

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

August 5, 2025

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

Petitioner,

vs.

CASE NO. 2024.3738

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

Respondents.

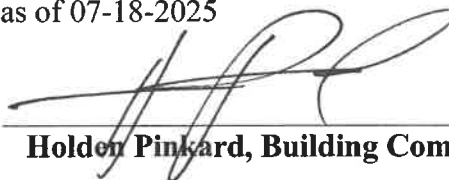
**AFFIDAVIT OF COMPLIANCE**

I, Holden Pinkard, *Building Compliance Supervisor*, have personally examined the property described in

Madeira Beach Notice of Violation: 10-31-2024

Madeira Beach Special Magistrate Order: 04-16-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-69 & 14-70 of the Code of City of Madeira Beach, Florida, as of 07-18-2025



**Holden Pinkard, Building Compliance Supervisor**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

Before me on this 30<sup>th</sup> day of July, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL



Notary



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

July 30, 2025

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

Petitioner,

vs.

CASE NO. CE-24-106

CZAPLINSKY, NANCY  
40 140TH AVE E  
MADEIRA BEACH, FL 33708-2203

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

**NOTICE OF HEARING**  
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESDAY** the **12th** day of **\_\_ August \_\_, 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 va-cant 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 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 safely.

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 30 day of July, 2025.



---

**Holden Pinkard, Building Compliance Supervisor  
City of Madeira Beach**

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

July 30, 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

**AFFIDAVIT OF SERVICE**

I, Holden Pinkard, 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 30<sup>th</sup> Day of July, 2025 I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 30th Day of July, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 30th Day of July, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 40 140th Ave. E, Parcel # 10-31-15-34344-008-0100 the City of Madeira Beach.

On the 30th Day of July, 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.



**Holden Pinkard, Building Compliance Supervisor  
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 29<sup>th</sup> day of July, 2025, by Holden Pinkard, who is personally known to me, or produced        as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida



Print or type Name. Samantha Arison



Jul 30, 2025 at 9:24:53 AM  
40140th Ave E  
Madeira Beach FL 33708  
United States



Jul 30, 2025 at 10:05:29 AM  
300 Municipal Dr  
Madeira Beach FL 33708  
United States  
Madeira Beach Recreation

