

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-7

Petitioner,

vs.

JONES, KEVIN
JONES, LISA,
496 S. Bayshore Dr.
Madeira Beach, FL 33708,

Respondents.

**FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on August 12, 2025, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Holden Pinkard provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 496 S. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 4TH ADD BLK P, LOT 8

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*.
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. 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.

(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.

7. The violation 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.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before September 11, 2025.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 14-70, of the Code of Ordinances of the City of Madeira Beach.

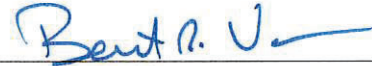
10. The Respondents shall correct the above stated violation on or before September 11, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for a permit to complete the exterior siding and required maintenance to the Property.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after September 11, 2025, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. 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 20th day of August, 2025.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Kevin and Lisa Jones, 496 S. Bayshore Dr., Madeira Beach, FL 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 20th day of August, 2025.



Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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

OCTOBER 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 25-7

JONES, KEVIN
JONES, LISA
496 S BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Taylor Davis, *Permit and Code Compliance Specialist*, have personally examined the property described in

Madeira Beach Notice of Violation: 02-11-2025

Madeira Beach Special Magistrate Order: 09-11-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 10-05-2026.


Taylor Davis, Permit & Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 14th day of October 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL


Notary



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

OCTOBER 14, 2026

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

Petitioner,

vs.

CASE NO. CE-25-7

JONES, KEVIN
JONES, LISA
496 S BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 496 S BAYSHORE DR

Parcel # 10-31-15-34380-016-0080

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 8

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **Monday** the **26th** day of **October, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(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

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.

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 14 day of October, 2026.



**Taylor Davis, Permit and Code Compliance Specialist
City of Madeira Beach**

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

OCTOBER 14, 2026
City of Madeira Beach
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MADEIRA BEACH, FL 33708

Respondents.

RE Property: 496 S BAYSHORE DR

Parcel #10-31-15-34380-016-0080

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 8

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon
being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via
Certified Mail, Return Receipt Requested.

On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via
First Class mail.

On the 14 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on
the property located at 496 S BAYSHORE DR, Parcel #10-31-15-34380-016-0080 the City of
Madeira Beach.

On the 14 day of October, 2026, 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.

Taylor Davis

**Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach**

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of 0 physical presence or _____ online notarization, this 14th day of October, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 4/2029

Notary Public- State of Florida

Lisa Scheuermann

Print or type Name.



Oct 14, 2026 at 1:04:49 PM

