

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

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

Petitioner,

vs.

CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354
Respondents.

RE Property: 14239 W PARSLEY DR **Parcel #**10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **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. 14-70. - 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.

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 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 4 day of SEPTEMBER, 2025.



**Connor Mecko, Code Compliance Specialist
City of Madeira Beach**

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

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Connor Mecko, *Code Compliance Specialist*, have personally examined the property described in

Madeira Beach Notice of Violation: 12-03-2024

Madeira Beach Special Magistrate Order: 08-06-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 08-16-2025



Connor Mecko, Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 4th day of September, 2025, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.





Notary



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CITY OF MADEIRA BEACH**

September 4, 2025

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Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

AFFIDAVIT OF SERVICE

I, Connor Mecko, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 4th day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 4th day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 4th day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14239 W Parsley Dr., Parcel #10-31-15-34416-026-0140 the City of Madeira Beach.

On the 4th day of September, 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.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

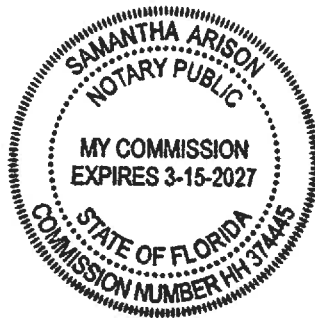
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of
✓ physical presence or online notarization, this 4th day of September 2025, by Connor
Mecko, who is personally known to me, or produced as identification. My
Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

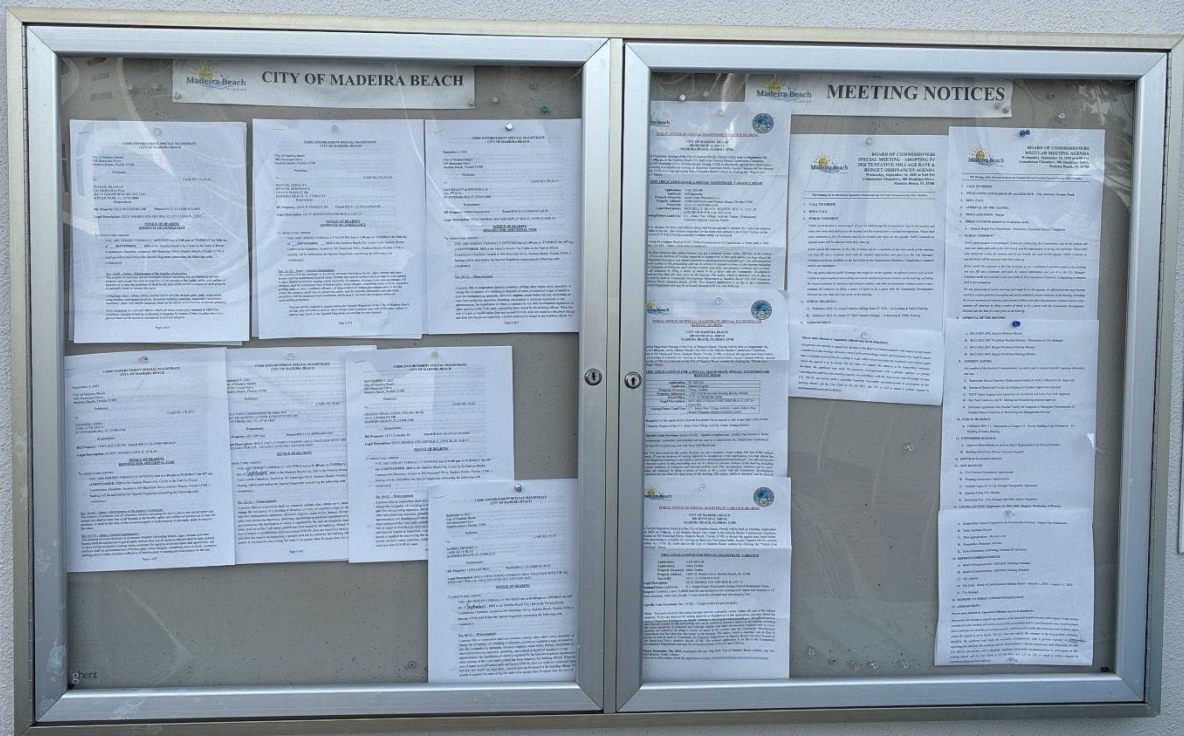
Print or type Name. Samantha Arison



Sep 4, 2025 at 4:51:15 PM
14241 Parsley Dr W
Madeira Beach FL 33708
United States



Sep 4, 2025 at 5:18:33 PM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

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CASE NUMBER: CE-24-255

Petitioner,

vs.

WESNER, GERALD F.
WESNER, DEBORAH K.,
14239 W. Parsley Dr.
Madeira Beach, FL 33708,

Respondents.

_____ /

ORDER GRANTING REQUEST FOR ADDITIONAL TIME

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on July 7, 2025, 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, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The Motion for Request for Additional Time is GRANTED.
2. The deadline for compliance set forth in the Findings of Fact, Conclusion of Law and Order Imposing Fine and Certifying Lien dated June 8, 2025, is extended to August 6, 2025.

DONE AND ORDERED this 11th day of July, 2025.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **Gerald Wesner and Deborah Wesner, 14239 W. Parsley 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 11th day of July, 2025.



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).
