CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2023.3600

Petitioner,

VS.

SANTOS, MERCEDES and VOLPE, THERESA 414 140th Ave. E. Madeira Beach, FL 33708,

Respondents.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER IMPOSING FINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate at 2:00 p.m., on July 31, 2023, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, received additional briefing from the City and the Respondents, having considered the Request for Judicial Notice submitted by the City, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

- 1. The City was represented by the City Attorney, and Grace Mills, and Frank Desantis provided testimony on behalf of the City.
- 2. Leslie Conklin, Esq., appeared on behalf of the Respondents, as counsel for the Respondents, and Craig Clark and Theresa Volpe provided testimony on behalf of the Respondents.
 - 3. No one provided public comment.
- 4. The property in question is located at 414 140th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

FINN SHONTZ REPLAT LOT 2

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*, and both Respondents appeared in person at the hearing.

6. The Respondents were notified that Respondents were in violation of the following section of the Code of Ordinances of the City of Madeira Beach to wit:

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.

- 7. The City withdrew the violation of Sec. 110-177 at the hearing and, as such, the only violation at issue is Sec 86-52.
- 8. The Respondents essentially argue that the first-floor improvements were in place at the time they purchased the home and were either permitted, did not require a permit under the applicable codes or ordinances in effect at the time the improvements were put in place, or that the improvements were grandfathered-in and, therefore, cannot be a violation of the Sec. 86-52.
- 9. There was no evidence that a building permit was ever pulled for the improvements shown on the video recording in evidence at the hearing. There is nothing in the chain of title, such as a notice of commencement, to indicate a contractor was hired to do the work that the City alleged was unpermitted.
- 10. The Pinellas County Property Appraiser records indicate that the first floor is a garage finished with a gross area of 923 feet and a lower area finished consisting of 433 square feet. The video recording in evidence shows much more extensive improvements over a greater area.
- 11. The video and photographic evidence at the hearing showed extensive improvements on the first floor including two finished bedrooms, a kitchen, hot water heater, HVAC system, a bathroom and more.
- 12. Based on the testimony of Mr. Desantis, there were numerous life-safety issues with the improvements including, but not limited to, the two bedrooms on the first floor do not have a secondary egress or operating smoke alarms, there was an unpermitted water heater installed, there exists improper electrical wiring and plumbing throughout the first floor, there were multiple penetrations or openings between the first and second floors, there is a washer and dryer within a closet without a proper dryer venting system, and an unpermitted air handler.

- 13. There is evidence that the first floor was used by occupants as a living space and for habitation in the past.
- 14. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the hearing.
- 15. Based on the nature of the violations, and the life safety issues raised by the City, a reasonable period of time for correcting the above violation and bringing the Property into compliance is thirty (30) days from the date of the Order.

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

- 16. Both the City and Respondents were asked to provide post-hearing briefs, and did provide such briefs as to the issue of whether Florida law allows for grandfathering in situations where the issue is non-compliance with buildings codes or life safety issues. There appears to be a dearth of case law on that particular point but case law was provided dealing with grandfathering of uses and the prohibition of grandfathering of issues that arise under the Florida Building Code.
- 17. Sec. 86-52 of the City of Madeira Beach Code of Ordinances was adopted in 1983 and applies to the Property.
- 18. Although the use of the first floor of the Property (i.e., as a dwelling) may very well be a grandfathered use, the issue in this case is whether the improvements that do not meet the current building code and present life safety issues can also be considered to be "grandfathered." Based on the case law presented, they cannot.
- 19. The City has met its burden to prove that no building permit was issued for the improvements and that a building permit was required by the applicable statutes, codes and ordinances. There is no grandfathering provision under the City of Madeira Beach Code of Ordinances that would exempt the unpermitted construction work and the life safety issues that currently exist on the Property from the requirement of obtaining a permit. There is also substantial and competent evidence that the improvements, as they existed at the time of the hearing, present numerous life safety issues.
- 20. As such, the Respondents, and the Property at the above-mentioned location, are found to be in violation of Sec. 86-52 of the Code of Ordinances of the City of Madeira Beach.
- 21. The Respondents shall correct the above stated violation within 30 days, by taking the remedial action as set forth in the Notice of Violation, and stated on the record at the hearing, which is to get an after the fact building permit for the improvements and work done on the first floor, or remove all unpermitted work so that the structure is fully code compliant and the life safety issues no longer exist.

- 22. If the Respondents fail to timely comply with the remedial action set forth above, a fine shall be imposed in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after 30 days, and the fine shall continue to accrue until such time as the Property is brought into compliance.
- 23. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 28th day of August, 2023.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail, regular mail and electronic mail to: Mercedes Santos and Theresa Volpe, 414 140th Ave., E., Madeira Beach, FL 33708; Mercedes Santos and Theresa Volpe, 1745 Wesley Ave., Evanston, IL 60201; by electronic mail to Leslie Conklin, Esq., 1433 S. Fort Harrison Ave., Ste. B., Clearwater, Florida 33756 (conklines@yahoo.com); and 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 28th day of August, 2023.

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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. Ss. 162-11.

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

City of Madeira Beach,

Petitioner,

VS.

CASE NO. 2023,3600

Mercedes Santos and Theresa Volpe 1745 Wesley Ave Evanston, IL 60201-3518

Respondents.

ORDER ON RESPONDENTS' MOTION FOR REHEARING, MOTION FOR CLARIFICATION AND MOTION FOR EXTENSION OF TIME FOR COMPLIANCE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on September 25, 2023, after due notice to the Respondents, and the Special Magistrate having heard argument from Respondents' counsel, Leslie Conklin, and from Petitioner's counsel, Thomas J. Trask, and otherwise being fully advised in the premises, it is

ORDERED AND ADJUDGED AS FOLLOWS:

- 1. Respondents' Motion for Rehearing is hereby DENIED.
- 2. Respondents' Motion for Clarification is hereby GRANTED and, therefore, paragraph 21 of the Finding of Fact, Conclusions of Law and Order Imposing Fine issued by the Special Magistrate for the City of Madeira Beach on August 28, 2023, is hereby amended to read as follows:
 - "21. The Respondents shall correct the above stated violation on or before December 28, 2023, by taking the remedial action as set forth in the Notice of Violation, and stated on the record at the hearing, which is to obtain an after the fact building permit for all of the improvements and work done on the first floor of the structure, or remove all unpermitted work so that the first floor of the structure is fully code compliant."

- 3. Respondents' Motion for Extension of Time for Compliance is hereby GRANTED and the Respondents shall have until December 28, 2023 to bring the property into compliance. Therefore, paragraph 22 of the Finding of Fact, Conclusions of Law and Order Imposing Fine issued by the Special Magistrate for the City of Madeira Beach on August 28, 2023, is hereby amended to read as follows:
 - "22. If the Respondents fail to timely comply with the remedial action set forth above, a fine shall be imposed in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after December 28, 2023, and the fine shall continue to accrue until such time as the Property is brough into compliance."

DONE AND ORDERED this 10 day of September, 2023.

Bart R. Valdes Special Magistrate

A true and correct copy of this Order on Respondents' Motion for Rehearing, Motion for Clarification and Motion for Extension of Time for Compliance was delivered by electronic mail to Leslie M. Conklin, Esq. (conklinles@yahoo.com), Thomas J. Trask, City Attorney for the City of Madeira Beach (tom@cityattorneys.legal),, and Clara VanBlargan, City Clerk of the City of Madeira Beach (cvanblargan@madeirabeachfl.gov) on this 10 day of September, 2023.

Bart R. Valdes Special Magistrate

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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. Florida Statute 162.11.

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

May 10, 2024 City of Madeira Beach 300 Municipal Drive Madeira Beach, Florida 33708,

Petitioner,

VS.

CASE NO. 2023.3600

SANTOS, MERCEDES VOLPE, THERESA 1745 WESLEY AVE EVANSTON, IL 60201-3518

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

I, Frank DeSantis, Building Official, have personally examined the property described in

Madeira Beach Notice of Violation:

04-26-2023

Madeira Beach Special Magistrate Order:

10-10-2023

In the above-mentioned case and find that said property is not in compliance with Sec. 86-52 of the

Code of City of Madeira Beach, Florida, as of 02/07/2024.

Frank DeSantis, Building Official

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 10th day of May, 2024, Frank DeSantis personally appeared who executed the foregoing instrument and who is personally known to me.

Notary

MY COMMISSION EXPIRES 3-15-2027

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

May 10, 2024 City of Madeira Beach 300 Municipal Drive Madeira Beach, Florida 33708

Petitioner,

VS.

CASE NO. 2023.3600

SANTOS, MERCEDES VOLPE, THERESA 1745 WESLEY AVE EVANSTON, IL 60201-3518

Respondents.

RE Property: 414 140TH Ave E **Parcel # 10-31-15-27837-000-0020**

Legal Description: FINN SHONTZ REPLAT LOT 2

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **20th** day of May, **2024** 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.

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.

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.

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 10 day of May, 2024.

Grace Mills, Code Compliance Officer

City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

May 10, 2023 City of Madeira Beach 300 Municipal Drive Madeira Beach, Florida 33708

Petitioner,

VS.

CASE NO. 2023.3600

SANTOS, MERCEDES VOLPE, THERESA 1745 WESLEY AVE EVANSTON, IL 60201-3518

Respondents.

RE Property: 414 140TH AVE E **Parcel # 10-31-15-27837-000-0020**

Legal Description: FINN SHONTZ REPLAT LOT 2

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 10 day of May, 2024, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 10 day of May, 2024, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 10 day of May, 2024, I posted a copy of the attached NOTICE OF HEARING on the property located at 414 140th Ave E, Parcel # 10-31-15-27837-000-0020 the City of Madeira Beach.

On the 10 day of May, 2024, 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 acknow	ledged before me, t	the undersigned	l authority, by means of
physical presence or online	notarization, this _	day of _	MAY_, 2024, by Grace
Mills, who is personally known to me,		a:	s identification. My
Commission Expires. b/26/	2024		

Notary Public- State of Florida

Print or type Name.

HOLDEN PINKING





CERTIFIED MAIL®



7019 1120 0000 4383 5819

VOLPE, THERESA 1745 WESLEY AVE EVANSTON, IL 60201-3518

Respondents.

COMPLETE THIS SECTION ON DELIVERY SENDER: COMPLETE THIS SECTION A. Signature Complete items 1, 2, and 3. ☐ Agent Print your name and address on the reverse ☐ Addressee so that we can return the card to you. C. Date of Delivery B. Received by (Printed Name) Attach this card to the back of the mailpiece, or on the front if space permits. D. Is delivery address different from item 1? ☐ Yes 1. Article Addressed to: ☐ No If YES, enter delivery address below: Santos, mercedes Volpe, Theresa 1745 Wesley Ave ☐ Priority Mail Express® 3. Service Type □ Priority Mail Expresses □ Registered Mail™ □ Registered Mail Restricted Delivery □ Signature Confirmation™ □ Signature Confirmation Restricted Delivery ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Ingured Mail ☐ Restricted Delivery ☐ \$500) 9590 9402 7951 2305 9239 56 2. Article Number (Transfer from service label)

7019 1120 0000 4383 5819

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

Domestic Return Receipt





CITY OF MADEIRA BEACH



th. Florida will be held on Monday, April

th. Florida 3370s, to discuss the agenda item

Spectrum Television Public Access Channel

ny of Madera Beach website by clicking the

CH REVISED BLK 9, LOT 7 & NELY 1/2 OF

ensity Multifamily Residential/Residential Medium

yard: a. Single-family lots less than 50 feet wide may

mum of five feet on either side. & Sec. 110-206. - (4)

ole space elevated at or above the elevation designated

or stairs, platforms for mechanical equipment, and

ard setback, but only to a depth of no more than one-

be located in the middle one-third of the structure. All

led from public view with materials including, but not

u are a property owner within 300 feet of the subject

or disapproval of this application, you may attend the ments to planning/amadeirabenchill.gov. Any affected

and can be entitled to present evidence at the hearing

elevant exhibits and other documentary evidence and to Intent to be a party with the Community Development hearing. The nonce, which is attached, can be filed in

ter in the Patricia Shortz Commission

AL MAGISTRATE VARIANCE

DEIRA BEACH, FL 33708

for 3' wide utility deck.

BEACH

na Donovan

iin Donovan

58 PG 368

ORIDA 33708

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on Monday, April 22nd, 2024, at 2:00p.m., at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2024-02 Gregg Gallagher Applicant: Property Owner(s): Patrick and Denise Winn

Property Address: 14062 W PARSLEY DR MADEIRA BEACH, FL 33708 Parcel ID: 10-31-15-34398-018-0180

Legal Description: GULF SHORES 5TH ADD BLK R, LOT 18 Zoning/Future Land Use: R-1, Single-Family Residential/Residential Urban

Request: 23' Rear setback, 6'8" west side setback and 5'8" east side setback.

Specific Code Provisions: Sec. 110-181. -(2) Rear yard: Waterfront lots: 30 feet. & (3) Side yard: Total side setback of 15 feet with a minimum of seven feet on either side.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comments to planning amadeirabeachfl.gov. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: April 12, 2024, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches View more information about this application at https://madetubeschill.gov/plan-poview-documents

THE CITY OF MADEIRA BEACH, FLORIDA PUBLIC NOTICE

AGENDA

CYBER SECURITY EXECUTIVE SEMINAR MAY 14, 2024 8:30 a.m. - 12:30 p.m.

COMMISSION CHAMBERS 300 MUNICIPAL DRIVE MADEIRA BLACH, FL 33708

CYBER SECURITY LEADERSHIP & STRATEGY COURSE PRESENTED BY FLORIDA INTERNATIONAL UNIVERSITY

FIU's Cyber Security Leadership & Strategy Executive Seminar is specifical crafted for public-sector senior leaders and officials that hold non-techni responsibilities, and it offers a comprehensive yet accessible approach cybersecurity policy and strategy. This high-level training session will emphasize r management, legislative compliance, and economic impacts and is designed to a elected officials, and municipal and state leaders with essential skills in cybersecur policy, strategy, and response. Two learning sessions over a 4-hour period are tailor to strategic leadership levels and contexts within local governments. The learni sessions incorporate real-world scenarios and strategies, challenging participants identify key threats and prepare them to formulate policies and response strateg including those relevant to the 2022 Local Government Cybersecurity Act (Flori Statute Section 282.3185).

Certificates will be provided to all participants.

One or more Elected or Appointed Officials may be in attendance.



of Maderra Beach, Florida will be beld on Monday, April 22, City Center in the Patricia Shortz Commission Chambers, Beach, Florida 33708, to discuss the agenda item listed below.

DE MADEIRA BEACH

BEACH, FLORIDA 33708

MUNICIPAL DRIVE

in Spectrum Television Public Access Channel 640 for viewers City of Madeira Beach website by clicking the Watch Live FOR SPECIAL MAGISTRATE-VARIANCE

024-03 ak Hayes Architects

Home Pro Inc. Gull Boulevard, Madeira Beach FL 33708 15-58320-010-0080

THELL'S BEACH REVISED BLK 10, LOTS & THRU 10 LESS W PER O.R.'S 4355/231 & 4426/1135 Retail Commercial Zoning District, Residential/Office/Retail 550 Way, 6'-6" rear setback, partial reduction of 5' perimeter

)-(3): minimum rear setback, minimum side setback for lots eet in width, 106-35(1): the exterior of all venoular use areas shall

h is at least five feet in width. because you are a property owner within 300 feet of the subject ing approval or disapproval of this application, you may attend the smit comment to planning@madeirabeachfl.gov. Any affected person ing and can be entitled to present endence at the hearing including ed relevant exhibits and other documentary evidence and to crossnotice of intent to be a party with the Community Development prior to the hearing. The notice, which is attached, can be filed in ity Development Department at Madeira Beach City Hall located at

be reviewed between 8:00 a.m. and 4:00 p.m. City Hall, City of Madeira Beach website, and Gulf Beaches Library

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s application at little in aderabes full gos plan-terres documents

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

Mny 10, 2024 City of Madeira Beach 300 Municipal Drive Madeira Beach, Florida 33708

SANTOS, MERCEDES VOLPE, THERESA

1745 WESLEY AVE

Petitioner,

EVANSTON, IL 60201-3518 Respondents.

RE Property: 414 140TH Ave E Parcel # 10-31-15-27837-000-0020

Legal Description: FINN SHONTZ REPLAT LOT 2

NOTICE OF HEARING

work less than \$100.00 in value.

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on MONDAY the 20th day of May, 2024 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):

CASE NO. 2023,3600

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

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

CASE NO. 2023.3608

May 10, 2024 City of Madeira Beach 300 Municipal Drive

Madeira Beach, Florida 33708 Petitioner.

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

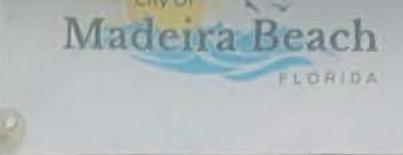
NOTICE OF HEARING

To whom it may concern: YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on MONDAY the 20th da of May, 2024 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.

Page 1 of 2



MEETING



May 10, 2024 City of Madeira Beach 300 Municipal Drive Madeira Beach, Florida 33708

Petitioner,

GOSNELL-SABOSO, DEBRA ANN 654 NORMANDY RD

MADEIRA BEACH FL 33708

Respondents.

RE Property: 654 NORMANDY RD Parcel # 10-31-15-43272-000-0340 Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 34

NOTICE OF HEARING

To whom it may concern: YOU ARE HEREBY FORMALLY NOTIFIED that at 02:00 pm on MONDAY the 20th day of May, 2024 at the Madeira Beach City Center in the Patricia Shontz Commission

CASE NO. 2023.3629

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): ARTICLE III. - RESIDENTIAL, COMMERCIAL, BUSINESS AND INDUSTRIAL MINIMUM STANDARDS

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.

Page 1 of 2