



Parcel Summary (as of 10-Jun-2026)

Parcel Map

Parcel Number

10-31-15-34362-012-0120

Owner Name

APLIN, KIM

Property Use

0110 Single Family Home

Site Address

14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Mailing Address

14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2211

Legal Description

GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

Current Tax District

MADEIRA BEACH (MB)

Year Built

1945



Living SF	Gross SF	Living Units	Buildings
1,163	1,847	1	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	Yes	100%		
2025	Yes	100%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
12232/0239	\$342,800	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	21/32

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$298,147	\$134,020	\$83,298	\$109,020	\$83,298

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$380,971	\$131,905	\$81,905	\$106,905	\$81,905
2023	Y	\$416,048	\$128,063	\$78,063	\$103,063	\$78,063
2022	Y	\$354,203	\$124,333	\$74,333	\$99,333	\$74,333
2021	Y	\$270,924	\$120,712	\$70,712	\$95,712	\$70,712
2020	Y	\$264,932	\$119,045	\$69,045	\$94,045	\$69,045

2025 Tax Information



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 **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
20-Sep-2002	\$0	<u>U</u>	I	WATTS BEULAH E BY ATTY IN FACT	APLIN, KIM	12232/0239
09-Sep-2002	\$145,000	<u>Q</u>	I	WATTS BEULAH E BY ATTY IN FACT	APLIN, KIM	12210/0256

2025 Land Information

Land Area: \cong 6,007 sf | \cong 0.13 acres

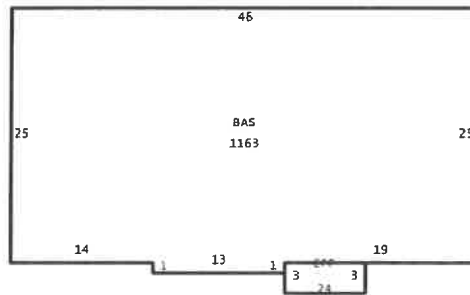
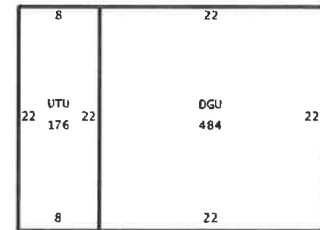
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x100	\$5,200	60.00	FF	1.0300	\$321,360

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,163
Floor System	Slab On Grade	Detached Garage Unfinished (DGU)	0
Exterior Walls	Cb Stucco/Cb Reclad	Enclosed Porch (EPF)	0
Unit Stories	1	Utility Unfinished (UTU)	0
Living Units	1	Total Area SF	1,163
Roof Frame	Gable Or Hip		
Roof Cover	Concrete Tile/Metal		
Year Built	1945		
Building Type	Single Family		
Quality	Average		
Floor Finish	Carpet/ Vinyl/Asphalt		
Interior Finish	Drywall/Plaster		
Heating	Central Duct		
Cooling	Cooling (Central)		
Fixtures	3		
Effective Age	53		



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$15.00	144.0	\$2,160	\$864	1965

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
PER-H-CB268019	ROOF	01/24/2003	\$1,100

Thank You + Formal Code Enforcement Complaint – Adjacent Property Conditions  Summarize this email



ROXANE WERGIN <thewriteapproach@comcast.net>



To:  Eddie McGeehen;  Taylor Davis

Cc: bobupg@gmail.com

  Reply  Reply all  Forward

 This sender thewriteapproach@comcast.net is from outside your organization.



4 attachments (18 MB)  Save all to OneDrive - City of Madeira Beach  Save All Attachments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Taylor and Eddie,

Thank you again for taking the time to visit our neighborhood and personally review the conditions at the adjacent property. We truly appreciate your responsiveness and willingness to listen.

As discussed on-site, I am writing to formally document concerns regarding the property located next to mine. While we are all sympathetic to the fact that many homeowners have faced following Hurricane Helene, the current condition of this property has created several ongoing issues that rise to the level of health, safety, and code enforcement concerns.

Specifically:

- **Public health concerns:** There is a strong odor coming from the property, and the presence of rodents and other animals has been observed around the dilapidated camper and accumulated debris.
- **Excessive debris and nuisance conditions:** The backyard contains significant amounts of scattered and piled debris, creating what appears to be a dump-like environment. Portions of fencing are collapsed, and materials are unsecured.
- **Hazardous materials exposure:** Visible gasoline cans and other containers appear to be stored outdoors and exposed to the elements, raising concerns about fire risk and environmental impact.
- **Storm debris not fully remediated:** To our knowledge, debris from the storm has not been properly cleared from the property, including both interior and exterior areas.
- **Camper condition and placement:** The camper on the property appears to be in a deteriorated, non-operational state and is positioned directly on the property line. This raises concerns regarding potential violations of local ordinances related to vehicle storage and setback requirements.

Thank You + Formal Code Enforcement Complaint – Adjacent Property Conditions  Summarize this email

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- **Hazardous materials exposure:** Visible gasoline cans and other containers appear to be stored outdoors and exposed to the elements, raising concerns about fire risk and environmental impact.
- **Storm debris not fully remediated:** To our knowledge, debris from the storm has not been properly cleared from the property, including both interior and exterior areas.
- **Camper condition and placement:** The camper on the property appears to be in a deteriorated, non-operational state and is positioned directly on the property line. This raises concerns regarding potential violations of local ordinances related to vehicle storage and setback requirements.

Given these conditions, we respectfully request:

- A formal code enforcement inspection
- Determination as to whether the property qualifies as a nuisance and/or unsafe condition
- Issuance of any applicable notices of violation
- Enforcement of cleanup, pest mitigation, and proper removal or storage of hazardous materials

As mentioned during your visit, this situation is not only impacting quality of life but also presents broader concerns related to public health, safety, and neighborhood recovery efforts.

I have attached photos that reflect the current state of the property for your review.

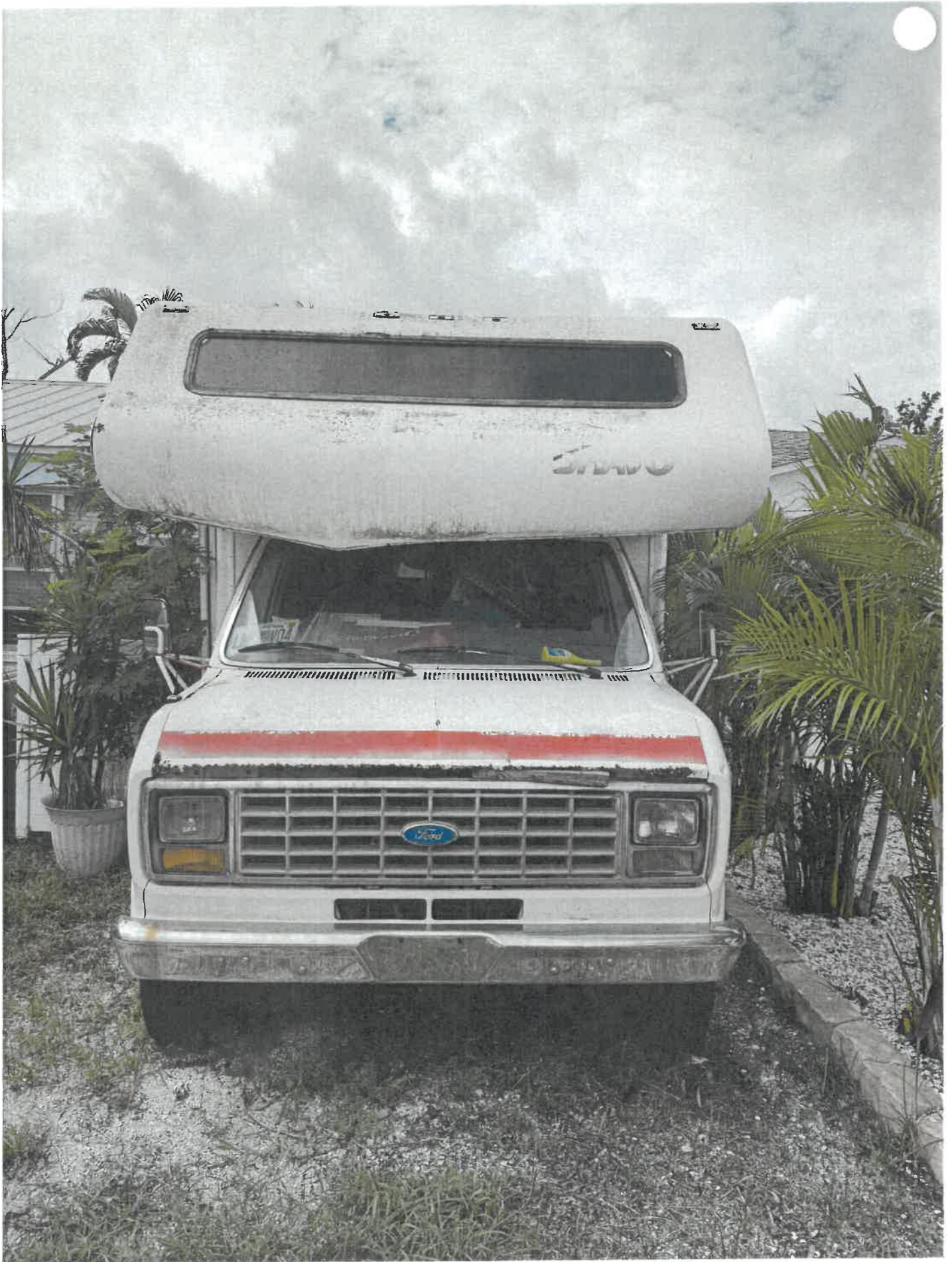
Thank you again for your attention to this matter. Please let me know if any additional information is needed.

Sincerely,
Roxane Wergin
724 689 7246

 Reply  Reply all  Forward









CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 ♦ FAX (727) 399-1131



COURTESY NOTICE LETTER TO PROPERTY OWNER

03/20/2026

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

IN REFERENCE TO THE FOLLOWING:

14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 3/19/2026

PARCEL NUMBER: 10-31-15-34362-012-0120

LEGAL DESCRIPTION: GULF SHORES 3RD ADD REPLAT BLK L, LOT 12
CODE ENFORCEMENT CASE # 2026.006

Dear Property Owner/Occupant:

An inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violation(s) were found to exist;

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 vacant 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.

(2) Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

(4) Holes, excavations, pits, and depressions which present a danger to persons or property on or near private property shall be filled or safely covered.

(8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.

(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.

(3) No termite infested wood shall be kept on private property.

(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.

(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons on property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.

(10) Hedges shall be maintained as provided in the Land Development Regulations.

At the time of the inspection, the home was found to have several code violations falling into the two above listed categories. Please remedy the violations within 10 days of the date posted on this letter.

The violation(s) must be corrected by: 3/30/2026

If you should have any questions or concerns, please do not hesitate to contact me.

Thank you in advance for your prompt response.

Sincerely,

Deputy Bryan Mitchell
Bmitchell@pcsonet.com
Code Enforcement Officer
Telephone: (727) 391-9951

Re code enforcement case number 2026.006  Summarize this email

From: Mitchell, Bryan <bmitchell@pcsonet.com>
Sent: Tuesday, March 31, 2026 11:20 AM
To: Tony Jacobs <tjfla@hotmail.com>
Cc: Snyder, Cory <csnyder@pcsonet.com>
Subject: RE: Re code enforcement case number 2026.006

Hello,

An inspection of the property was conducted on 3/31/2026. At the time of inspection, multiple conditions remain in violation of the previously issued courtesy notice. Phot documentation has been included for your reference.

The following violations must be corrected:

- All debris, refuse, and improperly stored items located within the front yard must be removed or properly stored. This includes, but is not limited to, a truck topper, st window air conditioning units, gas containers, and any additional materials deemed to be trash or debris.
- The mobile home located in the side driveway appears to be inoperable in its current condition. The interior contains excessive stored materials that would prevent n operation. Inoperable vehicles are not permitted and must be removed from the property. If the vehicle is operable, you must contact this office to arrange an inspec condition.
- The rear yard contains excessive overgrowth and accumulated materials. These conditions must be cleared and maintained in a sanitary manner. The current state c potential health hazard and may contribute to rodent and pest activity. The city has received complaints from neighboring properties regarding such issues.
- Trees located on the property must be trimmed and maintained to prevent contact with and damage to the roof structure at the rear of the property.

If you have any further questions, please reply to this email.

Deputy Bryan Mitchell
Pinellas County Sheriff's Office
Community Policing and Code Enforcement
City of Madeira Beach

Non Emergency - 727-552-6200
City of MB - 727-391-9951

From: Tony Jacobs <tjfla@hotmail.com>
Sent: Monday, March 30, 2026 3:47 PM
To: Mitchell, Bryan <bmitchell@pcsonet.com>
Subject: Re code enforcement case number 2026.006

Deputy Mitchell:

Thank you for the courtesy letter. We believe we've taken care of all of your concerns. If we have not please reach back to us at 727-656-5970, you can also text that n email.

Thank you
Anthony Jacobs



CITY OF MADEIRA BEACH
 COMMUNITY DEVELOPMENT
 300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
 PHONE (727) 391-9951 x 244 • FAX (727) 399-1131
www.madeirabeachfl.gov



PERSONAL INFORMATION:

Name: KAREN Conklin
 Address: 14038 North BAYSHORE DRIVE
MADEIRA BEACH FLA
 Phone: 727.385.6895 Email: SANDY.FEET MB52@GMAIL.COM

COMPLAINT:

Name: PROPERTY # 14014
 Address: 14016 N. BAYSHORE DRIVE MADEIRA BEACH FL
 Note: THE PROPERTY HAS BEEN
TOTALLY FLOODED DURING THE
STORM OWNERS HAVE WALKED
AWAY NOT CLEANING IT UP OR OUT
NEIGHBORS TELLING ME OF ALL THE RATS
IN THE HOUSE NOW I HAVE THEM IN MY
HOUSE I HAVE KILLED 3 BABIES &
 Date of Incident: AND Bigger one 3 weeks
AGO KILLED 3 BABIES LAST 2
DAYS. Need Help to Rip out
these RATS Health Department
 Received by: HAS TO DO SOMETHING
 Print Name: Karen Conklin Date: 5/6/24



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE NOTICE OF VIOLATION

DATE: 5/7/2026

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

IN REFERENCE TO THE FOLLOWING:

14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 5/7/2026

PARCEL NUMBER: 10-31-15-34362-012-0120

LEGAL DESCRIPTION: GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE: 2026.006

Dear Property Owner/Occupant:

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(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

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(10) Hedges shall be maintained as provided in the Land Development Regulations.

The violation(s) must be corrected by the following **5/14/2026**. If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,
Bryan Mitchell
Code Enforcement Deputy
Telephone: (727) 391-9951 x 295

Method of Delivery: Certified Mail Regular Mail

PLEASE NOTIFY THIS OFFICE AS SOON AS THE VIOLATION(S) IS CORRECTED

NOTE: You are hereby notified to correct the attached violation(s) and notify the above signed Code Enforcement Officer within the time limits specified. Failure to comply will result in charges being filed against you with the Special Magistrate of the City of Madeira Beach which may result in a potential fine of up to \$250.00 per day. Repeat violators can be fined up to \$500.00 per day. Such charges will be a lien upon the real and/or personal property of the violator and may be collected pursuant to law. The City is also entitled to collect all costs incurred in recording and satisfying a lien against the property.

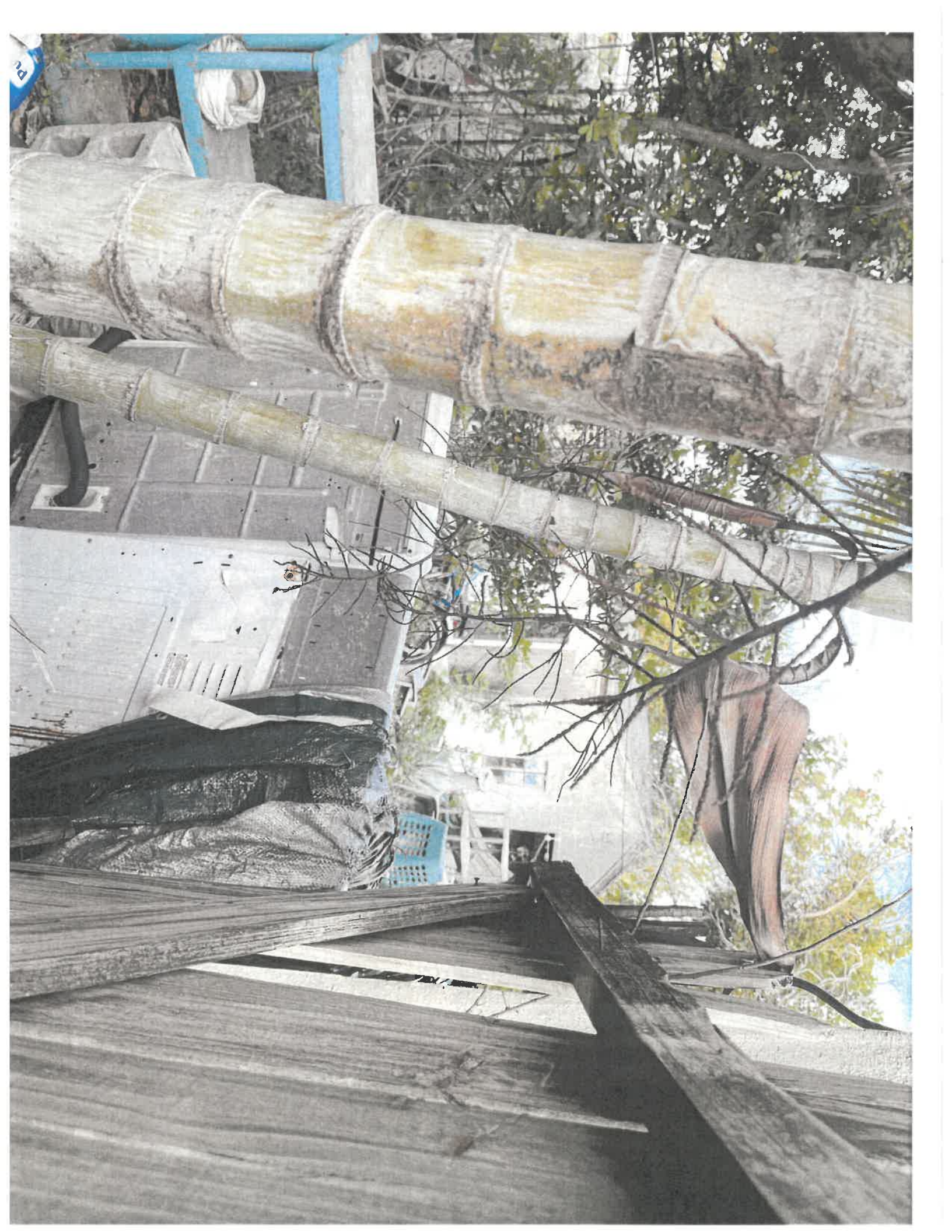




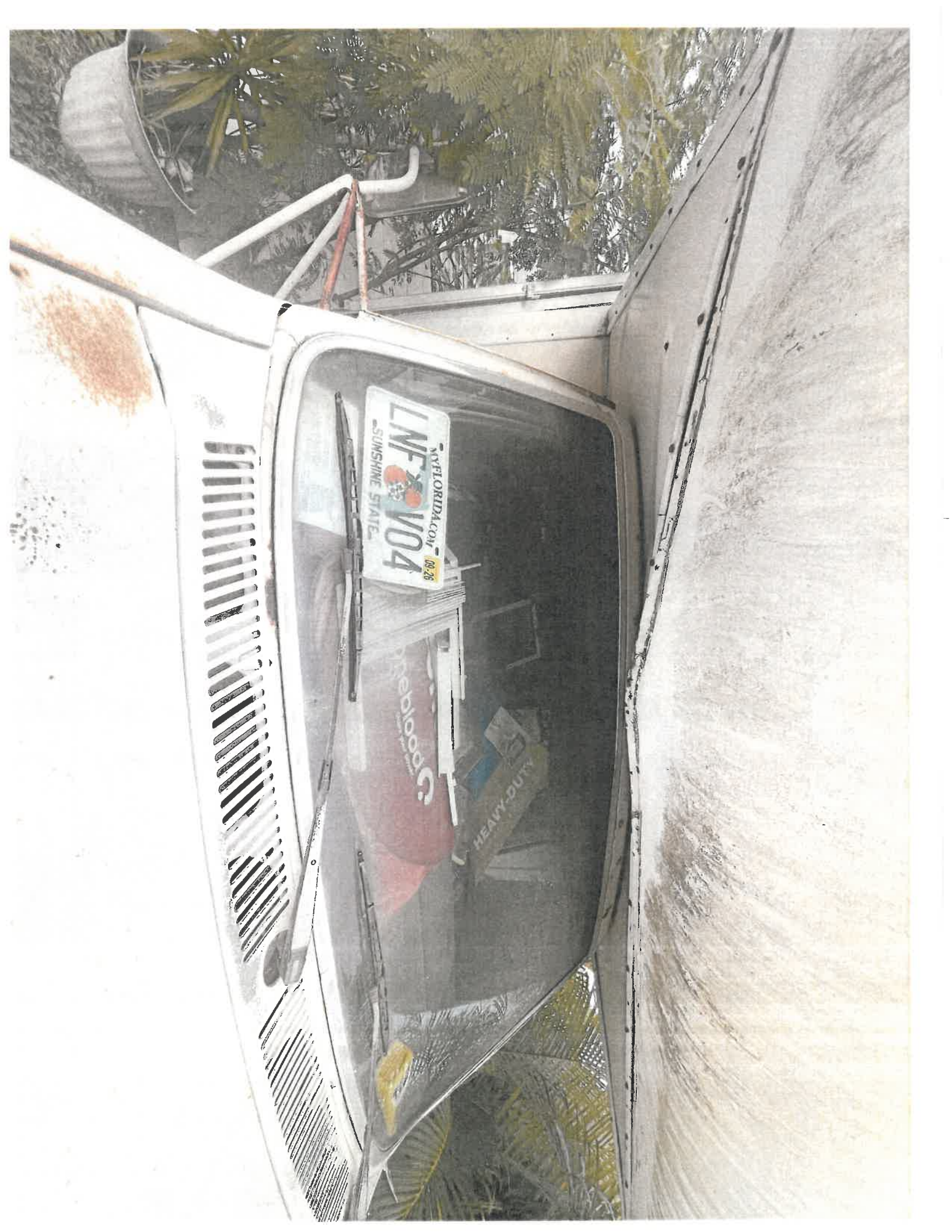












FLORIDA
SUNSHINE STATE
LNF V04
09/26

Keppoo's C

HEAVY-DUTY



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

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

Case # 2026.006

Vs.

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondent

RE: Property: 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

Parcel #: 10-31-15-34362-012-0120

LEGAL DESCRIPTION: GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

AFFIDAVIT OF SERVICE

I, Bryan Mitchell, Community Policing Officer of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statue 162.12,

On the 10th day of June, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 10th day of June 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 10th day of June 2026, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 14016 N BAYSHORE DR. MADEIRA BEACH 33708-2435 Parcel # 10-31-15-34362-012-0120 in the City of Madeira Beach.

GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

On the 10th day of June, 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, 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.



Bryan Mitchell, Community Policing Officer

State of Florida

County of Pinellas

Before me on 10th day of June, 2026, personally appeared Bryan Mitchell who executed the foregoing instrument and who is personally known to me.



Notary

SEAL





CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2026.006

DATE: 06/10/2026

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

RE: Property: 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

Parcel #: 10-31-15-34362-012-0120

LEGAL DESCRIPTION: GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

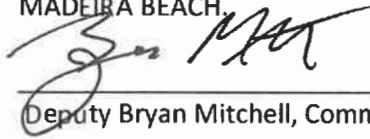
Code(s) which have been violated:

Violation Detail

1. On 3/19/2026, I conducted an inspection on the listed property identifying the listed violations. A Courtesy letter was mailed on 3/20/26. A re-inspection date of 3/30/26 was given.
2. On 3/31/26 I contacted a representative of the property via telephone. They requested additional time to correct the violations. I allotted them until 4/30/26 to comply.
3. A reinspection of the property occurred on 5/6/2026 and no corrections were made to bring the property into compliance.
4. A notice of violation letter was mailed to the property owners on 5/07/2026 with a re-inspection date of 05/14/2026.
5. On 06/10/2026, I conducted a re-inspection of the listed property. The property was still in violation none of the issues were corrected.

6. On 06/10/2026, the notice of Hearing, Affidavit of Service, Statement of Violation and Affidavit of Posting was mailed both certified and regular.
7. On 06/10/2026 the affidavit of Posting was posted on the property.
8. On 06/10/2026 All Special Magistrate Paperwork was posted on the Property.
9. A special magistrate hearing was set for June 22nd, 2026 12:00 PM.

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 MADEIRA BEACH SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



Deputy Bryan Mitchell, Community Policing Officer



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE NOTICE OF HEARING

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

CASE # 2026.006

Petitioner,

vs.

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondent,

RE: PROPERTY: 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

Parcel #: 10-31-15-34362-012-0120

Legal Description: GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on **MONDAY** the 22ND day of June, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date 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 \$500.00 per day 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.

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(8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.

(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.

(3) No termite infested wood shall be kept on private property.

(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.

(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons an property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.

(10) Hedges shall be maintained as provided in the Land Development Regulations.

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 be presented to the Madeira Beach Special Magistrate 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 to 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 x 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 insure 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 10th day of June, 2026



Bryan Mitchell, Code Enforcement Officer



CITY OF MADEIRA BEACH

COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE NOTICE OF HEARING

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

CASE # 2026.006

Petitioner,

vs.

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondent,

RE: PROPERTY: 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

Parcel #: 10-31-15-34362-012-0120

Legal Description: GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 22ND day of June, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date 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 \$500.00 per day 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.

Sec. 14-69. - Same—Maintenance of the exterior of premises.

Special Magistrate - Notice of Hearing (Evidentiary Hearing)

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CITY OF WABESEA STATE
PLANNING DEPARTMENT
1000 WABESEA AVENUE, SUITE 100
WABESEA, NC 28591
TELEPHONE: 252-751-1000
FAX: 252-751-1001
WWW.CITYOFWABESEA.COM

NOTICE OF PUBLIC HEARING
FOR THE PROPOSED
REZONING OF
PARCELS 00-00-00-0000-0000-0000
AND 00-00-00-0000-0000-0000
FROM AN UNDESIGNATED ZONE TO AN UNDESIGNATED ZONE

THE CITY OF WABESEA HAS RECEIVED AN APPLICATION FOR THE PROPOSED REZONING OF THE ABOVE PARCELS FROM AN UNDESIGNATED ZONE TO AN UNDESIGNATED ZONE. THE CITY IS SCHEDULED TO HOLD A PUBLIC HEARING ON THIS MATTER ON [DATE] AT [TIME] AT THE CITY OF WABESEA PLANNING DEPARTMENT, 1000 WABESEA AVENUE, SUITE 100, WABESEA, NC 28591.

IF YOU HAVE ANY COMMENTS OR QUESTIONS REGARDING THIS MATTER, PLEASE CONTACT THE CITY OF WABESEA PLANNING DEPARTMENT AT 252-751-1000 OR VISIT OUR WEBSITE AT WWW.CITYOFWABESEA.COM.

No Soliciting