

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**09-31-15-00000-140-0110**[Compact Property Record Card](#)[Tax Estimator](#)**Updated June 17, 2023**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
FL INT IMP FUND TRE M H H ENTERPRISES INC LSE C/O HAMMER & COMPANY PA 9373 SEMINOLE BLVD SEMINOLE FL 33772-3145	WELCH CSWY MADEIRA BEACH



[Property Use:](#) 9500 (Submerged Land - river, lake)

Current Tax District: MADEIRA BEACH ([MB](#))

SF:

Total Gross SF:

[click here to hide] **Legal Description**

TIIF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No		
Government:	Yes	Yes	Homestead Use Percentage: 0.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 100.00%	
Historic:	No	No	Classified Agricultural: No	

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20130/1956		121030278012	NON EVAC	Current FEMA Maps	/

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$1,751	\$1,751	\$0	\$0	\$0

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	\$1,751	\$1,751	\$0	\$0	\$0
2020	No	\$1,751	\$1,751	\$0	\$0	\$0
2019	No	\$1,751	\$1,751	\$0	\$0	\$0
2018	No	\$1,751	\$1,751	\$0	\$0	\$0
2017	No	\$1,751	\$1,751	\$0	\$0	\$0
2016	No	\$1,751	\$1,751	\$0	\$0	\$0
2015	No	\$1,751	\$1,751	\$0	\$0	\$0
2014	No	\$1,751	\$1,751	\$0	\$0	\$0
2013	No	\$1,751	\$1,751	\$0	\$0	\$0
2012	No	\$1,751	\$1,751	\$0	\$0	\$0
2011	No	\$1,751	\$1,751	\$0	\$0	\$0
2010	No	\$1,751	\$1,751	\$0	\$0	\$0
2009	No	\$1,751	\$1,751	\$0	\$0	\$0
2008	No	\$71,000	\$71,000	\$0	\$0	\$0
2007	No	\$851,100	\$851,100	\$761,200	N/A	\$761,200
2006	No	\$390,400	\$390,400	\$300,500	N/A	\$300,500
2005	No	\$337,600	\$337,600	\$247,700	N/A	\$247,700
2004	No	\$292,900	\$292,900	\$203,000	N/A	\$203,000
2003	No	\$265,800	\$265,800	\$175,900	N/A	\$175,900
2002	No	\$260,400	\$260,400	\$170,500	N/A	\$170,500
2001	No	\$260,600	\$260,600	\$170,700	N/A	\$170,700
2000	No	\$247,700	\$247,700	\$157,800	N/A	\$157,800
1999	No	\$247,700	\$247,700	\$157,800	N/A	\$157,800
1998	No	\$247,700	\$247,700	\$157,800	N/A	\$157,800
1997	No	\$247,600	\$247,600	\$157,700	N/A	\$157,700
1996	No	\$247,100	\$247,100	\$170,000	N/A	\$170,000

2022 Tax Information[2022 Tax Bill](#)Tax District: [MB](#)

2022 Final Millage Rate

16.2571

Ranked Sales ([What are Ranked Sales?](#)) [See all transactions](#)

Sale Date

Book/Page

Price

[Q/U](#)[V/I](#)

No recent sales on record

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 new [Tax Estimator](#) to estimate taxes under new ownership.

2022 Land Information						
Seawall:	Frontage:			View:		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Rivers And Lakes (95)	0x0	1000.00	2.0600	1.0000	\$2,060	AC

[click here to hide] 2023 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data	
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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.	
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Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close

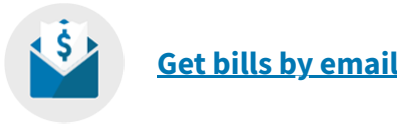
[Search](#) > Account Summary

Real Estate Account #R102725

Owner:
FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE

Situs:
WELCH CSWY
MADEIRA BEACH

























[Parcel details](#)
[Property Appraiser](#)



Amount Due

Your account is **paid in full**. There is nothing due at this time.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2022 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
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2011 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid			 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid	\$12,982.11	03/31/2008	Receipt #016-07-00019040  Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid	\$5,490.33	02/28/2007	Receipt #052-06-00006847  Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid	\$4,855.96	03/29/2006	Receipt #052-05-00005336  Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid	\$3,941.53	03/29/2005	Receipt #052-04-00002889  Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid	\$3,435.70	03/31/2004	Receipt #011-03-00007679  Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid	\$3,365.35	03/31/2003	Receipt #009-02-00005570  Print (PDF)
2001 Annual Bill ⓘ	\$0.00	Paid	\$3,311.31	01/28/2002	Receipt #055-01-00184112  Print (PDF)
2000 Annual Bill ⓘ	\$0.00	Paid	\$3,076.06	02/28/2001	Receipt #055-00-00194560  Print (PDF)
1999 Annual Bill ⓘ	\$0.00	Paid	\$3,364.88	06/01/2000	Receipt #CONV-22817  Print (PDF)
Total Amount Due	\$0.00				



COURTESY NOTICE OF CODE VIOLATION

JUNE 19, 2023

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Case Number: 2023.3621

Parcel #: 09-31-15-00000-140-0110

Legal Description: T1IF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

Address: WELCH CSWY

MADEIRA BEACH

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

Ordinance(s):

Sec. 14-164. - Structures upon docks, seawall, cap, jetties and groins.

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).



Violation Detail:

- Several docks on the property are in a state of disrepair.

Corrective action:

Either the property owner and/or licensed contractor will need to apply for and obtain an building permit to bring the docks on the property into compliance.

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

Follow-up date:

JULY 3, 2023

Grace Mills,

Code Compliance Officer II

City of Madeira Beach – Building Department

gmills@madeirabeachfl.gov

727.391.9951 ext. 298

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

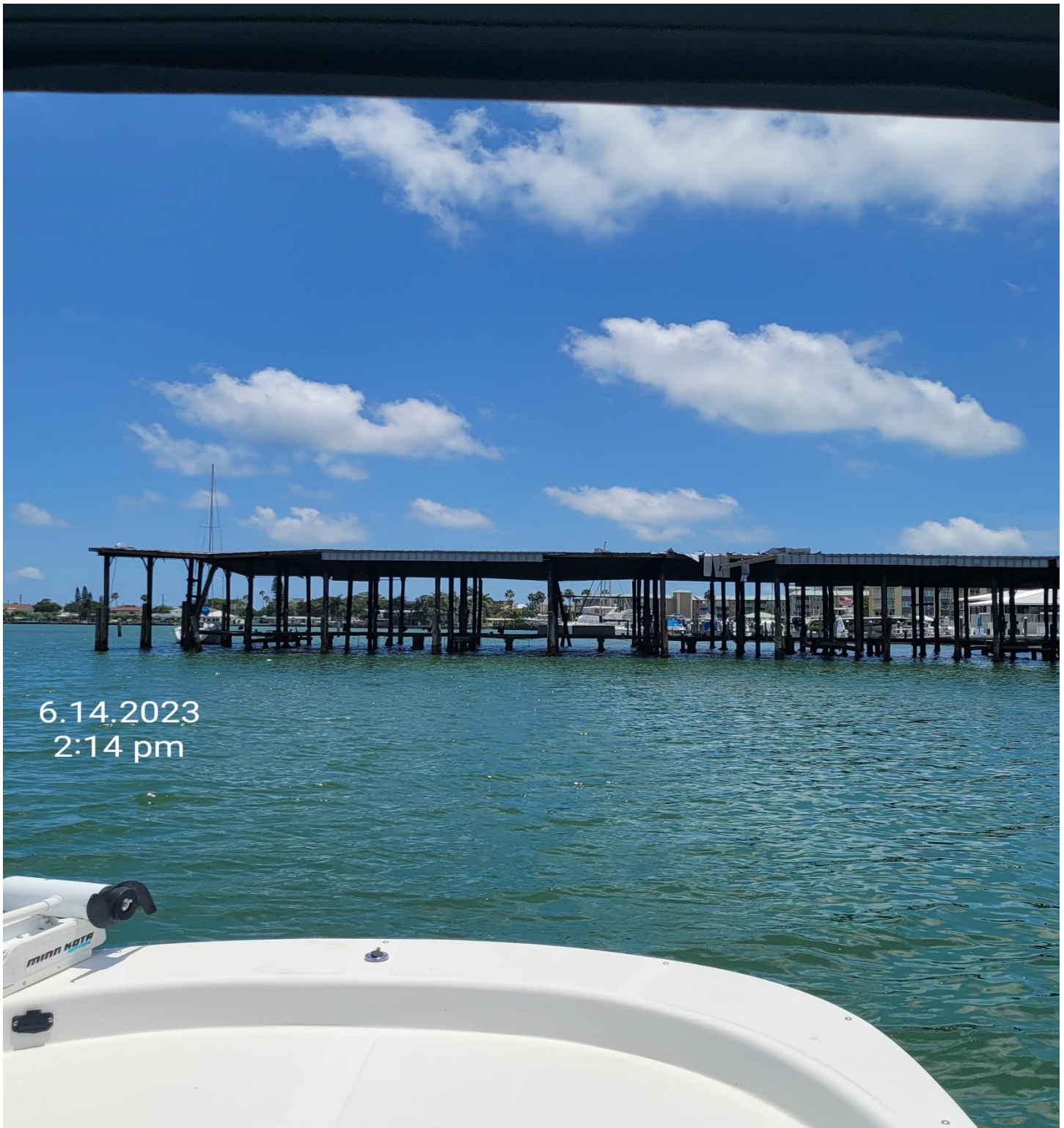


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6.14.2023
2:12 pm

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NOTICE OF CODE VIOLATION

JULY 5, 2023

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Case Number: 2023.3621

Parcel #: 09-31-15-00000-140-0110

Legal Description: T1IF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

Address: WELCH CSWY

MADEIRA BEACH

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

Ordinance(s):

Sec. 14-164. - Structures upon docks, seawall, cap, jetties and groins.

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

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Violation Detail:

- Several docks on the property are in a state of disrepair.

Corrective action:

Either the property owner and/or licensed contractor will need to apply for and obtain an building permit to bring the docks on the property into compliance.

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

Follow-up date:

JULY 19, 2023

Certified Mail: 7022 2410 0002 9255 2513

Grace Mills,

Code Compliance Officer II

City of Madeira Beach – Building Department

gmills@madeirabeachfl.gov

727.391.9951 ext. 298

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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300 Municipal Drive
Madeira Beach, Florida 33708



7022 2410 0002 9255 2513

JULY 5, 2023

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOL F RI VD

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS

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:

FL INT IMP Fund TRE
MHH Enterprises INC LSE
C/O Hammer + company PA
9873 Seminole Blvd
Seminole FL 33772-3145



9590 9402 7951 2305 9249 46

2. Article Number (Transfer from service label)

7022 2410 0002 9255 2513

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?

If YES, enter delivery address below:

☐ Yes

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Registered Mail Express®

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

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.
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1. Article Addressed to:

FL INT IMP Fund TRE
MHH Enterprises INC LSE
C/O Hammer + company PA
9373 Seminole Blvd
Seminole FL 33772-3145



9590 9402 7951 2305 9249 46

2. Article Number (Transfer from service label)

7022 2410 0002 9255 2513

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Joyce Hammer

☐ 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
- ☐ Registered Mail
- ☐ Registered Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

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

Domestic Return Receipt

08.18.2023
09:21 am



8.18.2023
09:21 am





MEETING NOTICES



SPECIAL MAGISTRATE VARIANCE HEARING

MADEIRA BEACH
MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

City of Madeira Beach, Florida will be held on **Monday, August 14, 2023** at 2:00 pm in the Patricia Shontz Commission Chambers, City Center in the Patricia Shontz Commission Chambers, Madeira Beach, Florida 33708, to discuss the agenda item regarding the application for a variance from the City of Madeira Beach website by clicking the link below.

SPECIAL MAGISTRATE -VARIANCE

MADEIRA BEACH, FL 33708

Back to 15' from 20' to match the existing garage setback. It is on the property, we request the setback be reduced to 15 feet. Our rear setback is maxed out and we are maintaining the existing setback to allow for better use of added bedroom. Requirements (1) Front yard: 20 feet measured from the

You are a property owner within 300 feet of the subject property and/or disapproval of this application, you may attend the hearing. To planning@madeirabeachfl.gov. Any affected person is entitled to present evidence at the hearing including exhibits and other documentary evidence and to cross-examine any party to the hearing. The notice, which is attached, can be filed in the Planning Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, Florida 33708. The variance application is on file in the Community Development Department between 8:00 a.m. and 4:00 p.m.

City Hall, City of Madeira Beach website, and Gulf Beaches

<https://madeirabeachfl.gov/plan-review-documents/>

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX: 727-399-1131



SPECIAL MAGISTRATE NOTICE OF HEARING

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

CASE #2023.3621
DATE: 08/18/2023

vs.
FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Respondent,

RE: Property: Welch Cswy., Madeira Beach, FL 33708. Parcel #: 09-31-15-00000-140-0110

Legal Description: T1F SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00 pm on **MONDAY the 28th** day of **AUGUST, 2023** 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 violations:

SPECIAL MAGISTRATE
NOTICE OF HEARING

CITY OF MADEIRA BEACH, FL
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

CASE #2023.3621
DATE: 08/18/2023

vs.

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Respondent,

RE: Property: Welch Cswy., Madeira Beach, FL 33708. **Parcel #:** 09-31-15-00000-140-0110

Legal Description: T11F SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **28th** day of **AUGUST, 2023** 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 violations:



Sec. 14-164. - Structures upon docks, seawall, cap, jetties and groins.

(4) If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

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 violations 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, 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 Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 extension 244.



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 HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 18th day of August, 2023

A handwritten signature in blue ink that reads "Grace Mills". The signature is written over a horizontal line.

Grace Mills, Code Compliance Officer II

SPECIAL MAGISTRATE
STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE # 2023.3621

DATE: 08/18/2023

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145

Property Address: Welch Cswy, Madeira Beach

Parcel #: 09-31-15-00000-140-0110

Legal Description: TIIF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

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. 14-164. - Structures upon docks, seawall, cap, jetties and groins.

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.



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 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.

A handwritten signature in blue ink, appearing to read "Grace Mills", written over a horizontal line.

Grace Mills, Code Compliance Officer II

SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE

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

DATE: 08/18/2023
CASE # 2023.3621

Petitioner,

Vs.

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145

Respondent,

RE Property: Welch Cswy, Madeira Beach **Parcel #** 09-31-15-00000-140-0110

Legal Description: TIIF SLL # 520003073 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 559.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

AFFIDAVIT OF SERVICE

I, Grace Mills, 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 18 day of August, 2023, I mailed a copy of the attached NOTICE OF HEARING via certified Mail, Return Receipt requested.



On the 18 day of August, 2023, I mailed a copy of the attached NOTICE OF HEARING/ via First Class Mail.

On the 18 day of August, 2023, I posted a copy of the attached NOTICE OF HEARING/ on the property located at Welch Cwsy, Parcel # 09-31-15-00000-140-0110 the City of Madeira Beach.

On the 18 day of August, 2023, 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 II

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or online notarization, this 18th day of AUGUST, 2023, by Grace Mills, who is personally known to me, or produced as identification. My Commission Expires: 6/26/2025

Notary Public – State of Florida

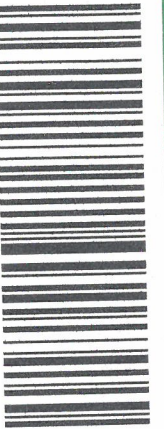
Print or type Name.

HOLDEN PINKARD

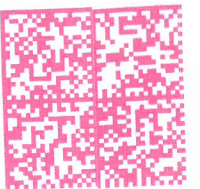




300 Municipal Drive
Madeira Beach, Florida 33708



7022 2410 0002 9255 2841



quadrant
FIRST-CLASS MAIL
IMI
\$008.53
08/18/2023 ZIP 33708
043M31233717

US POSTAGE

FL INI IMP FUND IRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145
Respondent

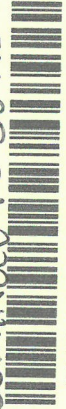
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

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:

FL INT IMP FUNDTR
MHH ENTERPRISES INC
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE FL 38772



9590 9402 7951 2305 9246 94

2. Article Number (Transfer from service label)

7022 2410 0002 9255 2841

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

☐ No

If YES, enter delivery address below:

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☐ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



6.14.2023
2:11 pm



6.14.2023
2:12 pm



6.14.2023
2:14 pm



6.14.2023
2:14 pm



6.14.2023
2:14 pm



6.14.2023
2:14 pm