incidents. In addition to the incalculable human cost of these submersion incidents, the health care costs, loss of lifetime productivity, and legal and administrative expenses associated with drownings of young children and medically frail elderly persons in this state each year and the lifetime costs for the care and treatment of young children who have suffered brain disability due to near-drowning incidents each year are enormous. Therefore, it is the intent of the Legislature that all new residential swimming pools, spas, and hot tubs be equipped with at least one pool safety feature as specified in this chapter. It is also the intent of the Legislature that the Department of Health be responsible for producing its own or adopting a nationally recognized publication that provides the public with information on drowning prevention and the responsibilities of pool ownership and also for developing its own or adopting a nationally recognized drowning prevention education program for the public and for persons violating the pool safety requirements of this chapter.

History.—s. 1, ch. 2000-143.

515.25 Definitions.—As used in this chapter, the term:

- (1) “Approved safety pool cover” means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM) in compliance with standard F1346-91.
- (2) “Barrier” means a fence, dwelling wall, or nondwelling wall, or any combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool, especially access from the residence or from the yard outside the barrier.
- (3) “Department” means the Department of Health.
- (4) “Exit alarm” means a device that makes audible, continuous alarm sounds when any door or window which permits access from the residence to any pool area that is without an intervening enclosure is opened or left ajar.
- (5) “Indoor swimming pool” means a swimming pool that is totally contained within a building and surrounded on all four sides by walls of or within the building.

(6) “Medically frail elderly person” means any person who is at least 65 years of age and has a medical problem that affects balance, vision, or judgment, including, but not limited to, a heart condition, diabetes, or Alzheimer’s disease or any related disorder.

(7) “Outdoor swimming pool” means any swimming pool that is not an indoor swimming pool.

(8) “Portable spa” means a nonpermanent structure intended for recreational bathing, in which all controls and water-heating and water-circulating equipment are an integral part of the product and which is cord-connected and not permanently electrically wired.

(9) “Public swimming pool” means a swimming pool, as defined in s. 514.011(2), which is operated, with or without charge, for the use of the general public; however, the term does not include a swimming pool located on the grounds of a private residence.

(10) “Residential” means situated on the premises of a detached one-family or two-family dwelling or a one-family townhouse not more than three stories high.

(11) “Swimming pool” means any structure, located in a residential area, that is intended for swimming or recreational bathing and contains water over 24 inches deep, including, but not limited to, in-ground, aboveground, and on-ground swimming pools; hot tubs; and nonportable spas.

(12) “Young child” means any person under the age of 6 years.

History.—s. 1, ch. 2000-143.

515.27 Residential swimming pool safety feature options; penalties.—

(1) In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet at least one of the following requirements relating to pool safety features:

(a) The pool must be isolated from access to a home by an enclosure that meets the pool barrier requirements of s. 515.29;

(b) The pool must be equipped with an approved safety pool cover;

(c) All doors and windows providing direct access from the home to the pool must be equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet;

(d) All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor; or

(e) A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water. Such pool alarm must meet and be independently certified to ASTM Standard F2208, titled “Standard Safety Specification for Residential Pool Alarms,” which includes surface motion, pressure, sonar, laser, and infrared alarms. For purposes of this paragraph, the term “swimming pool alarm” does not include any swimming protection alarm device designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

(2) A person who fails to equip a new residential swimming pool with at least one pool safety feature as required in subsection (1) commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, except that no penalty shall be imposed if the person, within 45 days after arrest or issuance of a summons or a notice to appear, has equipped the pool with at least one safety feature as required in subsection (1) and has attended a drowning prevention education program established by s. 515.31. However, the requirement of attending a drowning prevention education program is waived if such program is not offered within 45 days after issuance of the citation.

History.—s. 1, ch. 2000-143; s. 14, ch. 2016-129.

515.29 Residential swimming pool barrier requirements.—

(1) A residential swimming pool barrier must have all of the following characteristics:

(a) The barrier must be at least 4 feet high on the outside.

(b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

(c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.

(d) The barrier must be placed sufficiently away from the water’s edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.

(2) The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.

(3) Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.

(4) A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.

(5) A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.

History.—s. 1, ch. 2000-143.

515.31 Drowning prevention education program; public information publication.—

(1) The department shall develop a drowning prevention education program, which shall be made available to the public at the state and local levels and which shall be required as set forth in s. 515.27(2) for persons in violation of the pool safety requirements of this chapter. The department may charge a fee, not to exceed \$100, for attendance at such a program. The drowning prevention education program shall be funded using fee proceeds, state funds appropriated for such purpose, and grants. The department, in lieu of developing its own program, may adopt a nationally recognized drowning prevention education program to be approved for use in local safety education programs, as provided in rule of the department.

(2) The department shall also produce, for distribution to the public at no charge, a publication that provides information on drowning prevention and the responsibilities of pool ownership. The department, in lieu of developing its own publication, may adopt a nationally recognized drowning prevention and responsibilities of pool ownership publication, as provided in rule of the department.

History.—s. 1, ch. 2000-143.

515.33 Information required to be furnished to buyers.—A licensed pool contractor, on entering into an agreement with a buyer to build a residential swimming pool, or a licensed home builder or developer, on entering into an agreement with a buyer to build a house that includes a residential swimming pool, must give the buyer a document containing the requirements of this chapter and a copy of the publication produced by the department under s. 515.31 that provides information on drowning prevention and the responsibilities of pool ownership.

History.—s. 1, ch. 2000-143.

515.35 Rulemaking authority.—The department shall adopt rules pursuant to the Administrative Procedure Act establishing the fees required to attend drowning prevention education programs and setting forth the information required under this chapter to be provided by licensed pool contractors and licensed home builders or developers.

History.—s. 1, ch. 2000-143.

515.37 Exemptions.—This chapter does not apply to:

(1) Any system of sumps, irrigation canals, or irrigation flood control or drainage works constructed or operated for the purpose of storing, delivering, distributing, or conveying water.

(2) Stock ponds, storage tanks, livestock operations, livestock watering troughs, or other structures used in normal agricultural practices.

(3) Public swimming pools.

(4) Any political subdivision that has adopted or adopts a residential pool safety ordinance, provided the ordinance is equal to or more stringent than the provisions of this chapter.

(5) Any portable spa with a safety cover that complies with ASTM F1346-91 (Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs).

(6) Small, temporary pools without motors, which are commonly referred to or known as “kiddie pools.”

History.—s. 1, ch. 2000-143.

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



NOTICE OF CODE VIOLATION

JUNE 2, 2023

HOLCOMB, JOHN SCOTT
HOLCOMB, JENNIFER LYNN
572 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2300

Case Number: 2023.3608
Parcel #: 10-31-15-19998-000-0860

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 86

Address: 572 JOH

Due to a recent complaint on the property, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. - When required.

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

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

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



Sec. 110-471. – Building permits required.

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

Sec. 110-719. – Fencing

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

Florida Statute for Residential Swimming Pool Safety Act attached.

Violation Detail:

- An accessory structure has been constructed at the property without the required building permit(s).
- Lack of required fencing for pool on property.

Corrective action:

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

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

Follow-up date:

JUNE 16, 2023

Grace Mills,

Code Compliance Officer II

City of Madeira Beach – Building Department

gmills@madeirabeachfl.gov

727.391.9951 ext. 298

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

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



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

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



May 16 2023
2:10 PM



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

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



May 16 2023
1:40 Pm



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

The 2022 Florida Statutes (including 2022 Special Session A and 2023 Special Session B)

[Title XXXIII](#)
REGULATION OF TRADE, COMMERCE, INVESTMENTS,
AND SOLICITATIONS

[Chapter 515](#)
RESIDENTIAL SWIMMING POOL
SAFETY ACT

[View Entire Chapter](#)

CHAPTER 515 RESIDENTIAL SWIMMING POOL SAFETY ACT

- 515.21 Short title.
- 515.23 Legislative findings and intent.
- 515.25 Definitions.
- 515.27 Residential swimming pool safety feature options; penalties.
- 515.29 Residential swimming pool barrier requirements.
- 515.31 Drowning prevention education program; public information publication.
- 515.33 Information required to be furnished to buyers.
- 515.35 Rulemaking authority.
- 515.37 Exemptions.

515.21 Short title.—This chapter may be cited as the “Preston de Ibern/McKenzie Merriam Residential Swimming Pool Safety Act.”

History.—s. 1, ch. 2000-143.

515.23 Legislative findings and intent.—The Legislature finds that drowning is the leading cause of death of young children in this state and is also a significant cause of death for medically frail elderly persons in this state, that constant adult supervision is the key to accomplishing the objective of reducing the number of submersion incidents, and that when lapses in supervision occur a pool safety feature designed to deny, delay, or detect unsupervised entry to the swimming pool, spa, or hot tub will reduce drowning and near-drowning incidents. In addition to the incalculable human cost of these submersion incidents, the health care costs, loss of lifetime productivity, and legal and administrative expenses associated with drownings of young children and medically frail elderly persons in this state each year and the lifetime costs for the care and treatment of young children who have suffered brain disability due to near-drowning incidents each year are enormous. Therefore, it is the intent of the Legislature that all new residential swimming pools, spas, and hot tubs be equipped with at least one pool safety feature as specified in this chapter. It is also the intent of the Legislature that the Department of Health be responsible for producing its own or adopting a nationally recognized publication that provides the public with information on drowning prevention and the responsibilities of pool ownership and also for developing its own or adopting a nationally recognized drowning prevention education program for the public and for persons violating the pool safety requirements of this chapter.

History.—s. 1, ch. 2000-143.

515.25 Definitions.—As used in this chapter, the term:

- (1) “Approved safety pool cover” means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM) in compliance with standard F1346-91.
- (2) “Barrier” means a fence, dwelling wall, or nondwelling wall, or any combination thereof, which completely surrounds the swimming pool and obstructs access to the swimming pool, especially access from the residence or from the yard outside the barrier.
- (3) “Department” means the Department of Health.
- (4) “Exit alarm” means a device that makes audible, continuous alarm sounds when any door or window which permits access from the residence to any pool area that is without an intervening enclosure is opened or left ajar.
- (5) “Indoor swimming pool” means a swimming pool that is totally contained within a building and surrounded on all four sides by walls of or within the building.

(6) "Medically frail elderly person" means any person who is at least 65 years of age and has a medical problem that affects balance, vision, or judgment, including, but not limited to, a heart condition, diabetes, or Alzheimer's disease or any related disorder.

(7) "Outdoor swimming pool" means any swimming pool that is not an indoor swimming pool.

(8) "Portable spa" means a nonpermanent structure intended for recreational bathing, in which all controls and water-heating and water-circulating equipment are an integral part of the product and which is cord-connected and not permanently electrically wired.

(9) "Public swimming pool" means a swimming pool, as defined in s. 514.011(2), which is operated, with or without charge, for the use of the general public; however, the term does not include a swimming pool located on the grounds of a private residence.

(10) "Residential" means situated on the premises of a detached one-family or two-family dwelling or a one-family townhouse not more than three stories high.

(11) "Swimming pool" means any structure, located in a residential area, that is intended for swimming or recreational bathing and contains water over 24 inches deep, including, but not limited to, in-ground, aboveground, and on-ground swimming pools; hot tubs; and nonportable spas.

(12) "Young child" means any person under the age of 6 years.

History.—s. 1, ch. 2000-143.

515.27 Residential swimming pool safety feature options; penalties.—

(1) In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet at least one of the following requirements relating to pool safety features:

(a) The pool must be isolated from access to a home by an enclosure that meets the pool barrier requirements of s. 515.29;

(b) The pool must be equipped with an approved safety pool cover;

(c) All doors and windows providing direct access from the home to the pool must be equipped with an exit alarm that has a minimum sound pressure rating of 85 dB A at 10 feet;

(d) All doors providing direct access from the home to the pool must be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor; or

(e) A swimming pool alarm that, when placed in a pool, sounds an alarm upon detection of an accidental or unauthorized entrance into the water. Such pool alarm must meet and be independently certified to ASTM Standard F2208, titled "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared alarms. For purposes of this paragraph, the term "swimming pool alarm" does not include any swimming protection alarm device designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

(2) A person who fails to equip a new residential swimming pool with at least one pool safety feature as required in subsection (1) commits a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083, except that no penalty shall be imposed if the person, within 45 days after arrest or issuance of a summons or a notice to appear, has equipped the pool with at least one safety feature as required in subsection (1) and has attended a drowning prevention education program established by s. 515.31. However, the requirement of attending a drowning prevention education program is waived if such program is not offered within 45 days after issuance of the citation.

History.—s. 1, ch. 2000-143, s. 14, ch. 2016-129.

515.29 Residential swimming pool barrier requirements.—

(1) A residential swimming pool barrier must have all of the following characteristics:

(a) The barrier must be at least 4 feet high on the outside.

(b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

(c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.

(d) The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.

(2) The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.

(3) Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.

(4) A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.

(5) A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.

History.—s. 1, ch. 2000-143.

515.31 Drowning prevention education program; public information publication.—

(1) The department shall develop a drowning prevention education program, which shall be made available to the public at the state and local levels and which shall be required as set forth in s. 515.27(2) for persons in violation of the pool safety requirements of this chapter. The department may charge a fee, not to exceed \$100, for attendance at such a program. The drowning prevention education program shall be funded using fee proceeds, state funds appropriated for such purpose, and grants. The department, in lieu of developing its own program, may adopt a nationally recognized drowning prevention education program to be approved for use in local safety education programs, as provided in rule of the department.

(2) The department shall also produce, for distribution to the public at no charge, a publication that provides information on drowning prevention and the responsibilities of pool ownership. The department, in lieu of developing its own publication, may adopt a nationally recognized drowning prevention and responsibilities of pool ownership publication, as provided in rule of the department.

History.—s. 1, ch. 2000-143.

515.33 Information required to be furnished to buyers.—A licensed pool contractor, on entering into an agreement with a buyer to build a residential swimming pool, or a licensed home builder or developer, on entering into an agreement with a buyer to build a house that includes a residential swimming pool, must give the buyer a document containing the requirements of this chapter and a copy of the publication produced by the department under s. 515.31 that provides information on drowning prevention and the responsibilities of pool ownership.

History.—s. 1, ch. 2000-143.

515.35 Rulemaking authority.—The department shall adopt rules pursuant to the Administrative Procedure Act establishing the fees required to attend drowning prevention education programs and setting forth the information required under this chapter to be provided by licensed pool contractors and licensed home builders or developers.

History.—s. 1, ch. 2000-143.

515.37 Exemptions.—This chapter does not apply to:

(1) Any system of sumps, irrigation canals, or irrigation flood control or drainage works constructed or operated for the purpose of storing, delivering, distributing, or conveying water.

(2) Stock ponds, storage tanks, livestock operations, livestock watering troughs, or other structures used in normal agricultural practices.

(3) Public swimming pools.

(4) Any political subdivision that has adopted or adopts a residential pool safety ordinance, provided the ordinance is equal to or more stringent than the provisions of this chapter.

(5) Any portable spa with a safety cover that complies with ASTM F1346-91 (Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs).

(6) Small, temporary pools without motors, which are commonly referred to or known as "kiddie pools."

History.—s. 1, ch. 2000-143.

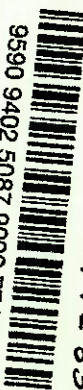
SENDER: COMPLETE THIS SECTION

- 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:

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

9590 9402 5087 9092 7745 25



2. Article Number (Transfer from service label)

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

B. Received by (Printed Name)

☐ Agent
☐ Addressee

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

Domestic Return Receipt



300 Municipal Drive
Madeira Beach, Florida 33708

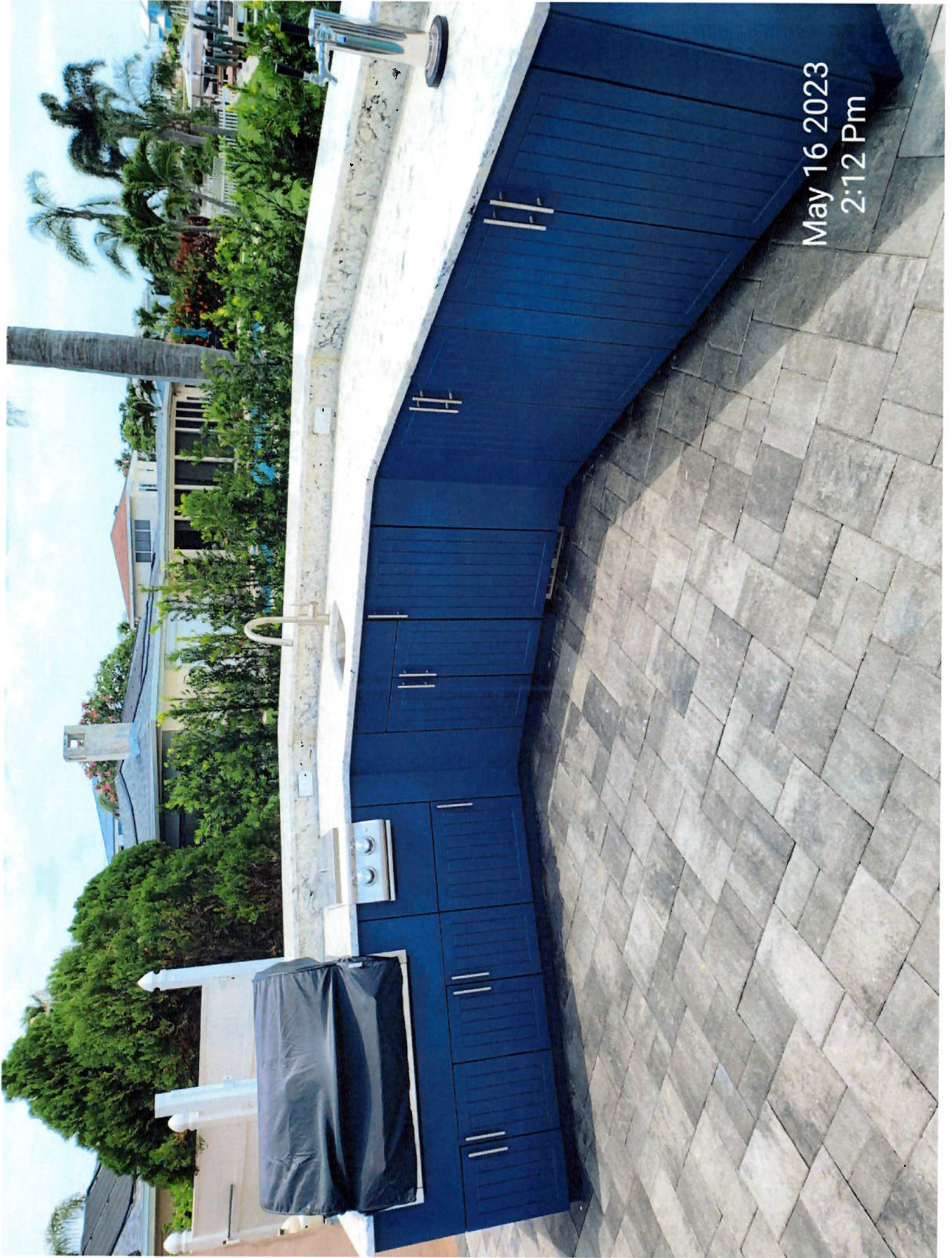
CERTIFIED MAIL



7022 2410 0002 9255 3190

Holcomb, Jennifer Lynn
572 Johns Pass Ave
Madeira Beach, FL 33708

Respondents.



May 16 2023
2:12 Pm

May 16 2023
1:40 Pm



May 16 2023
2:10 PM



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

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

Petitioner,

vs.

CASE NO. 2023.3608

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

Respondents.

RE Property: 572 Johns Pass Ave

Parcel #10-31-15-19998-000-0860

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 86

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

Sec. 110-471. – Building permits required.


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

Sec. 110-719- Fencing

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

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**

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

Petitioner,

vs.

CASE NO. 2023.3608

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

Respondents.

RE Property: 572 Johns Pass Ave

Parcel # 10-31-15-19998-000-0860

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 86

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **23rd** day of October, **2023** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

Sec. 110-471. – Building Permits Required.

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

Sec. 110-719- Fencing

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

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.

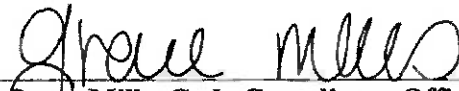
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 13th day of October, 2023.



Grace Mills, Code Compliance Officer
City of Madeira Beach

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

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

Petitioner,

vs.

CASE NO. 2023.3608

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

Respondents.

RE Property: 572 Johns Pass Ave **Parcel #** 10-31-15-19998-000-0860

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 86

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 13th day of October, 2023, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 13th day of October, 2023, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 13th day of October, 2023, I posted a copy of the attached NOTICE OF HEARING on the property located at 572 Johns Pass Ave Parcel # 10-31-15-19998-000-0860 the City of Madeira Beach.

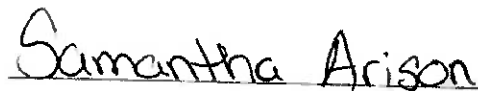
On the 13th day of October, 2023, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.


Grace Mills, 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 13th day of October, 2023, by Grace Mills, who is personally known to me, or produced as identification. My Commission Expires: 3-15-2027

Notary Public- State of Florida


Samantha Arison

Print or type Name.



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:

Holcomb, John Scott
Holcomb, Jennifer Lynn
572 Johns Pass ave
Madeira Beach FL 33708



9590 9402 7951 2305 9242 43

2. Article Number (Transfer from service label)

7022 2410 0002 9255 3190

; 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 ☐ No
If YES, enter delivery address below:

3. Service Type

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

Domestic Return Receipt



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



7022 2410 0002 9255 3190

Holcomb, Jennifer Lynn
572 Johns Pass Ave
Madeira Beach, FL 33708

Respondents.



Oct 13, 2023 9:56:39 AM
574 Johns Pass Avenue
Madeira Beach
Pinellas County
Florida