



**Mike Twitty, MAI, CFA**  
Pinellas County Property Appraiser

**Parcel Summary**  
(as of 13-Feb-2025)

Parcel Number

**10-31-15-34344-008-0100**

- Owner Name  
**CZAPLINSKY, NANCY**
- Property Use  
**0110 Single Family Home**
- Site Address  
**40 140TH AVE E  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**40 140TH AVE E  
MADEIRA BEACH, FL 33708-2203**
- Legal Description  
**GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1939**

|            |              |              |           |
|------------|--------------|--------------|-----------|
| Living SF  | Gross SF     | Living Units | Buildings |
| <b>864</b> | <b>1,344</b> | <b>1</b>     | <b>1</b>  |

**Parcel Map**



**Exemptions**

| Year | Homestead | Use % | Status | Property Exemptions & Classifications  |
|------|-----------|-------|--------|--|
| 2025 | Yes       | 100%  |        | No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc...) will not display here). |
| 2024 | Yes       | 100%  |        |  |

**Miscellaneous Parcel Info**

| Last Recorded Deed         | Sales Comparison | Census Tract           | Evacuation Zone   | Flood Zone                        | Elevation Certificate        | Zoning                     | Plat BK/Pg            |
|----------------------------|------------------|------------------------|-------------------|-----------------------------------|------------------------------|----------------------------|-----------------------|
| <a href="#">11026/2559</a> | \$374,300        | <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="#">21/23</a> |

**2024 Final Values**

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2024 | \$321,979         | \$119,335              | \$69,335             | \$94,335             | \$69,335                |

**Value History**

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|---------------------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2023 | Y                   | \$314,996         | \$115,859              | \$65,859             | \$90,859             | \$65,859                |

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|---------------------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2022 | Y                   | \$319,942         | \$112,484              | \$62,484             | \$87,484             | \$62,484                |
| 2021 | Y                   | \$250,970         | \$109,208              | \$59,208             | \$84,208             | \$59,208                |
| 2020 | Y                   | \$241,548         | \$107,700              | \$57,700             | \$82,700             | \$57,700                |
| 2019 | Y                   | \$216,506         | \$105,279              | \$55,279             | \$80,279             | \$55,279                |

**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           | (MB)         |

**Sales History**

| Sale Date   | Price    | Qualified / Unqualified | Vacant / Improved | Grantor              | Grantee               | Book / Page |
|-------------|----------|-------------------------|-------------------|----------------------|-----------------------|-------------|
| 24-Aug-2000 | \$75,000 | <a href="#">U</a>       | I                 | CZAPLINSKY RAYMOND   | CZAPLINSKY, NANCY     | 11026/2559  |
| 11-May-2000 | \$0      | <a href="#">U</a>       | I                 | CZAPLINSKY RAYMOND S | CZAPLINSKY, RAYMOND S | 10808/0646  |
| 26-Oct-1987 | \$69,900 | <a href="#">Q</a>       |                   |                      |                       | 06609/0521  |
| 30-Nov-1983 | \$55,000 | <a href="#">Q</a>       |                   |                      |                       | 05640/1669  |
| 31-Dec-1970 | \$12,500 | <a href="#">Q</a>       |                   |                      |                       | 03320/0199  |

**2024 Land Information**

Land Area:  $\cong$  5,127 sf |  $\cong$  0.11 acres      Frontage and/or View: None      Seawall: No

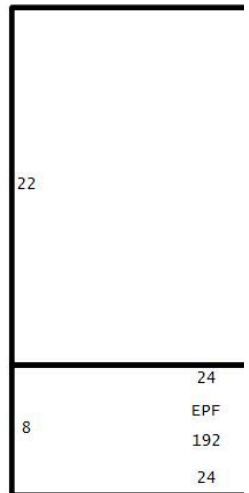
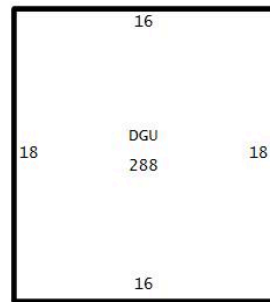
| Property Use  | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---------------|-----------------|------------|-------|--------|-------------------|----------------|
| Single Family | 54x100          | \$6,600    | 54.00 | FF     | .9540             | \$340,006      |

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

**Structural Elements**

Foundation: Continuous Footing Poured  
 Floor System: Wood  
 Exterior Walls: Frame Siding  
 Unit Stories: 1  
 Living Units: 1  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Year Built: 1939  
 Building Type: Single Family  
 Quality: Average  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Drywall/Plaster  
 Heating: Central Duct  
 Cooling: Cooling (Central)  
 Fixtures: 3  
 Effective Age: 52

| Sub Area                          | Living Area SF | Gross Area SF |
|-----------------------------------|----------------|---------------|
| Base (BAS):                       | 864            | 864           |
| Detached Garage Unfinished (DGU): | 0              | 288           |
| Enclosed Porch (EPF):             | 0              | 192           |
| <b>Total Area SF:</b>             | <b>864</b>     | <b>1,344</b>  |



**2024 Extra Features**

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|-------------|------------|-------|--------------------|-------------------|------|
|-------------|------------|-------|--------------------|-------------------|------|

No Extra Features on Record.

**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 |
|---------------|-------------|------------|-----------------|
|---------------|-------------|------------|-----------------|

No Permits on Record.



[Search](#) > Account Summary

# Real Estate Account #R115484

**Owner:** CZAPLINSKY, NANCY      **Situs:** 40 140TH AVE E  
 MADEIRA BEACH      [Parcel details](#)  
[Property Appraiser](#) Homestead Exemption



[Get bills by email](#)

## Amount Due

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

| BILL                                | AMOUNT DUE |   |
|-------------------------------------|------------|---|
| <a href="#">2024 Annual Bill</a>    | \$1,229.53 | <div style="border: 1px solid #0070C0; padding: 5px; display: inline-block;">Add To Cart</div><br><a href="#">Print (PDF)</a> |
| <b>Total Amount Due: \$1,229.53</b> |            |   |

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

## Account History

| BILL                               | AMOUNT DUE        | STATUS                        | ACTION   |
|------------------------------------|-------------------|-------------------------------|--|
| <a href="#">2024 Annual Bill</a> ⓘ | \$1,229.53        | Unpaid                        | <a href="#">Print (PDF)</a>  |
| <a href="#">2023 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,187.25    01/22/2024 | <a href="#">Receipt #1665-23-099244</a> <a href="#">Print (PDF)</a>  |
| <a href="#">2022 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,226.83    05/30/2023 | <a href="#">Receipt #952-22-134563</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2021 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,171.56    03/31/2022 | <a href="#">Receipt #952-21-117144</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2020 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,163.62    03/30/2021 | <a href="#">Receipt #1655-20-123332</a> <a href="#">Print (PDF)</a>  |
| <a href="#">2019 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,134.86    03/27/2020 | <a href="#">Receipt #755-19-135648</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2018 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,083.10    03/27/2019 | <a href="#">Receipt #755-18-130479</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2017 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,069.01    03/26/2018 | <a href="#">Receipt #755-17-139004</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2016 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,055.44    03/29/2017 | <a href="#">Receipt #755-16-148301</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2015 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,076.32    03/30/2016 | <a href="#">Receipt #952-15-057983</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2014 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,058.06    03/29/2015 | <a href="#">Receipt #952-14-051339</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2013 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,018.27    01/14/2014 | <a href="#">Receipt #952-13-034044</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2012 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,045.77    02/27/2013 | <a href="#">Receipt #756-12-093306</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2011 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,132.33    03/22/2012 | <a href="#">Receipt #755-11-106018</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2010 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,082.68    01/28/2011 | <a href="#">Receipt #755-10-135041</a> <a href="#">Print (PDF)</a>   |
| <a href="#">2009 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,019.40    11/25/2009 | <a href="#">Receipt #0-09-000111</a> <a href="#">Print (PDF)</a>     |
| <a href="#">2008 Annual Bill</a> ⓘ | \$0.00            | Paid \$999.79    11/26/2008   | <a href="#">Receipt #0-08-000052</a> <a href="#">Print (PDF)</a>     |
| <a href="#">2007 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,151.55    11/29/2007 | <a href="#">Receipt #075-07-00012926</a> <a href="#">Print (PDF)</a> |
| <a href="#">2006 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,204.92    11/30/2006 | <a href="#">Receipt #075-06-00013291</a> <a href="#">Print (PDF)</a> |
| <a href="#">2005 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,228.94    11/29/2005 | <a href="#">Receipt #075-05-00014375</a> <a href="#">Print (PDF)</a> |
| <a href="#">2004 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,168.71    11/30/2004 | <a href="#">Receipt #075-04-00016842</a> <a href="#">Print (PDF)</a> |
| <a href="#">2003 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,145.67    11/24/2003 | <a href="#">Receipt #075-03-00012187</a> <a href="#">Print (PDF)</a> |
| <a href="#">2002 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,119.86    11/26/2002 | <a href="#">Receipt #063-02-00006295</a> <a href="#">Print (PDF)</a> |
| <a href="#">2001 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,098.35    11/28/2001 | <a href="#">Receipt #063-01-00008145</a> <a href="#">Print (PDF)</a> |
| <a href="#">2000 Annual Bill</a> ⓘ | \$0.00            | Paid \$1,453.61    11/27/2000 | <a href="#">Receipt #063-00-00011964</a> <a href="#">Print (PDF)</a> |
| <a href="#">1999 Annual Bill</a> ⓘ | \$0.00            | Paid \$610.69    12/29/1999   | <a href="#">Receipt #055-99-00169971</a> <a href="#">Print (PDF)</a> |
| <b>Total Amount Due</b>            | <b>\$1,229.53</b> |                               |  |





**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

February 25, 2025

CZAPLINSKY, NANCY  
8662 117<sup>th</sup> St N.  
Seminole, FL 33772  
Case Number: CE-24-106

**RE Property:** 40 140<sup>th</sup> Ave E  
**Parcel#10-31-15-34344-008-0100**  
**Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11**

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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. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

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

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.



properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(2)Floors, interior walls and ceilings of every structure shall be structurally sound.

(6)Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(7)Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

(11)Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

**Violation Detail(s):**

Building(s) on property in need of repair/removal due to damages.

**Corrective Action(s):**

Either the property owner/ licensed contractor will need to apply for and obtain all required building permit(s) to bring the violations into compliance. If the permit(s) cannot be obtained, the structure must be removed.

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

Follow up date:  
March 11, 2025

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

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.



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.



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

March 11, 2025

CZAPLINSKY, NANCY  
8662 117<sup>th</sup> St N.  
Seminole, FL 33772  
Case Number: CE-24-106

**RE Property:** 40 140<sup>th</sup> Ave E  
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**Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11**

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(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

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**Corrective Action(s):**

Either the property owner/ licensed contractor will need to apply for and obtain all required building permit(s) to bring the violations into compliance. If the permit(s) cannot be obtained, the structure must be removed.

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

Follow up date:  
March 18, 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 2061 15

municipal Drive  
Palm Beach, Florida 33708

CZAPLINSKY, NANCY  
8662 117<sup>th</sup> St N.  
Seminole, FL 33772  
Case Number: CE-24-106

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT  
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

**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:**

Czaplinsky, Nancy  
 8862 117th St. N  
 Seminole, FL 33772  
 ce-24-106



9590 9402 8374 3156 7199 07

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

9589 0710 5270 2237 2061 15

**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

**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-24-106

CZAPLINSKY, NANCY  
8662 117th St N.  
Seminole, FL 33772  
Respondents.

**RE Property:** 40 140<sup>TH</sup> AVE E      **Parcel # 10-31-15-34344-008-0100**

**Legal Description:** GULF SHORES 2<sup>ND</sup> ADD BLK H, LOT 10 & SE 5FT OF LOT 11

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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. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

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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.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

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 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-24-106

CZAPLINSKY, NANCY  
8662 117th St N.  
Seminole, FL 33772  
Respondents.

**RE Property:** 40 140<sup>TH</sup> AVE E

**Parcel # 10-31-15-34344-008-0100**

**Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11**

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**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):

**DIVISION 2. - STRUCTURES UNFIT FOR OCCUPANCY**

**Sec. 14-69.- Same- Maintenance of the exterior of premises.**

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property promptly abate or remove the same.

- (1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

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.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

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-24-106

CZAPLINSKY, NANCY  
8662 117th St N.  
Seminole, FL 33772  
Respondents.

**RE Property:** 40 140<sup>TH</sup> AVE E      **Parcel #10-31-15-34344-008-0100**

**Legal Description:** GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11

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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 40 140<sup>th</sup> Ave E, Parcel # 10-31-15-34344-008-0100 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





Municipal Drive  
Palm Beach, Florida 33708

PLEASE RETURN ADDRESS, FOLD AT DOTTED LINE

**CERTIFIED MAIL®**



9589 0710 5270 2237 2063 37

CZAPLINSKY, NANCY  
8662 117th St N.  
Seminole, FL 33712

Respondents.

DEFENDANT: 10 116TH AVE N. SEMINOLE, FL 33712

**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:**

CZaplinsky, Nancy  
 8662 17<sup>th</sup> St N  
 Seminole, FL 33772



9590 9402 8374 3156 7196 86

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

9589 0710 5270 2237 2063 37

**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



3/20/2025



3/20/2025