

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2025.006

Petitioner,

vs.

PRUITT, DEAN A.
PRUITT, MARIA L.,
545 150th Ave. E.
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 January 26, 2026, 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 Deputy Cory Snyder 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 545 150th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28"E 1818FTTH S46D08'32"E SOFT FOR POBTH N43D51' 28"E 100FTTH S46D08'32"E 600FT(S)TH SW'LY 100FT ALONG BOCA CIEGA BAY TH N46D08'32"W 600FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228

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*.

CERTIFIED TRUE COPY
OF AN ORIGINAL DOCUMENT
CITY CLERK'S OFFICE

SIGNED: *[Signature]*
DATE: 2/26/2026

6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 34-129. - Same—Allowing to remain on private property restricted.

No person in charge or control of any property within the city, whether as owner, tenant, occupant, lessee, or otherwise, shall allow any abandoned, wrecked, junked, or partially dismantled boat, vessel or watercraft to remain on such property within the city for longer than 72 hours, whether with or without current registration.

Except that this section shall not apply with regard to a boat, vessel or watercraft:

- (1) In an enclosed building;
- (2) On the premises of a business enterprise operated specifically for the purpose of repairing or building boats, vessels, or watercraft in a lawful place and manner when necessary to the operation of such business enterprise; or
- (3) That by either size or design does not require current registration.

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 February 25, 2026.

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 34-129, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before February 26, 2026, 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 remove the vessels noted on the record, and show in Exhibit 1 of the agenda packet.

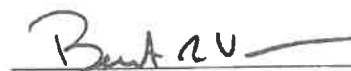
11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

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 \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after February 25, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

**CERTIFIED TRUE COPY
 OF AN ORIGINAL DOCUMENT
 CITY CLERK'S OFFICE**
 SIGNED: *Clema Vera Blusgan*
 DATE: *2/26/2026*

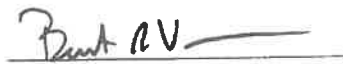
13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 11th day of February, 2026.



Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: PRUITT, DEAN A., and PRUITT, MARIA L., 545 150th Ave. E., Madeira Beach, FL 33708; and 1336 Bayview Dr., Clearwater, FL 33756, 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 11th day of February, 2026.



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).

CERTIFIED TRUE COPY
OF AN ORIGINAL DOCUMENT
CITY CLERK'S OFFICE
SIGNED: Clara VanBlargan
DATE: 2/26/2026



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 # 2025.006

Vs.

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL 33756-1232

Respondent

RE: Property: 545 150TH AVE E MADEIRA BEACH FL 33708

Parcel #: 09-31-15-00000-140-0200

LEGAL DESCRIPTION: : UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15
DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28"E 1818FT TH
S46D08'32"E 50FT FOR POB TH N43D51' 28"E 100FT TH S46D08'32"E 600FT(S) TH SW'LY 100FT ALONG
BOCA CIEGA BAY TH N46D08'32"W 600FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228

AFFIDAVIT OF SERVICE

I, Deputy Cory Snyder, Community Policing Officer of the City of Madeira Beach, upon being duly sworn,
deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 9th day of June 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 9th day of June 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 9^h day of June 2026, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 545 150th Ave . MADEIRA BEACH 33708

Parcel # 09-31-15-00000-140-0200

UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28'E 1818FT TH S46D08'32"E 50FT FOR POB TH N43D51' 28"E 100FT TH S46D08'32"E 600FT(S) TH SW'LY 100FT ALONG BOCA CIEGA BAY TH N46D08'32"W 600FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228

On the 9th 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.


Deputy Cory Snyder, Community Policing Officer

State of Florida

County of Pinellas

Before me on 9th day of June 2026, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.


Notary

SEAL



6/9

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

June 9th, 2026

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

Petitioner,

vs.

CASE NO. CE-2025-006

Dean Pruitt
Maria Pruitt
1336 Bayview Dr
Clearwater, Florida, 33756-1232

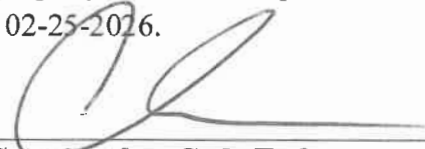
Respondents.

AFFIDAVIT OF NON-COMPLIANCE

I, Cory Snyder, Code enforcement Deputy, have personally examined the property described in:

Madeira Beach Notice of Violation: 09-09-2025
Madeira Beach Special Magistrate Hearing: 1-26-2026
Compliance Date: 2-25-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 34-129 of the Code of City of Madeira Beach, Florida, as of 02-25-2026.


Cory Snyder, Code Enforcement Deputy

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on the, 9th day of June 2026, Cory Snyder personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL


Notary





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 # 2025.006

Petitioner,

vs.

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL, 33756-1232

Respondent,

RE: PROPERTY: 545 150th Ave, MADEIRA BEACH 33708-2435

Parcel #: 09-31-15-00000-140-0200

Legal Description: UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28'E 1818FT TH S46D08'32"E 50FT FOR POB TH N43D51' 28"E 100FT TH S46D08'32"E 600FT(S) TH SW'LY 100FT ALONG BOCA CIEGA BAY TH N46D08'32"W 600FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228

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 Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail:

Sec. 34-129. - Same—Allowing to remain on private property restricted.

No person in charge or control of any property within the city, whether as owner, tenant, occupant, lessee, or otherwise, shall allow any abandoned, wrecked, junked, or partially dismantled boat, vessel or watercraft to remain on such property within the city for longer than 72 hours, whether with or without current registration.

Except that this section shall not apply with regard to a boat, vessel or watercraft:

- (1) In an enclosed building;
- (2) On the premises of a business enterprise operated specifically for the purpose of repairing or building boats, vessels, or watercraft in a lawful place and manner when necessary to the operation of such business enterprise; or
- (3) That by either size or design does not require current registration.
(Ord. No. 973, § 2, 9-24-02)

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.

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 9th day of June, 2026



Deputy

Cory Snyder, Code Enforcement Officer

5-27-20









urtney McNeal
urtney McNeal
y Rd. Madeira Beach, Florida 33708
90-000-0080
TES UNIT NO. 1 SEC A LOT 8
Residential (R-1), Residential Urban

n the waterfront rear yard adjacent to the street.

edges, and walls.

average grade elevation along the entire length of the

on the required rear building line to the rear property
abutting or facing waterbodies must not exceed three
feet four feet. Fences up to six feet are permitted
s, city pocket parks, and along residential property lines
ial uses. When deemed necessary by the permitting
and security however, a six-foot high solid or open fencing
i the site plan review process for commercial and
s facing the Gulf of Mexico, open and sand fences must

ing that is wrought iron in appearance must not exceed six

wner that is denied an administrative waiver may, before
ult court or other court of competent jurisdiction attacking the
y of its terms and provisions, shall first apply to the board of
ing the special magistrate for relief as in such cases made and

se you are a property owner within 300 feet of the subject
roval or disapproval of this application, you may attend the
ment to planning@madeirabeachfl.gov. Any affected person
can be entitled to present evidence at the hearing including
nt exhibits and other documentary evidence and to cross-
f intent to be a party with the Community Development
ent the hearing. The notice, which is attached, can be filed in
pment Department at Madeira Beach City Hall located at
l. The application is on file in the Community Development
30 a.m. and 4:00 p.m.

City Hall, City of Madeira Beach website, and Gulf Beaches
is application at <https://madeirabeachfl.gov/pla-review>.

...any decision of the Planning Commission with respect to any
meetings will need a record of the proceedings and for such purposes may need to
verbatim record of the proceedings is made, which record includes the testimony and evidence
upon which the appeal is to be based. The law does not require the City to transcribe verbatim
minutes; therefore, the applicant must make the necessary arrangements with a private reporter or
private reporting firm and bear the resulting expense. In accordance with the Americans with
Disability Act and F.S. 286.26, any person with a disability requiring reasonable accommodation
to participate in this meeting should call 727-409-3226 or planning@madeirabeachfl.gov.

15-31-15-2832U401-0090
15-31-15-58320-001-0140
15-31-15-58320-001-0160
15-31-15-58320-001-0170
15-31-15-58320-001-0190
15-31-15-58320-001-0200

The Development Agreement proposes to de-
acres for the construction of the following:

- Hotel: 87 units (24 studios, 32 one-bed)
- Retail: 7,550 square feet
- 1st Floor Restaurant: 3,350 square feet
- 1st Floor Cafe: 1,000 square feet
- 6th Floor Restaurant: 3,900 square feet
- Event Space: 2,800 square feet

The applicant is requesting Planned Developm
Building height (roof of main building,
Building height (roof of east stair tower)
Number of stories: 5 stories over ground
level commercial
Front setback: 0 feet instead of 10 feet
Upper floor setbacks: 0 feet instead of
awnings & roof overhanging located over
on north and south sides of building
Visibility Triangle: New building encro

intersection East End Lane and 129th
Lane and Isaman's Alley (2.6').

The Board of Commissioners, in approving a
limitation, to ~~grant~~ from any provision of
authorized to be varied, varied or granted by th

The development agreement, neighborhood me
review at: <https://madeirabeachfl.gov/plan-re>
Community Development Department, Madeir
Beach, Florida from 8:00 a.m. to 4:30 p.m. Mor

If you would like more information regarding
Community Development Department at planning@madeirabeachfl.gov

The meeting will also be aired on Public Acces
the city's website at <https://madeirabeachfl.gov/>

Public comments can be submitted by email to

Persons who wish to appeal any decision mad
Agency) with respect to any matter considered
record of the proceedings, and for such purpos
proceedings is made, which record includes the
based. It is the responsibility of the person mak
court reporter or private court recording firm to

In accordance with Section 286.26, Florida S
accommodations to participate in this meeting s
no later than 48 hours prior to the meeting: 727-



CITY OF MADEIRA BEACH

COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 • FAX (727) 899-1351



SPECIAL MAGISTRATE
NOTICE OF HEARING

CASE # 2025-006

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

Petitioner,

vs.

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CITY OF MADEIRA BEACH

June 9th, 2026

City of Madeira Beach
300 Municipal Drive
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Petitioner:

vs.

Dean Pruitt
Maria Pruitt
1306 Haysview Dr
Clearwater, Florida, 33756-1232

CASE NO. CE-2025-006

Respondents:

AFFIDAVIT OF NON-COMPLIANCE

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Madeira Beach Special Magistrate Hearing: 1-26-2026
Compliance Date: 2-25-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 34-129 of the Code of City of Madeira Beach, Florida, as of 02-23-2026.


Cory Snyder, Code Enforcement Deputy

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on the 9th day of June 2026, Cory Snyder personally appeared who executed the foregoing instrument and who is personally known to me.


Mary Ann Hearn
Notary

SEAL

