

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**15-31-15-65322-026-0260**[Compact Property Record Card](#)[Tax Estimator](#)**Updated October 7, 2023**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
NELSON, WILLIAM H HENKEL, GARY 301 BOCA CIEGA DR MADEIRA BEACH FL 33708-2590	301 BOCA CIEGA DR MADEIRA BEACH



[Property Use:](#) 0110 (Single Family Home) Current Tax District: MADEIRA BEACH ([MB](#)) Total Living: SF: 618 Total Gross SF: 694 Total Living Units: 1

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

PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

Tax Estimator  File for Homestead Exemption			2024 Parcel Use	
Exemption	2024	2025		
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1	
Government:	No	No	Homestead Use Percentage: 1.00%	
Institutional:	No	No	Non-Homestead Use Percentage: 99.00%	
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
14979/0706	\$404,300 Sales Query	121030278021	A	Current FEMA Maps	23/66

2023 Final Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$348,691	\$246,767	\$245,588	\$345,204	\$245,588

[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
2022	Yes	\$301,263	\$246,733	\$245,588	\$298,250	\$245,588
2021	Yes	\$228,152	\$224,374	\$223,262	\$225,870	\$223,262
2020	Yes	\$208,783	\$204,062	\$202,965	\$206,695	\$202,965
2019	Yes	\$186,378	\$185,586	\$184,514	\$184,514	\$184,514
2018	Yes	\$177,497	\$175,270	\$174,218	\$175,722	\$174,218
2017	Yes	\$160,495	\$159,410	\$158,380	\$158,890	\$158,380
2016	Yes	\$162,635	\$144,991	\$143,982	\$161,009	\$143,982
2015	Yes	\$144,695	\$131,895	\$130,893	\$143,248	\$130,893
2014	Yes	\$132,333	\$119,988	\$118,994	\$131,010	\$118,994
2013	Yes	\$116,781	\$109,155	\$108,176	\$115,613	\$108,176
2012	Yes	\$99,335	\$99,305	\$98,342	\$98,342	\$98,342
2011	Yes	\$93,519	\$93,519	\$92,584	\$92,584	\$92,584
2010	Yes	\$120,828	\$120,828	\$119,620	\$119,620	\$119,620
2009	Yes	\$139,101	\$139,101	\$137,710	\$137,710	\$137,710
2008	Yes	\$170,800	\$170,800	\$169,092	\$169,092	\$169,092
2007	Yes	\$211,300	\$211,300	\$209,187	N/A	\$209,187
2006	Yes	\$220,700	\$220,700	\$218,493	N/A	\$218,493
2005	No	\$162,900	\$162,900	\$162,900	N/A	\$162,900
2004	No	\$141,400	\$141,400	\$141,400	N/A	\$141,400
2003	No	\$132,600	\$132,600	\$132,600	N/A	\$132,600
2002	No	\$100,100	\$100,100	\$100,100	N/A	\$100,100
2001	No	\$83,300	\$83,300	\$83,300	N/A	\$83,300
2000	No	\$66,000	\$66,000	\$66,000	N/A	\$66,000
1999	No	\$57,600	\$57,600	\$57,600	N/A	\$57,600
1998	No	\$58,600	\$58,600	\$58,600	N/A	\$58,600
1997	No	\$55,400	\$55,400	\$55,400	N/A	\$55,400
1996	No	\$57,000	\$57,000	\$57,000	N/A	\$57,000

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

2023 Final Millage Rate 16.1412

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

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

Sale Date	Book/Page	Price	Q/U	V/I
19 Jan 2000	10788 / 1582	\$200,000	U	I
23 Sep 1997	09847 / 2378	\$165,000	U	I
02 Aug 1991	07641 / 1438	\$135,000	U	I
11 Mar 1991	07512 / 0980	\$53,900	U	I

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.

2023 Land Information						
Seawall: Yes	Frontage: Canal/River			View: None		
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	38x51	13300.00	38.4000	0.8424	\$430,231	FF

[click here to hide] 2024 Building 1 Structural Elements [Back to Top](#)
Site Address: 301 BOCA CIEGA DR

Building Type: Single Family
Quality: Fair
Foundation: Continuous Footing Poured
Floor System: Slab On Grade
Exterior Wall: Frame Siding
Roof Frame: Gable Or Hip
Roof Cover: Metal Corrugated/She
Stories: 1
Living units: 1
Floor Finish: Carpet/ Vinyl/Asphalt
Interior Finish: Drywall/Plaster
Fixtures: 3
Year Built: 1948
Effective Age: 61
Heating: Unit/Space/Wall/Floor
Cooling: None



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	570	570
Base Semi-finished (BSF)	48	48
Open Porch Unfinished (OPU)	0	76
Total Living SF: 618		Total Gross SF: 694

[click here to hide] 2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$56.00	120.00	\$6,720.00	\$2,688.00	1970
BT LFT/DAV	\$3,500.00	2.00	\$7,000.00	\$2,800.00	1970

[click here to hide] 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 Permit Data Found			





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

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[Search](#) > Account Summary

Real Estate Account #R166474

Owner:
NELSON, WILLIAM H
HENKEL, GARY

Situs:
301 BOCA CIEGA DR
MADEIRA BEACH

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



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/09/2023** for **\$4,373.39**.

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2023 Annual Bill ⓘ	\$0.00	Paid \$4,373.39	11/09/2023	Receipt #407-23-001548	Print (PDF)
2022 ⓘ					
2022 Annual Bill	\$0.00	Paid \$4,925.04	11/09/2023	Receipt #407-23-001548	Print (PDF)
Certificate #3852		Redeemed	11/09/2023	Face \$4,684.56, Rate 0.25%	
		Paid \$4,925.04			
2021 ⓘ					
2021 Annual Bill	\$0.00	Paid \$4,392.93	02/10/2023	Receipt #406-22-001932	Print (PDF)
Certificate #3510		Redeemed	02/10/2023	Face \$4,177.79, Rate 0.25%	
		Paid \$4,392.93			
2020 ⓘ					
2020 Annual Bill	\$0.00	Paid \$4,068.01	09/22/2021	Receipt #205-21-001248	Print (PDF)
Certificate #3669		Redeemed	09/22/2021	Face \$3,868.34, Rate 0.25%	
		Paid \$4,068.01			
2019 ⓘ					
2019 Annual Bill	\$0.00	Paid \$3,712.27	01/08/2021	Receipt #429-20-001619	Print (PDF)
Certificate #4419		Redeemed	01/08/2021	Face \$3,529.54, Rate 0.25%	
		Paid \$3,712.27			
2018 Annual Bill ⓘ	\$0.00	Paid \$2,939.77	01/31/2019	Receipt #902-18-003718	Print (PDF)
2017 ⓘ					
2017 Annual Bill	\$0.00	Paid \$3,178.89	01/31/2019	Receipt #902-18-003718	Print (PDF)
Certificate #4214		Redeemed	02/04/2019	Face \$3,021.56, Rate 0.25%	
		Paid \$3,178.89			
2016 ⓘ					
2016 Annual Bill	\$0.00	Paid \$3,075.69	09/17/2018	Receipt #110-18-000866	Print (PDF)
Certificate #4465		Redeemed	09/17/2018	Face \$2,923.28, Rate 0.25%	
		Paid \$3,075.69			
2015 ⓘ					
2015 Annual Bill	\$0.00	Paid \$2,846.10	10/02/2017	Receipt #208-17-001386	Print (PDF)
Certificate #4618		Redeemed	10/02/2017	Face \$2,704.62, Rate 0.25%	
		Paid \$2,846.10			
2014 ⓘ					
2014 Annual Bill	\$0.00	Paid \$2,576.19	12/16/2016	Receipt #208-16-003037	Print (PDF)

<u>Certificate #4998</u>		Redeemed	12/16/2016	Face \$2,447.56, Rate 0.25%	
		Paid \$2,576.19			
<u>2013 Annual Bill</u>		\$0.00	Paid \$2,081.79	04/15/2014	Receipt #755-13-147062  Print (PDF)
<u>2012 Annual Bill</u>		\$0.00	Paid \$1,781.40	03/26/2013	Receipt #118-12-003444  Print (PDF)
<u>2011</u> 					
<u>2011 Annual Bill</u>		\$0.00	Paid \$1,903.25	05/13/2013	Receipt #232-12-004894  Print (PDF)
<u>Certificate #5814</u>		Redeemed	05/13/2013	Face \$1,806.67, Rate 0.25%	
		Paid \$1,903.25			
<u>2010</u> 					
<u>2010 Annual Bill</u>		\$0.00	Paid \$2,413.86	04/17/2013	Receipt #214-12-003194  Print (PDF)
<u>Certificate #6250</u>		Redeemed	04/17/2013	Face \$2,292.96, Rate 0.25%	
		Paid \$2,413.86			
<u>2009 Annual Bill</u>		\$0.00	Paid \$2,433.10	03/29/2010	Receipt #111-09-001522  Print (PDF)
<u>2008 Annual Bill</u>		\$0.00	Paid \$3,035.31	04/16/2009	Receipt #204-08-001423  Print (PDF)
<u>2007 Annual Bill</u>		\$0.00	Paid \$3,567.64	03/31/2008	Receipt #016-07-00019486  Print (PDF)
<u>2006 Annual Bill</u>		\$0.00	Paid \$4,153.30	04/13/2007	Receipt #026-06-00005170  Print (PDF)
<u>2005 Annual Bill</u>		\$0.00	Paid \$3,289.33	04/05/2006	Receipt #007-05-00032887  Print (PDF)
<u>2004 Annual Bill</u>		\$0.00	Paid \$2,690.57	01/13/2005	Receipt #007-04-00020343  Print (PDF)
<u>2003 Annual Bill</u>		\$0.00	Paid \$2,589.96	03/24/2004	Receipt #034-03-00005753  Print (PDF)
<u>2002 Annual Bill</u>		\$0.00	Paid \$1,916.51	12/31/2002	Receipt #007-02-00018753  Print (PDF)
<u>2001 Annual Bill</u>		\$0.00	Paid \$1,648.87	03/18/2002	Receipt #034-01-00007738  Print (PDF)
<u>2000 Annual Bill</u>		\$0.00	Paid \$1,299.56	03/28/2001	Receipt #034-00-00006354  Print (PDF)
<u>1999 Annual Bill</u>		\$0.00	Paid \$1,087.91	11/29/1999	Receipt #075-99-00005153  Print (PDF)
Total Amount Due		\$0.00			

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

October 9, 2023

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2590
Case Number: 2023.3683

RE Property: 301 Boca Ciega Dr **Parcel #**15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

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. 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

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).

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 110-446. - Applicability of division.

(2) Building permits required. All fences and walls must comply with established building permit procedures.

Violation Detail(s):

Fencing constructed without the required building permit(s).

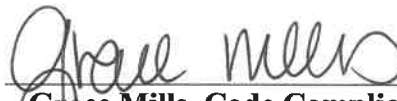
Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. If a permit cannot be obtained, the structure must be removed.

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

Follow up date:

October 23, 2023



Grace Mills, Code Compliance Officer II
City of Madeira Beach
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).

We are now using My Government Online (MGO). Please scan the QR code below, or go to 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.



Google View Images December 2022

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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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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 6, 2023

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2590
Case Number: 2023.3683

RE Property: 301 Boca Ciega Dr **Parcel #**15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

NOTICE OF CODE VIOLATION

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Ordinance(s):

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strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 110-446. - Applicability of division.

(2) Building permits required. All fences and walls must comply with established building permit procedures.

Violation Detail(s):

Fencing constructed without the required building permit(s).

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply. If a permit cannot be obtained, the structure must be removed.

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

Follow up date:

December 20, 2023



Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727.391.9951 ext. 298

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Google View Images December 2022

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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:

Nelson, William H
Henkel, Gary
301 Boca Ciega Dr
Madeira Beach FL 33708



gm

9590 9402 7951 2305 9229 66

2. Article Number (Transfer from service label)

7022 2410 0002 9255 3534

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

CERTIFIED MAIL®



7022 2410 0002 9255 3534



ipal Drive
Florida 33708

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2590
Case Number: 2023.3683

SENDER: COMPLETE THIS SECTION

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Nelson, William H
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Madeira Beach FL 33708



9590 9402 7951 2305 9229 66

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A. Signature

X

☒ Agent☐ Addressee

B. Received by (Printed Name)

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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**

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3683

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

Respondents.

RE Property: 301 BOCA CIEGA DR **Parcel #** 15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **29th** day of July, **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.

Sec. 110-446. - Applicability of division.

(2) Building permits required. All fences and walls must comply with established building permit procedures.

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 19 day of JULY, 2024.


Grace Mills, Code Compliance Officer
City of Madeira Beach

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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3683

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590
Respondents.

RE Property: 301 Boca Ciega Dr

Parcel # 15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

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

On the 19 day of July, 2024, I mailed a copy of the attached NOTICE OF HEARING via First
Class mail.

On the 19 day of July, 2024, I posted a copy of the attached NOTICE OF HEARING on the
property located at 301 Boca Ciega Dr, Parcel # 15-31-15-65322-026-0260 the City of Madeira
Beach.

On the 19 day of July, 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
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 19th day of July, 2024, 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



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

July 19, 2024
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2023.3683

NELSON, WILLIAM H
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301 BOCA CIEGA DR
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Respondents.

RE Property: 301 BOCA CIEGA DR

Parcel # 15-31-15-65322-026-0260

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 26

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):

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.

Sec. 110-446. - Applicability of division.

(2) Building permits required. All fences and walls must comply with established building permit procedures.

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.

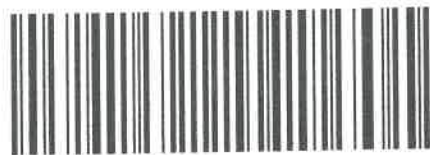


Grace Mills, Code Compliance Officer
City of Madeira Beach



Principal Drive
St. Johns, Florida 33708

CERTIFIED MAIL®



7019 2970 0000 5515 2670

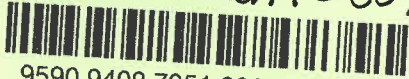
NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

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:

Nelson, William H
Henkel, Gary
301 Boca Ciega Dr
Madeira Beach FL 33708



9590 9402 7951 2305 9234 75

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2670

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
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

nsured Mail Restricted Delivery
over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted
Delivery

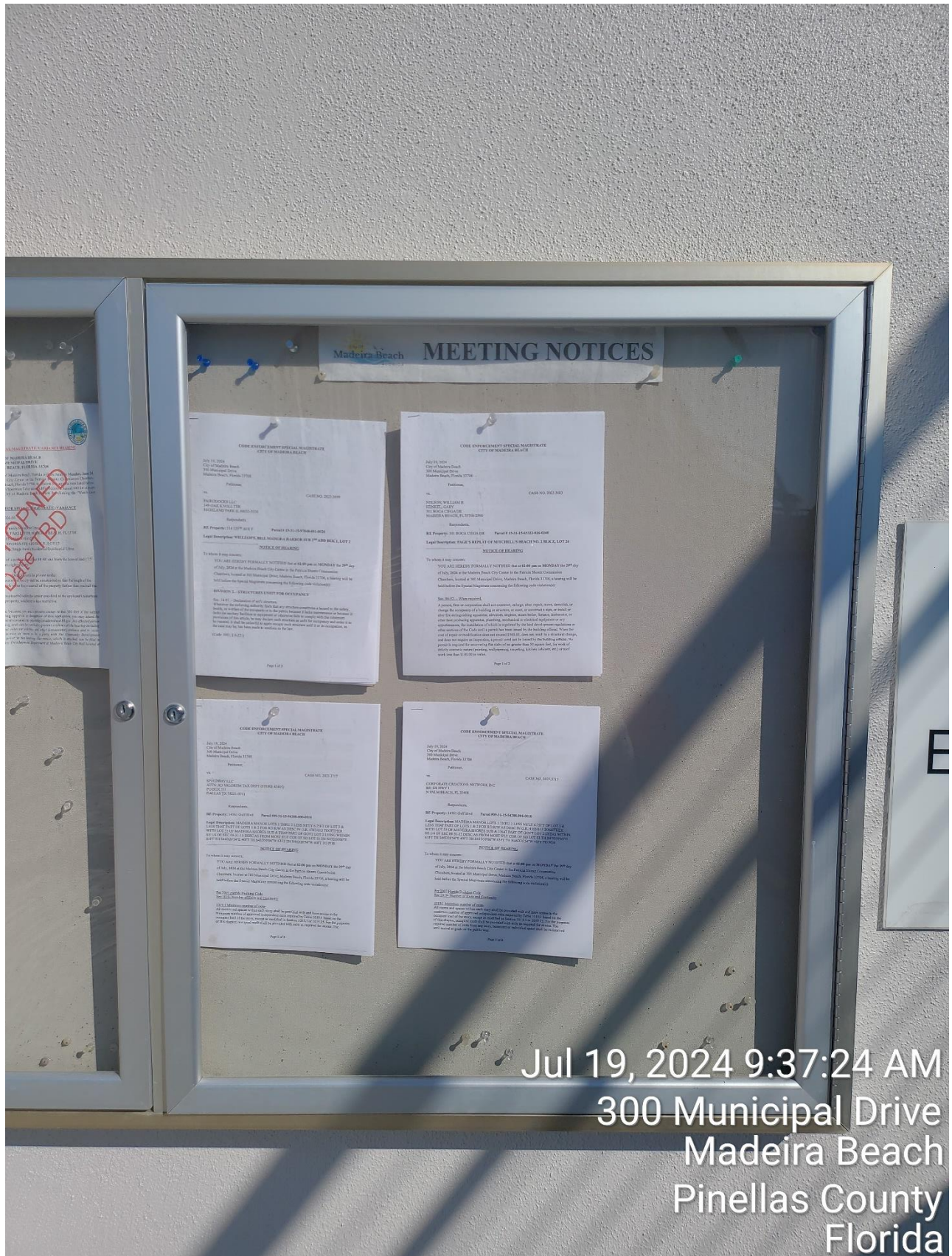
☐ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery

Domestic Return Receipt



301 Boca Ciega Dr
Madeira Beach, FL
Jul 19, 2024 8:58:36 AM



Jul 19, 2024 9:37:24 AM
300 Municipal Drive
Madeira Beach
Pinellas County
Florida