



Mike Twitty, MAI, CFA  
Pinellas County Property Appraiser

**Parcel Summary**  
(as of 05-Mar-2025)

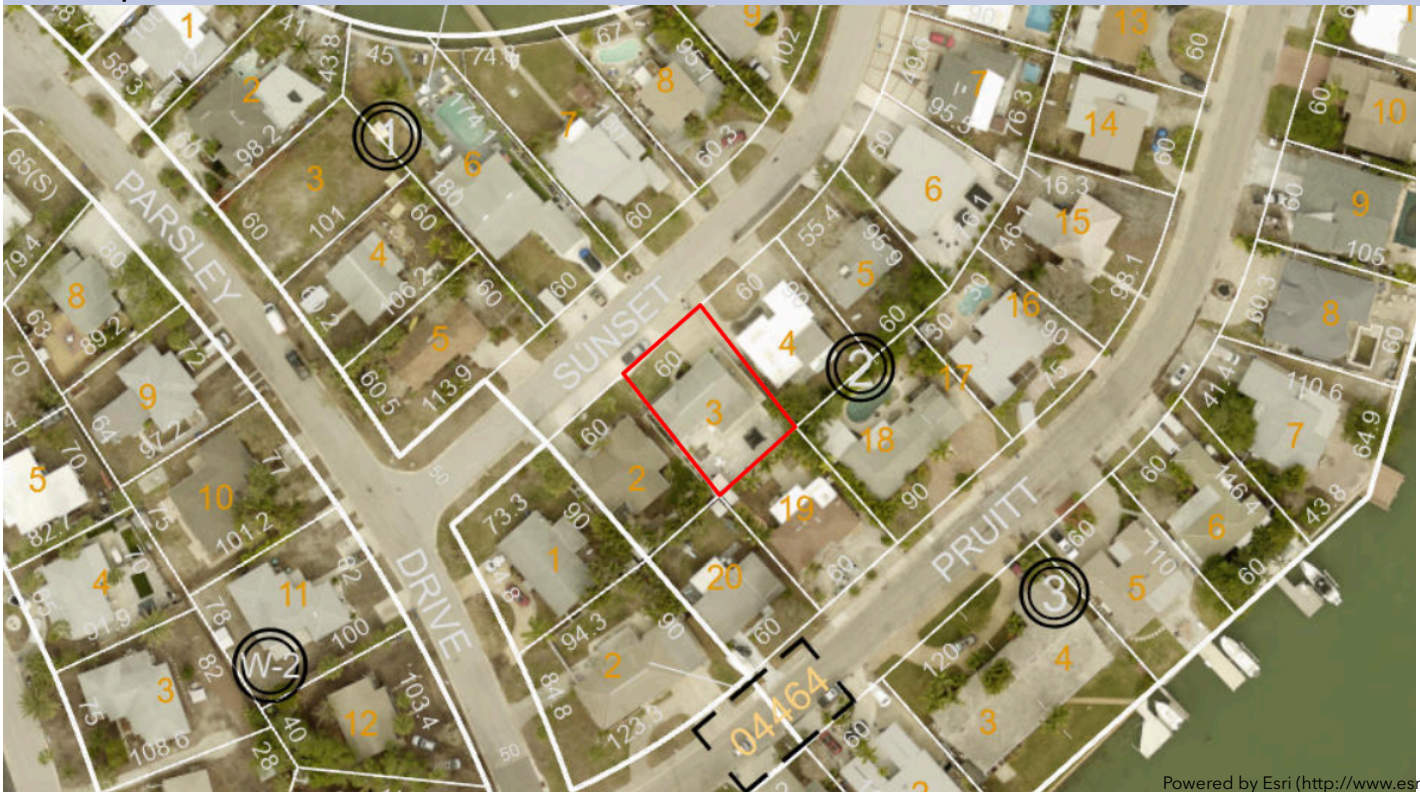
Parcel Number

**10-31-15-04446-002-0030**

- Owner Name  
**BAKER, KENT RICHARD  
CIANCIULLI, DEBORAH ANN**
- Property Use  
**0110 Single Family Home**
- Site Address  
**703 SUNSET CV  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**703 SUNSET COVE  
MADEIRA BEACH, FL 33708-2384**
- Legal Description  
**BAY POINT ESTATES BLK 2, LOT 3**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1956**

Living SF	Gross SF	Living Units	Buildings
<b>996</b>	<b>1,392</b>	<b>1</b>	<b>1</b>

**Parcel Map**



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

**Exemptions**


Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	No	0%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">22448/2255</a>	\$470,100	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	<a href="#">27/8</a>

2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$404,447	\$404,447	\$404,447	\$404,447	\$404,447

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$366,196	\$349,102	\$299,102	\$324,102	\$299,102
2022	Y	\$338,934	\$338,934	\$288,934	\$313,934	\$288,934
2021	Y	\$258,278	\$89,327	\$38,827	\$63,827	\$38,827
2020	Y	\$250,962	\$88,094	\$37,594	\$62,594	\$37,594
2019	Y	\$227,583	\$86,113	\$35,613	\$60,613	\$35,613

**2024 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
<a href="#">View 2024 Tax Bill</a>	15.8131	<a href="#">(MB)</a>

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
19-May-2023	\$575,000	<a href="#">Q</a>	I	CLANCY DEBRA J	BAKER KENT RICHARD	<a href="#">22448/2255</a>
01-Oct-2021	\$249,600	<a href="#">U</a>	I	POLLOCK SALLY C TRUSTEE	CLANCY DEBRA J	<a href="#">21842/0771</a>
28-May-2009	\$100	<a href="#">U</a>	I	CLANCY HARRY	CLANCY HARRY TR	<a href="#">16614/1513</a>
31-Jan-1982	\$20,000	<a href="#">U</a>			CLANCY, HAROLD	<a href="#">05295/1262</a>
31-Dec-1981	\$20,000	<a href="#">U</a>				<a href="#">05288/1429</a>

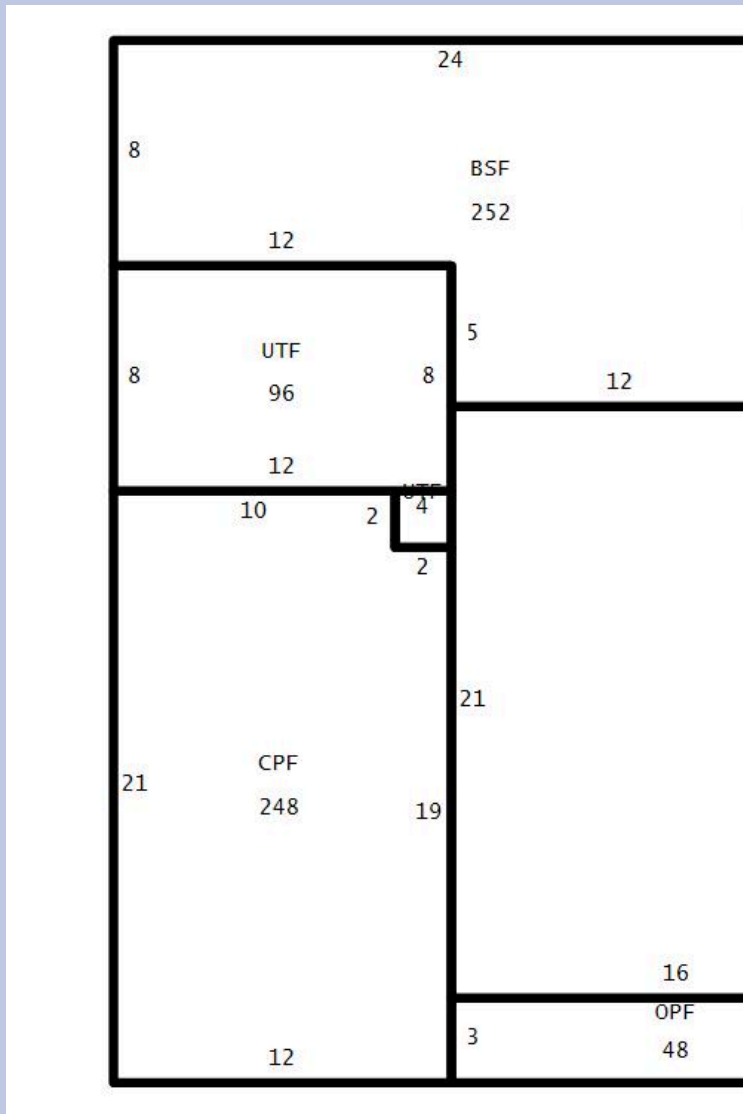
**2024 Land Information**

Land Area:  $\cong$  5,401 sf |  $\cong$  0.12 acres      Frontage and/or View: None      Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x90	\$6,600	60.00	FF	.9785	\$387,486

**2024 Building 1 Structural Elements and Sub Area Information**

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	744	744
Floor System:	Slab On Grade	Base Semi-finished (BSF):	252	252
Exterior Walls:	Concrete Block	Carport (CPF):	0	248
Unit Stories:	1	Open Porch (OPF):	0	48
Living Units:	1	Utility (UTF):	0	100
Roof Frame:	Gable Or Hip	<b>Total Area SF:</b>	<b>996</b>	<b>1,392</b>
Roof Cover:	Shingle Composition			
Year Built:	1956			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	6			
Effective Age:	37			



2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	0.00	1	\$0	\$0	1970
PATIO/DECK	\$14.00	144.0	\$2,016	\$806	1956

**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
<a href="#">2023-2315-MECH</a>	HEAT/AIR	10/10/2023	\$7,400

<b>Permit Number</b>	<b>Description</b>	<b>Issue Date</b>	<b>Estimated Value</b>
<a href="#">2023-2147-FENC</a>	FENCE	09/20/2023	\$4,780
<a href="#">MECH5215</a>	HEAT/AIR	12/10/2020	\$5,816
<a href="#">201400101</a>	MISCELLANEOUS	02/12/2014	\$2,992
<a href="#">PER-H-CB315086</a>	ROOF	03/25/2005	\$4,700



[Search](#) > Account Summary

# Real Estate Account #R114976

**Owner:**

BAKER, KENT RICHARD  
CIANCIULLI, DEBORAH ANN

**Situs:**

703 SUNSET CV  
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 most recent payment was made on **12/27/2024** for **\$6,395.56**.

[Apply for the 2025 installment payment plan](#)

## Account History

BILL	AMOUNT DUE	STATUS			ACTION
<b>2024</b> ⓘ					
<a href="#">2024 Annual Bill</a>	\$0.00	<b>Paid</b> \$6,395.56	12/27/2024	<b>Receipt</b> #1665-24-096047	<a href="#">Print (PDF)</a>
<b>Refund</b>		<b>Processed</b> \$191.87	01/17/2025		
		<b>Paid \$6,395.56</b>			
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$4,777.27	11/16/2023	<b>Receipt</b> #1665-23-033699	<a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$4,652.47	11/28/2022	<b>Receipt</b> #1665-22-060193	<a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$798.03	12/06/2021	<b>Receipt</b> #905-21-001985	<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$781.56	11/09/2020	<b>Receipt</b> #1655-20-010950	<a href="#">Print (PDF)</a>
<b>2019</b> ⓘ					
<a href="#">2019 Annual Bill</a>	\$0.00	<b>Paid</b> \$3,834.75	11/29/2019	<b>Receipt</b> #755-19-082731	<a href="#">Print (PDF)</a>
<b>Refund</b>		<b>Processed</b> \$3,076.67	02/13/2020		
		<b>Paid \$3,834.75</b>			
<b>2018</b> ⓘ					
<a href="#">2018 Annual Bill</a>	\$0.00	<b>Paid</b> \$3,523.56	11/26/2018	<b>Receipt</b> #232-18-002056	<a href="#">Print (PDF)</a>
<b>Refund</b>		<b>Processed</b> \$2,801.88	02/13/2020		
		<b>Paid \$3,523.56</b>			
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$709.08	11/09/2017	<b>Receipt</b> #755-17-026499	<a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$696.98	11/14/2016	<b>Receipt</b> #755-16-045427	<a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$711.21	11/18/2015	<b>Receipt</b> #755-15-051215	<a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$698.27	11/25/2014	<b>Receipt</b> #755-14-078770	<a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$683.96	11/12/2013	<b>Receipt</b> #755-13-036270	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$666.51	11/26/2012	<b>Receipt</b> #756-12-033091	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$623.62	11/23/2011	<b>Receipt</b> #756-11-015037	<a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$605.98	11/30/2010	<b>Receipt</b> #755-10-104740	<a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$592.30	11/18/2009	<b>Receipt</b> #755-09-054352	<a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$580.05	11/25/2008	<b>Receipt</b> #755-08-076229	<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$726.80	11/26/2007	<b>Receipt</b> #055-07-00076531	<a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$756.27	11/15/2006	<b>Receipt</b> #014-06-00003919	<a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$765.97	11/30/2005	<b>Receipt</b> #055-05-00105716	<a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$723.23	11/23/2004	<b>Receipt</b> #010-04-00001887	<a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$705.03	11/26/2003	<b>Receipt</b> #012-03-00019960	<a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$691.17	12/16/2002	<b>Receipt</b> #055-02-00142282	<a href="#">Print (PDF)</a>

<a href="#">2001 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$668.89	11/28/2001	<b>Receipt</b> #011-01-00003406	 <a href="#">Print (PDF)</a>
<a href="#">2000 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$642.69	11/21/2000	<b>Receipt</b> #009-00-00002400	 <a href="#">Print (PDF)</a>
<a href="#">1999 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$620.23	12/14/1999	<b>Receipt</b> #055-99-00159353	 <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>				



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

November 12, 2024

BAKER, KENT RICHARD  
CIANCIULLI, DEBORAH ANN  
703 SUNSET COVE  
MADEIRA BEACH, FL 33708-2384  
Case Number: CE-24-233

**RE Property:** 703 SUNSET COVE Parcel #10-31-15-04446-002-0030

**Legal Description:** BAY POINT ESTATES BLK 2, LOT 3

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**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

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

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

**Violation Detail(s):**

HVAC replacement without the required building permit(s).

**Corrective Action(s):**

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

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

Follow up date:  
November 26, 2024

**Grace Mills, Code Compliance Officer II**  
**City of Madeira Beach**  
[gmills@madeirabeachfl.gov](mailto:gmills@madeirabeachfl.gov)  
**727-742-1645**

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



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





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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

February 28, 2025

BAKER, KENT RICHARD  
CIANCIULLI, DEBORAH ANN  
703 SUNSET COVE  
MADEIRA BEACH, FL 33708-2384  
Case Number: CE-24-233

**RE Property:** 703 SUNSET COVE **Parcel #**10-31-15-04446-002-0030

**Legal Description:** BAY POINT ESTATES BLK 2, LOT 3

---

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**Corrective Action(s):**

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

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

Follow up date:  
March 14, 2025

**Grace Mills, Code Compliance Officer II**  
**City of Madeira Beach**  
[gmills@madeirabeachfl.gov](mailto:gmills@madeirabeachfl.gov)  
**727-742-1645**

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**CERTIFIED MAIL**



9589 0710 5270 2237 2057 29

Principal Drive  
1, Florida 33708

BAKER, KENT RICHARD  
CIANCIULLI, DEBORAH ANN  
703 SUNSET COVE  
MADEIRA BEACH, FL 33708-2384  
Case Number: CE-24-233

**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:

Baker, Kent Richard  
 Cianciulli, Deborah Ann  
 703 Sunset Cove  
 Madiera Beach Fl

CE-24-238



9590 9402 7951 2305 9225 77

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2057 29

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

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

Domestic Return Receipt

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

March 20, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-233

BAKER, KENT RICHARD  
CIANCIULLI, DEBORAH ANN  
703 SUNSET COVE  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property: 703 SUNSET COVE Parcel # 10-31-15-04446-002-0030**

**Legal Description: BAY POINT ESTATES BLK 2, LOT 3**

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**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **31<sup>ST</sup>** day of March, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

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

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 20 day of March, 2025.

  
\_\_\_\_\_  
**Grace Mills, Code Compliance Officer**  
**City of Madeira Beach**



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

March 20, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-233

BAKER, KENT RICHARD  
CIANCIULLI, DEBORAH ANN  
703 SUNSET COVE  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 703 SUNSET COVE

**Parcel # 10-31-15-04446-002-0030**

**Legal Description:** BAY POINT ESTATES BLK 2, LOT 3

---

**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.

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**

March 20, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-233

BAKER, KENT RICHARD  
CIANCIULLI, DEBORAH ANN  
703 SUNSET COVE  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 703 SUNSET COVE Parcel #10-31-15-04446-002-0030

**Legal Description:** BAY POINT ESTATES BLK 2, LOT 3

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

On the 20 day of March, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 20 day of March, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 703 Sunset Cove, Parcel # 10-31-15-04446-002-0030 the City of Madeira Beach.

On the 20 day of March, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or      online notarization, this 20<sup>th</sup> day of March, 2025, by Grace Mills, who is personally known to me, or produced                      as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison  
Print or type Name. Samantha Arison





9589 0710 5270 2237 2062 83

municipal Drive  
Madeira Beach, Florida 33708

CIANCIULLI, DEBORAH ANN  
703 SUNSET COVE  
MADEIRA BEACH, FL 33708

Respondents.

**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

Baker, Kent Richard  
 Clanciulli, Deborah Ann  
 703 Sunset cv  
 Madeira Beach Fl 33708



9590 9402 8374 3156 7196 62

**2. Article Number (Transfer from container label)**

9589 0710 5270 2237 2062 83

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

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X

- Agent
- Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

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

**3. Service Type**

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

Domestic Return Receipt



3/20/2025



3/20/2025