



THE CITY OF MADEIRA BEACH

PUBLIC NOTICE

The Code Enforcement Special Magistrate, City of Madeira Beach, Florida will hold a meeting at the Madeira Beach City Hall Patricia Shontz Commission Chambers, 300 Municipal Drive, Madeira Beach, Florida 33708 to discuss the items of business listed hereon at the time and date indicated below:

SPECIAL MAGISTRATE CODE ENFORCEMENT AGENDA

2:00 P.M.

MONDAY, DECEMBER 17TH, 2018

COMMISSION CHAMBERS

A. INTRODUCTION – SPECIAL MAGISTRATE BART R. VALDES.

Welcome to the City of Madeira Beach Code Enforcement Special Magistrate Hearings. The Special Magistrate is charged with conducting hearings to determine whether an alleged violation of the City Code has occurred. In order to meet that obligation, all parties or their representatives will be allowed an opportunity to be heard on matters relevant to the alleged violation(s). All witness offering testimony or presenting evidence will be required to swear or affirm that the testimony they provide is the truth.

The order of presentation will begin with the City presenting their evidence of alleged violation(s) and then the Respondent shall present his/her case. Both parties shall have an opportunity to cross-examine all witnesses. The Special Magistrate may question any witnesses.

The clerk will announce the names of the cases from the agenda. When you hear your case called, please respond by coming to the podium with your representative and/or any witness to be sworn. When addressing the Special Magistrate, please speak clearly into the microphone.

B. CALL TO ORDER

C. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

D. NEW BUSINESS

Case #2018.211	
Respondent/Property Owner; Name & Mailing Address:	ANDREWS PARTNERS OF FLORIDA LLC 1002 W BUSCH BLVD STE C TAMPA FL 33612-7727
Property Location:	429 137 TH AVE CIR MADEIRA BEACH
Legal & Parcel #:	GULF SHORES HARBOR SUB LOT 86 15-31-15-34488-000-0860
Violation(s)/Charge(s):	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.

Case #2018.268	
Respondent/Property Owner; Name & Mailing Address:	LEWIS, SAM JOHN JR 869 CURTISWOOD LN NASHVILLE TN 37204
Property Location:	GULF BLVD MADEIRA BEACH
Legal & Parcel #:	MITCHELL'S BEACH REVISED BLK 4, LOT 19 LESS RD R/W 15-31-15-58320-004-0190 MITCHELL'S BEACH REVISED BLK 4, LOT 18 LESS RD R/W 15-31-15-58320-004-0180
Violation(s)/Charge(s):	Sec. 110-227. - Permitted uses. The permitted uses in the R-3, medium density multifamily residential district are as follows: (1) Single-family. (2) Duplex. (3) Triplex. (4) Multifamily. (5) Tourist dwelling units. (6) Restaurants, excluding drive-in restaurants. (7) Publicly owned or operated parks and recreation areas. 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.
Case #B2018.587	
Respondent/Property Owner; Name & Mailing Address:	ROCHOWICZ, BRIAN ROCHOWICZ, LILIANA 14190 W PARSLEY DR

	MADEIRA BEACH FL 33708-2353
Property Location:	14190 W PARSLEY DR MADEIRA BEACH
Legal & Parcel #:	GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7 10-31-15-34416-026-0080
Violation(s)/Charge(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 uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.
Reference Materials:	Notice of Hearing Affidavit of Service Statement of Violation Notice of Violation Photograph/Audio Evidence

E. OLD BUSINESS

F. ADJOURNMENT

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes 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. The law does not require the City Clerk 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 in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.

BROADCAST ON BRIGHT HOUSE GOVERNMENT ACCESS CHANNEL 640

Posted: December 7th, 2018



Code Enforcement Hearing

Case No. 2018.211

December 17th, 2018

2:00 p.m.

15-31-15-34488-000-0860

[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 6, 2018**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ANDREWS PARTNERS OF FLORIDA LLC 1601 W BENSCH BLVD STE C TAMPA FL 33613-7727	429 137TH AVENUE CIR MADEIRA BEACH

[Property Use:](#) 0110 (Single Family Home)

Total Living: SF: 1,266 Total Gross SF: 1,266 Total Living Units: 1

[click here to hide] Legal Description
GULF SHORES HARBOR SUB LOT 86

Mortgage Letter	File for Homestead Exemption	2019 Parcel Use
Exemption	2018	2019
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No
		Homestead Use Percentage: 0.00%
		Non-Homestead Use Percentage: 100.00%
		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
19561/2573	\$227,900 Sales Query	121030278022	A	Compare Preliminary to Current FEMA Maps	23/51

2018 Interim Value Information					
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$191,291	\$191,291	\$191,291	\$191,291	\$191,291

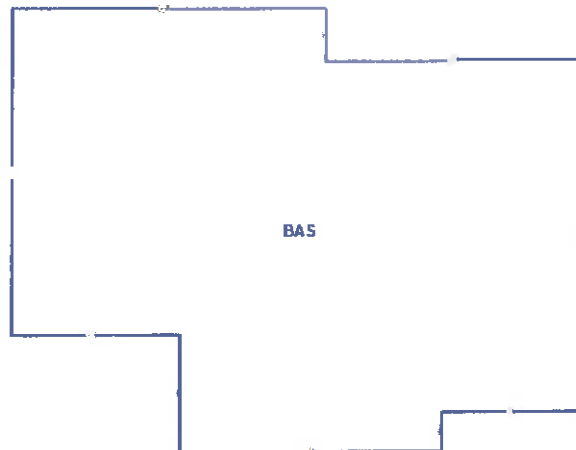
[click here to hide] Value History as Certified (yellow indicates correction on file)						
Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	Yes	\$185,033	\$75,393	\$24,893	\$49,893	\$24,893
2016	Yes	\$135,499	\$73,842	\$25,000	\$48,842	\$25,000
2015	Yes	\$116,288	\$73,329	\$25,000	\$48,329	\$25,000
2014	Yes	\$104,419	\$72,747	\$25,000	\$47,747	\$25,000
2013	Yes	\$98,401	\$71,672	\$25,000	\$46,672	\$25,000
2012	Yes	\$88,843	\$70,474	\$25,000	\$45,474	\$25,000
2011	Yes	\$96,791	\$68,421	\$25,000	\$43,421	\$25,000
2010	Yes	\$96,883	\$67,410	\$25,000	\$42,410	\$25,000
2009	Yes	\$113,398	\$65,638	\$25,000	\$40,638	\$25,000
2008	Yes	\$147,500	\$65,572	\$25,000	\$40,572	\$25,000
2007	Yes	\$162,000	\$63,662	\$38,662	N/A	\$38,662
2006	Yes	\$164,600	\$62,109	\$37,109	N/A	\$37,109
2005	Yes	\$129,600	\$60,300	\$35,300	N/A	\$35,300
2004	Yes	\$154,400	\$58,600	\$33,600	N/A	\$33,600
2003	Yes	\$111,000	\$57,500	\$32,500	N/A	\$32,500
2002	Yes	\$88,900	\$56,200	\$31,200	N/A	\$31,200
2001	Yes	\$71,700	\$53,600	\$28,600	N/A	\$28,600
2000	Yes	\$66,800	\$52,100	\$27,100	N/A	\$27,100
1999	Yes	\$57,900	\$50,800	\$25,800	N/A	\$25,800
1998	Yes	\$57,500	\$50,000	\$25,000	N/A	\$25,000
1997	Yes	\$54,600	\$49,200	\$24,200	N/A	\$24,200
1996	Yes	\$47,800	\$47,800	\$22,800	N/A	\$22,800

2018 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions			
2018 Tax Bill	Tax District: MB	Sale Date	Book/Page	Price	Q/U Y/N
2018 Final Millage Rate	17.1604	20 Mar 2017	19561 / 2573	\$235,000	Q I
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.		11 Aug 2012	17682 / 2280	\$42,500	U I
			05377 / 1286	\$7,500	U

2018 Land Information					
Seawall: No	Frontage: None	View:			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value Method
Single Family (01)	44x67	3450.00	44.3200	0.8300	\$126,910 FF

[click here to hide] 2019 Building 1 Structural Elements [Back to Top](#)
 Site Address: 429 137TH AVENUE CIR

Building Type: Single Family
 Quality: Average
 Foundation: Piers
 Floor System: Wood
 Exterior Wall: Frame Stucco
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Drywall/Plaster
 Fixtures: 6
 Year Built: 1930
 Effective Age: 32
 Heating: Central Duct
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base	1,266	1,266
	Total Living SF: 1,266	Total Gross SF: 1,266

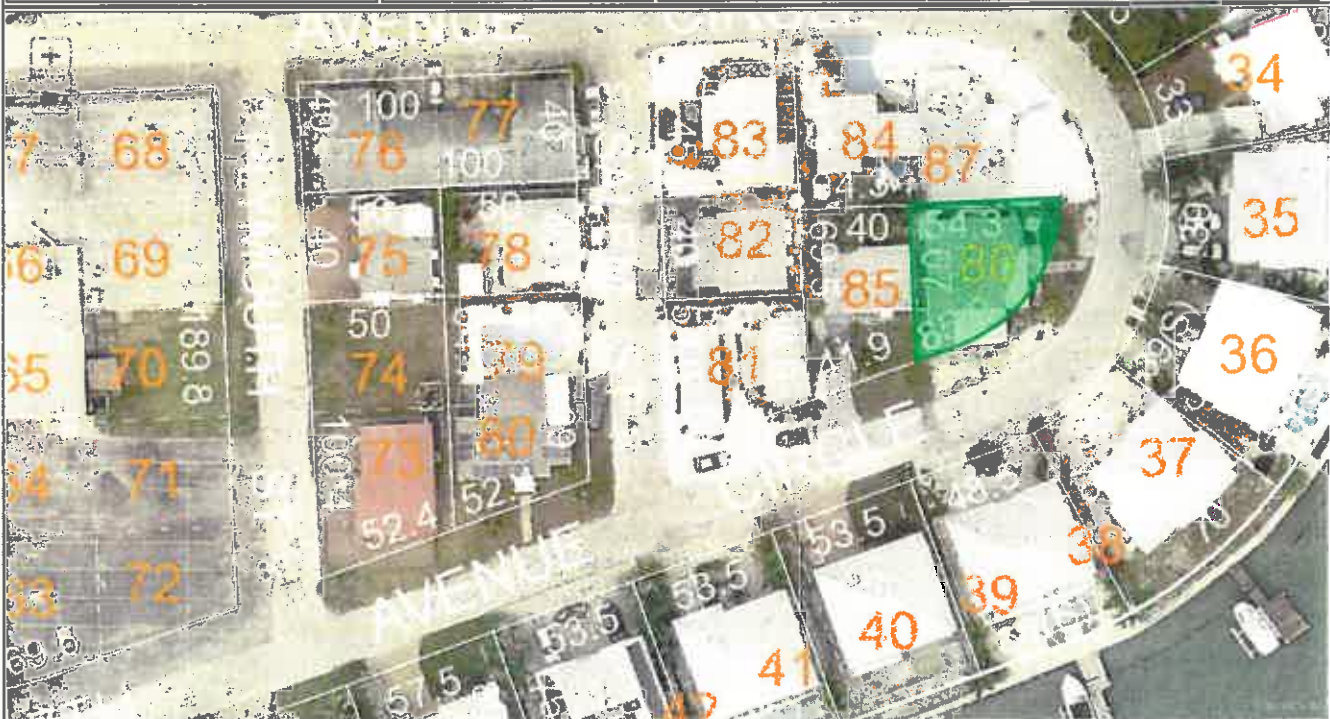
[click here to hide] 2019 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[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
201200148	ROOF	18 Jan 2012	\$13,750



[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)



2018 Roll Details — Real Estate Account At 429 137TH AVENUE CIR, MADEIRA BEACH

[Print this page](#)

Real Estate Account #R165955

[Parcel details](#)[Latest bill](#)[Full bill history](#)**Pay All: \$3,184.16**

2018	2017	2016	2015	...	1999
\$3184.16 due	PAID	PAID	PAID		PAID

[Apply for the 2019 Installment Payment Plan](#)[Get Bills by Email](#) **Pay this bill: \$3,184.16****Owner: ANDREWS PARTNERS OF FLORIDA LLC****1002 W BUSCH BLVD STE C****TAMPA, FL 33612-7727****Situs: 429 137TH AVENUE CIR****MADEIRA BEACH****Account number: R165955****Parcel Number: 15/31/15/34488/000/0860****Millage code: MB - MADEIRA BEACH TR****Millage rate: 17.1604****Assessed value: 191,291****School assessed value: 191,291**

Property Appraiser

2018 Annual bill

[View](#)

Legal description

GULF SHORES HARBOR SUB LOT 86

Ad valorem: \$3,282.64**Non-ad valorem: \$0.00****Total Discountable: 3282.64****No Discount NAVA: 0.00****Total tax:**

Location

Property class:

Range: 15**Township: 31****Section: 15****Neighborhood: GULF SHORES HARBOR SUB****Block: 000****Lot: 0860****Use code: 0110****Total acres: 0.000**



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

08/29/2018

ANDREWS PARTNERS OF FLORIDA LLC
1002 W BUSCH BLVD STE C
TAMPA FL 33612-7727

IN REFERENCE TO THE FOLLOWING:

429 137TH AVE CIR
MADEIRA BEACH

INSPECTION DATE: 08/29/2018

PARCEL NUMBER: 15-31-15-34488-000-0860

LEGAL DESCRIPTION: GULF SHORES HARBOR SUB LOT 86

CODE ENFORCEMENT CASE # 2018.211

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;

- **Violations**

- **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.

The violation(s) must be corrected by: **09/08/2018**

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

My phone number is listed below.

Thank you in advance for your prompt response.

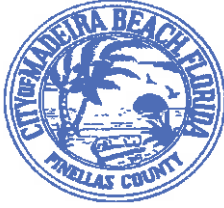
Sincerely,
Deputy Shannon Roxby
Code Enforcement Officer
Telephone: (727) 391-9951 x 295



429



8/29/18



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: 09/24/18

ANDREWS PARTNERS OF FLORIDA LLC
1002 W BUSCH BLVD STE C
TAMPA FL 33612-7727

REFERENCE TO THE FOLLOWING:

429 137th AVE CIR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 09/24/18

PARCEL NUMBER: 15-31-15-34488-000-0860

LEGAL DESCRIPTION: GULF SHORES HARBOR SUB LOT 86

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2018.211

Dear Property Owner/Occupant:

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

Ordinance:

- **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.

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Violation Text: GRASS IS TOO HIGH

Action Required:

PLEASE MOW YOUR GRASS

The violation(s) must be corrected by **10/02/18**. 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,
Deputy Roxby

Code Enforcement Officer
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.

9/24/18

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:

Andrews Partners of Florida LLC
1002 W Busch Blvd STE C
Tampa, FL 33612

9590 9403 0741 5196 7660 21

2. Article Number (Transfer from service label)

7011 2970 0000 4873 7738

PS Form 3811, April 2015 PSN 7530-02-000-9063

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
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

7011 2970 0000 4873 7738

Postage	\$ 6.67
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.67

Postmark
Here

Sent To

Andrews Partners of Florida LLC
Street, Apt. No.,
or PO Box No. 1002 W. Busch Blvd STE C
City, State, ZIP+4 Tampa FL 33612

PS Form 3800, August 2006 See Reverse for Instructions





9/24/18



10/2/18



10/2/01



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: 11/16/18

ANDREWS PARTNERS OF FLORIDA LLC
1002 W BUSCH BLVD STE C
TAMPA FL 33612-7727

REFERENCE TO THE FOLLOWING:

429 137th AVE CIR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 11/16/18

PARCEL NUMBER: 15-31-15-34488-000-0860

LEGAL DESCRIPTION: GULF SHORES HARBOR SUB LOT 86

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2018.211

Dear Property Owner/Occupant:

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Ordinance:

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Violation Text: GRASS IS TOO HIGH

Action Required:

PLEASE MOW YOUR GRASS

The violation(s) must be corrected by **11/23/18**. 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,
Deputy Roxby

Code Enforcement Officer
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

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10/26/18

COMPLETE THIS SECTION ON DELIVERY

- ### 1. Article Addressed to:

Andrews Partners of Florida, LLC
1002 W Busch Blvd STE C
Tampa, FL 33612



9590 9403 0741 5196 7679 18

2. Article Number (Transfer from service label)

2021 2970 0000 4873 7776

PS Form 3811, April 2015 PSN 7530-02-000-9063

Domestic Return Receipt

U.S. Postal ServiceTM
CERTIFIED MAILSM RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OPTICAL

Postage

Certified Feb

Return Receipt Fee
(endorsement Required)

**Restricted Delivery Fee
(Endorsement Required)**

Total Postage & Fees

55

**Postmark
Here.**

Sent To

Andrews Partners of Florida, LLC

1M7 W/ Brooks Blvd Suite C

City, State, ZIP+4

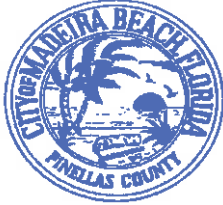
10mpa F= 334012

PS Form 3800, August 2006

Reverse for Instructions



8/16/11



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. 2018.211

DATE: 11/28/18

ANDREWS PARTNERS OF FLORIDA LLC
1002 W BUSCH BLVD STE C
TAMPA FL 33612-7727

RE: Property: 429 137th Ave Cir., Madeira Beach, FL 33708.

Parcel #: 15-31-15-34488-000-0860

Description of Property: GULF SHORES HARBOR SUB LOT 86

Code(s) which have been violated:

Violation Detail

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.

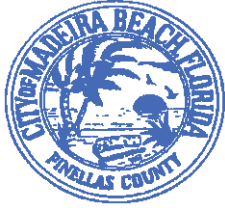
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1. On 08/29/2018 the property was inspected and the listed violation was found.

2. A courtesy notice letter was mailed out on 8/29/2018.
3. On 09/24/18 the property was re-inspected, and was still in violation. A Notice of Violation letter was mailed both certified and regular.
4. On 10/02/18, I inspected the property again and it was not in compliance.
5. On 10/15/18, I observed the property was mowed and brought into compliance,
6. On 11/16/18, I inspected the property and it was in violation again. Another Notice of Violation was mailed both certified and regular.
7. On 11/26/18, I re-inspected the property and it was still in violation.
8. On 11/28/18, I completed the Special Magistrate paperwork and mailed it both certified and regular. I also posted the property.

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 Shannon Roxby, 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 AFFIDAVIT OF SERVICE

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

Case # 2018.211

Vs.

ANDREWS PARTNERS OF FLORIDA LLC
1002 W BUSCH BLVD STE C
TAMPA FL 33612-7727

RE: Property:

429 137th Ave. Cir.
Madeira Beach, FL 33708.

Parcel #: 15-31-15-34488-000-0860

Property description: GULF SHORES HARBOR SUB LOT 86

Respondent.

AFFIDAVIT OF SERVICE

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

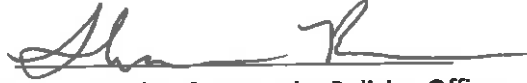
That pursuant to Florida Statue 162.12,

On the 28 day of November, 2018, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 28 day of November, 2018, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 28 day of November 2018, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 429 137th Ave. Cir. Madeira Beach FL. Parcel # 15-31-15-34488-000-0860 the City of Madeira Beach.

On the 28 day of November, 2018, 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.

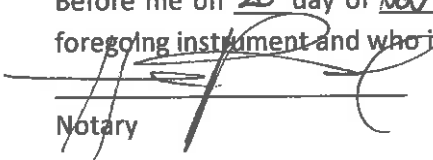


Shannon Roxby, Community Policing Officer

State of Florida

County of Pinellas

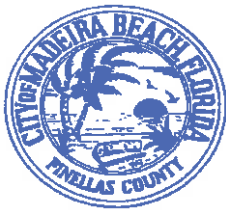
Before me on 28 day of Nov, 2018, personally appeared Shannon Roxby who executed the foregoing instrument and who is personally known to me.



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 NOTICE OF HEARING

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

Petitioner,

vs.

ANDREWS PARTNERS OF FLORIDA LLC
1002 W BUSCH BLVD STE C
TAMPA FL 33612-7727

CASE # 2018.211

RE: PROPERTY: 429 137th Ave Cir., Madeira Beach, FL 33708.

Parcel #: 15-31-15-34488-000-0860

Property Description: GULF SHORES HARBOR SUB LOT 86

Respondent.

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00 pm on MONDAY the 17th day of December, 2018, 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. 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. (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.

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 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 x 244.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

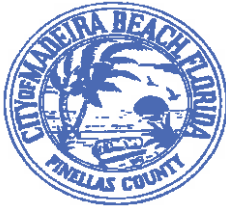
PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to insure that a verbatim record of the proceedings 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 28 day of November, 2018.



Shannon Roxby, 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



AFFIDAVIT OF POSTING

I, Shannon Roxby, *Code Enforcement Officer*, have personally examined the property located at 429 137th Ave Cir and described as GULF SHORES HARBOR SUB LOT 86

On 11/28/18, I personally posted notice, attached hereto, on the property as described above in compliance with § 34-42 (b) of the Code of Ordinances of the City of Madeira Beach.


Shannon Roxby, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on this 28 day of November, 2018, Shannon Roxby, personally appeared who executed the foregoing instrument and who is personally known to me.


Notary

SEAL







CERTIFIED MAIL



300 Municipal Drive
Madeira Beach, Florida 33708



7015 1730 0002 3023 2266

ANDREWS PARTNERS OF FLORIDA LLC
1002 W BUSCH BLVD STE C
TAMPA FL 33612-7727

RE: Property: 429 137th Ave Cir., Madeira Beach, FL 33708.
Parcel #: 15-31-15-34488-000-0860

U.S. Postal Service[®]
CERTIFIED MAIL[®] RECEIPT

For delivery information, visit our website at www.usps.com

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postmark
Here

Total Postage and Fees

\$ 6.88

Sent To

Andrews Partners of Florida LLC
Street and Apt. No. or PO Box No.
1002 W Busch Blvd STE C
City, State, ZIP+4[®]
Tampa, FL 33612

PS Form 3800, April 2015 PSN 7530-02-000-9041-105 See Reverse for Instructions

Special Magistrate
Paperwork mailed
11/28/18

Hasler

11/28/2018

US POSTAGE \$006.88

FIRST-CLASS MAIL

ZIP 33708
011E11676165





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:

AndrewS Partners of Florida
1002 W Busch Blvd STE C
Tampa FL 33612



9590 9403 0741 5196 7678 71

2. Article Number (Transfer from service label)

7015 1730 0002 3023 2266

COMPLETE THIS SECTION ON DELIVERY

A. Signature

- ☐ 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 | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Mail Restricted Delivery (000) | |

PS Form 3811, April 2015 PSN 7530-02-000-9053

Domestic Return Receipt

TAMPA
UNITED STATES POSTAL SERVICE
FL 335
30 NOV '18
PM 9:1



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender:

CITY OF
MADEIRA BEACH
300 Municipal Drive
Madeira Beach, FL 33708

+4® in this box®

USPS TRACKING#



9590 9403 0741 5148 7678 71



Code Enforcement Hearing

Case No. 2018.268

December 17th, 2018

2:00 p.m.

15-31-15-58320-004-0180
[Compact Property Record Card](#)
[Tax Estimator](#)
Updated December 6, 2018
[Email Print](#)
[Radius Search](#)
[FEMA/WCM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
LEWIS, SAM JOHN JR 869 CURTISWOOD LN NASHVILLE TN 37204	GULF BLVD MADEIRA BEACH



Property Use: 1000 (Vacant Commercial Land - lot & acreage)

Total Heated SF:

Total Gross SF:

[\[click here to hide\] Legal Description](#)

MITCHELL'S BEACH REVISED BLK 4, LOT 18 LESS RD R/W

File for Homestead Exemption			2019 Parcel Use	
Exemption	2018	2019		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	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
20296/0591		121030278021	A	Compare Preliminary to Current FEMA Maps	3/54

2018 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$206,663	\$153,610	\$153,610	\$206,663	\$153,610

[\[click here to hide\] 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
2017	No	\$162,378	\$139,645	\$139,645	\$162,378	\$139,645
2016	No	\$126,950	\$126,950	\$126,950	\$126,950	\$126,950
2015	No	\$118,093	\$118,093	\$118,093	\$118,093	\$118,093
2014	No	\$118,093	\$118,093	\$118,093	\$118,093	\$118,093
2013	No	\$118,093	\$118,093	\$118,093	\$118,093	\$118,093
2012	No	\$118,093	\$118,093	\$118,093	\$118,093	\$118,093
2011	No	\$118,093	\$118,093	\$118,093	\$118,093	\$118,093
2010	No	\$132,855	\$132,855	\$132,855	\$132,855	\$132,855
2009	No	\$162,378	\$162,378	\$162,378	\$162,378	\$162,378
2008	No	\$178,400	\$178,400	\$178,400	\$178,400	\$178,400
2007	No	\$205,800	\$205,800	\$205,800	N/A	\$205,800
2006	No	\$225,900	\$225,900	\$225,900	N/A	\$225,900
2005	No	\$90,800	\$90,800	\$90,800	N/A	\$90,800
2004	No	\$75,700	\$75,700	\$75,700	N/A	\$75,700
2003	No	\$75,700	\$75,700	\$75,700	N/A	\$75,700
2002	No	\$60,500	\$60,500	\$60,500	N/A	\$60,500
2001	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
2000	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
1999	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
1998	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
1997	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
1996	No	\$45,400	\$45,400	\$45,400	N/A	\$45,400

2018 Tax Information

2018 Tax Bill	Tax District: MB
2018 Final Millage Rate	17.1604
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.	

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

Sale Date	Book/Page	Price	Q/U	Y/A
10 Oct 2018	20296 / 0591	\$450,000	M	V
26 Sep 2018	20224 / 1425	\$65,600	U	V
08 Sep 2003	13048 / 0010	\$185,000	U	I
	06082 / 0861	\$59,000	M	

2018 Land Information

Seawall: No	Frontage: None	View:	
Land Use	Land Size	Unit Value	Units
Vacant Commercial (10)	40x89	70.00	3473.3300
		Total Adjustments	Adjusted Value
		1.0000	\$243,133
			Method
			SF

[click here to hide] 2019 Extra Features				
Description	Value/Unit	Units	Total Value as New	Depreciated Value Year
No Extra Features on Record				
[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				

[Interactive Map of this parcel](#)



2018 Roll Details — Real Estate Account At GULF BLVD, MADEIRA BEACH

[Print this page](#)

Real Estate Account #R166127

[Parcel details](#)[Latest bill](#)[Full bill history](#)**Pay All: \$2,903.11**

2018	2017	2016	2015	...	1999
\$2903.11 due	PAID	PAID	PAID		PAID

Apply for the 2019 Installment Payment Plan[Get Bills by Email](#)**Pay this bill: \$2,903.11**

Owner: SMITH, THOMAS A
13423 GULF LN
MADEIRA BEACH, FL 33708-2537
and 1 other
Situs: GULF BLVD
MADEIRA BEACH

Account number: R166127

Parcel Number: 15/31/15/58320/004/0180

Millage code: MB - MADEIRA BEACH TR

Millage rate: 17.1604

Assessed value: 153,610

School assessed value: 206,663

Property Appraiser

2018 Annual bill[View](#)

Ad valorem: \$2,992.90
Non-ad valorem: \$0.00
Total Discountable: 2992.90
No Discount NAVA: 0.00
Total tax:

Legal description

MITCHELL'S BEACH REVISED BLK 4, LOT 18 LESS RD R/W

Location**Property class:**

Range: 15

Township: 31

Section: 15

Neighborhood: MITCHELL'S BEACH REVISED

Block: 004

Lot: 0180

Use code: 1000

Total acres: 0.000

Addresses

Other owners: SMITH, ANGELA F

15-31-15-58320-004-0190

[Compact Property Record Card](#)[Tax Estimator](#)

Updated December 6, 2018

[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
LEWIS, SAM JOHN JR 869 CURTISWOOD LN NASHVILLE TN 37204	GULF BLVD MADEIRA BEACH

[Property Use:](#) 1000 (Vacant Commercial Land - lot & acreage)

Total Heated SF:

Total Gross SF:

[\[click here to hide\] Legal Description](#)

MITCHELL'S BEACH REVISED BLK 4, LOT 19 LESS RD R/W

File for Homestead Exemption			2019 Parcel Use	
Exemption	2018	2019		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	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
20296/0591		121030278021	A	Compare Preliminary to Current FEMA Maps	5/54

2018 Interim Value Information					
Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$206,692	\$153,632	\$153,632	\$206,692	\$153,632

[\[click here to hide\] 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
2017	No	\$162,401	\$139,665	\$139,665	\$162,401	\$139,665
2016	No	\$126,968	\$126,968	\$126,968	\$126,968	\$126,968
2015	No	\$118,109	\$118,109	\$118,109	\$118,109	\$118,109
2014	No	\$118,109	\$118,109	\$118,109	\$118,109	\$118,109
2013	No	\$118,109	\$118,109	\$118,109	\$118,109	\$118,109
2012	No	\$118,109	\$118,109	\$118,109	\$118,109	\$118,109
2011	No	\$118,109	\$118,109	\$118,109	\$118,109	\$118,109
2010	No	\$132,873	\$132,873	\$132,873	\$132,873	\$132,873
2009	No	\$162,401	\$162,401	\$162,401	\$162,401	\$162,401
2008	No	\$178,400	\$178,400	\$178,400	\$178,400	\$178,400
2007	No	\$205,800	\$205,800	\$205,800	N/A	\$205,800
2006	No	\$225,900	\$225,900	\$225,900	N/A	\$225,900
2005	No	\$90,800	\$90,800	\$90,800	N/A	\$90,800
2004	No	\$75,700	\$75,700	\$75,700	N/A	\$75,700
2003	No	\$75,700	\$75,700	\$75,700	N/A	\$75,700
2002	No	\$60,500	\$60,500	\$60,500	N/A	\$60,500
2001	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
2000	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
1999	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
1998	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
1997	No	\$51,400	\$51,400	\$51,400	N/A	\$51,400
1996	No	\$45,400	\$45,400	\$45,400	N/A	\$45,400

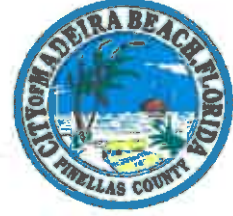
2018 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2018 Tax Bill	Tax District: MB	Sale Date	Book/Page	Price	Q/U	V/I
2018 Final Millage Rate	17.1604	10 Oct 2018	20296 / 0591	\$450,000	M	V
Do not rely on current taxes as an estimate following a change in ownership. A significant 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.		26 Sep 2018	20224 / 1425	\$65,600	U	V
		08 Sep 2003	13048 / 0010	\$185,000	U	I
			06082 / 0860	\$59,000	Q	

2018 Land Information						View:
Seawall: No	Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value
	Vacant Commercial (10)	40x89	70.00	3473.8100	1.0000	\$243,167
						SF



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

10/31/18

**LEWIS, SAM JOHN JR
869 CURTISWOOD LN
NASHVILLE TN 37204**

IN REFERENCE TO THE FOLLOWING:

GULF BLVD/VACANT LOTS

INSPECTION DATE: 10/31/2018

PARCEL NUMBER:

**15-31-15-58320-004-0190
15-31-15-58320-004-0180**

LEGAL DESCRIPTION:

**MITCHELL'S BEACH REVISED BLK 4, LOT 19 LESS RD R/W
MITCHELL'S BEACH REVISED BLK 4, LOT 18 LESS RD R/W**

CODE ENFORCEMENT CASE # 2018.268

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;

- **Violations:**
- **Zoning R3**

- **Sec. 110-227. - Permitted uses.**

The permitted uses in the R-3, medium density multifamily residential district are as follows:

- (1) Single-family.
- (2) Duplex.
- (3) Triplex.
- (4) Multifamily.
- (5) Tourist dwelling units.
- (6) Restaurants, excluding drive-in restaurants.
- (7) Publicly owned or operated parks and recreation areas.

(Code 1983, § 20-404)

**PARKING LOT IS NOT AN APPROVED USE FOR THIS R-3 LOT.
CEASE PARKING ACTIVITY IMMEDIATELY.**

The violation(s) must be corrected by: **11/10/2018**

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

My phone number is listed below.

Thank you in advance for your prompt response.

Sincerely,
Deputy Cory Snyder
Code Enforcement Officer
Telephone: (727) 391-9951 x 295



CITY OF MADEIRA BEACH

COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 393-9051 EXT. 200 • FAX (727) 393-4180



COURTESY NOTICE LETTER TO PROPERTY OWNER

10/31/18
LEWIS, SAM JOHN JR
800 CURTISWOOD LN
NASHVILLE TN 37204

IN REFERENCE TO THE FOLLOWING:

GOLF BLVD/VACANT LOTS

INSPECTION DATE: 10/31/2018

PARCEL NUMBER:

15-01-15-58120-004-0180
15-01-15-58120-004-0180

LEGAL DESCRIPTION:

MITCHELL'S BEACH REVISED BLK 4, LOT 28 LESS RD R/W
MITCHELL'S BEACH REVISED BLK 4, LOT 28 LESS RD R/W

CODE ENFORCEMENT CASE # 2018-268

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:

- Violation
- Zoning R-1

Special Magistrate - Courtney Butler

Page 1 of 2

10/31/18



10/31/18



**TOW AWAY
ZONE**
UNAUTHORIZED VEHICLES
OR VESSELS WILL BE TOWED
AWAY AT OWNERS EXPENSE
24 HRS A DAY 7 DAYS A WK
Leverocks NBC
727-391-3577

10/31/18



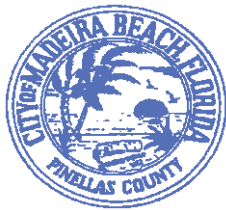
10/31/18



10/31/18



10/31/18



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: 11/13/18
LEWIS, SAM JOHN JR
869 CURTISWOOD LN
NASHVILLE TN 37204

IN REFERENCE TO THE FOLLOWING:
GULF BLVD/VACANT LOTS

INSPECTION DATE: 11/13/2018

PARCEL NUMBER:
15-31-15-58320-004-0190
15-31-15-58320-004-0180

LEGAL DESCRIPTION:

MITCHELL'S BEACH REVISED BLK 4, LOT 19 LESS RD R/W

MITCHELL'S BEACH REVISED BLK 4, LOT 18 LESS RD R/W

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2018.268

Dear Property Owner/Occupant:

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

Ordinance:

- **Violations:**

R-3 Zoning Violation
Exterior Maintenance

• **Sec. 110-227. - Permitted uses.**

The permitted uses in the R-3, medium density multifamily residential district are as follows:

- (1) Single-family.
- (2) Duplex.
- (3) Triplex.
- (4) Multifamily.
- (5) Tourist dwelling units.
- (6) Restaurants, excluding drive-in restaurants.
- (7) Publicly owned or operated parks and recreation areas.

(Code 1983, § 20-404)

• **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.

**A PARKING LOT IS NOT AN APPROVED USE FOR THIS R-3 LOT.
CEASE PARKING ACTIVITY IMMEDIATELY.**

UNREGISTERED EXPIRED VEHICLES ON LOT.

DISCARDED BUILDING MATERIALS

BLACK MERCEDES WITH EXPIRED MANITOBA PLATE # D 52769

The violation(s) must be corrected by 11/20/18. 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,
Deputy Snyder

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.



SPECIAL MAGISTRATE
NOTICE OF VIOLATION

DATE: 11/13/18
LEWIS, SAM JENNI JR
600 CURTISWOOD LN
NASHVILLE TN 37204

IN REFERENCE TO THE FOLLOWING:
GOLF BLVD/VACANT LOTS

INSPECTION DATE: 11/13/2018

PARCEL NUMBER:
15-01-12-58320-004-0190
15-11-15-58320-004-0180

LEGAL DESCRIPTION:

MICHELL'S BEACH REVISED TRAIL 4, LOT 18 LESS RD R/W
MICHELL'S BEACH REVISED TRAIL 4, LOT 18 LESS RD R/W

SPECIAL MAGISTRATE - CRIME ENFORCEMENT CASE #2018-268

Real Property Owner/Owner's Agent

Inspection of your property revealed a violation(s) of the City Code of Ordinances. The following violations were found to exist:

Ordinance:

- 10/10/1971

Selected Subpart – Notice of Inversion

page 6 of 8

Office Depot



8/14/18



11/14/18



11/14/18



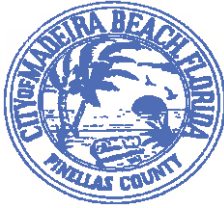
11/14/18



11/14/18



11/14/00



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 # 2018.268

Vs.

LEWIS, SAM JOHN JR
869 CURTISWOOD LN
NASHVILLE TN 37204

Respondent

RE: Property: Vacant lot on Gulf Blvd, Madeira Beach, FL 33708. **Parcel #:** 10-31-15-54324-000-0090
MITCHELL'S BEACH REVISED BLK 4, LOT 19 LESS RD R/W, MITCHELL'S BEACH REVISED BLK 4, LOT 18 LESS
RD R/W

AFFIDAVIT OF SERVICE

I, 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 21 day of November, 2018, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 21 day of November, 2018, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 21 day of November, 2018, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at Vacant Lot on Gulf Blvd, Madeira Beach FL. Parcel # 15-31-15-58320-004-0190, 15-31-15-58320-004-0180 in the City of Madeira Beach.

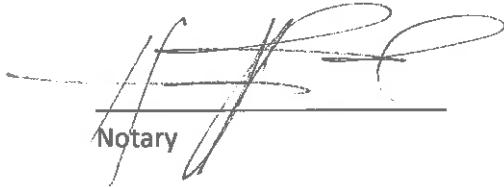
On the 21 day of November, 2018, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.


Cory Snyder, Community Policing Officer

State of Florida

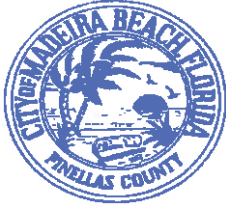
County of Pinellas

Before me on 21 day of November, 2018, personally appeared Cory Snyder 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 NOTICE OF HEARING

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

vs.

LEWIS, SAM JOHN JR
869 CURTISWOOD LN
NASHVILLE TN 37204
Respondent,

CASE # 2018.268

RE: PROPERTY: Vacant Lot on Gulf Blvd, Madeira Beach, FL 33708. **Parcel #:** 15-31-15-58320-004-0190
and 15-31-15-58320-004-0180

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00 pm on MONDAY the 17TH day of
December, 2018, 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. 110-227. - Permitted uses.

The permitted uses in the R-3, medium density multifamily residential district are as follows:

- (1) Single-family.
 - (2) Duplex.
 - (3) Triplex.
 - (4) Multifamily.
 - (5) Tourist dwelling units.
 - (6) Restaurants, excluding drive-in restaurants.
 - (7) Publicly owned or operated parks and recreation areas.
- (Code 1983, § 20-404)

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.

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.

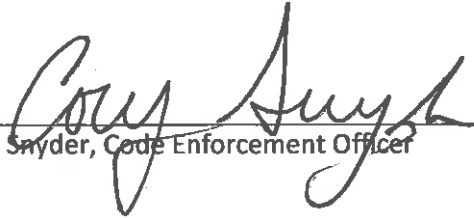
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

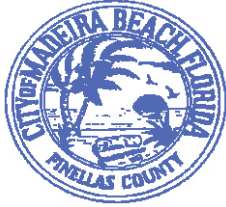
PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to insure that a verbatim record of the proceedings 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 21 day of November, 2018



Cory Snyder, 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 STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2018.268

DATE: 11/21/18

LEWIS, SAM JOHN JR
869 CURTISWOOD LN
NASHVILLE TN 37204

RE: Property: Vacant Lot (s) on Gulf Blvd, Madeira Beach FL 33708. **Parcel #:**

15-31-15-58320-004-0190

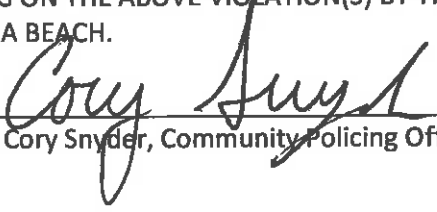
15-31-15-58320-004-0180

Code(s) which have been violated:

Violation Detail

1. On 10/31/18, I conducted an inspection on the listed property identifying the listed violations. A Courtesy letter was mailed on 10/31/2018. A re-inspection date of 11/10 was given.
2. On 11/13/2018 a re-inspection was conducted and the property was found to still be in violation.
3. A notice of violation letter was mailed to the property owners on 11/14/18 with a re-inspection date of 11/20/18.
4. On 11/21/18, I conducted a re-inspection of the listed property. The property was still in violation none of the issues were corrected.
5. On 11/21/2018, the notice of Hearing, Affidavit of Service, Statement of Violation and Affidavit of Posting was mailed both certified and regular.
6. On 11/21/2018 the affidavit of Posting was posted on the property.
7. On 11/21/2018 All Special Magistrate Paperwork was posted on the Property.
8. A special magistrate hearing was set for December 17th, 2018 2:00 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 Cory Snyder, Community Policing Officer



11/21/18



CITY OF MADEIRA BEACH

COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 399-9952 EXT. 244 • FAX (727) 399-1181



SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

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

Case # 2018-268

Petitioner:

Vs.

LEWIS, SAM JOHN JR
869 CLIFTWOOD LN
NASHVILLE TN 37204

Respondent:

RE: Property: Vacant lot on Gulf Blvd, Madeira Beach, FL 33708. Parcel #: 30-31-15-54324-000-0090
MITCHELL'S BEACH REVISED Bk 4, LOT 10 LESS 80 SQ. FT. MITCHELL'S BEACH REVISED Bk 4, LOT 18 LESS
80 SQ. FT.

AFFIDAVIT OF SERVICE

I, Cory Snyder, Community Services Officer of the City of Madeira Beach, upon being duly sworn, depose:
and says the following:
That pursuant to Florida Statute 34.42,

On the 21 day of November, 2018, I searched a copy of the attached NOTICE OF HEARING/ORDER
was certified to the Petitioner's address as follows:
On the 21 day of November, 2018, I searched a copy of the attached NOTICE OF HEARING/ORDER
was certified to the Respondent's address as follows:
On the 21 day of November, 2018, I searched a copy of the attached NOTICE OF HEARING/ORDER
was certified to the Respondent's address as follows:
On the 21 day of November, 2018, I searched a copy of the attached NOTICE OF HEARING/ORDER
was certified to the Respondent's address as follows:
On the 21 day of November, 2018, I searched a copy of the attached NOTICE OF HEARING/ORDER
was certified to the Respondent's address as follows:

Office Depot



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL



7011 2970 0000 4873 7769

Hasler

11/14/2018

FIRST-CLASS MAIL

USPS **\$006.88**



ZIP 33708
01E11676165

NOTICE OF VIOLA

DATE: 11/13/18
LEWIS, SAM JOHN JR
869 CURTISWOOD LN
NASHVILLE TN 37204

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

7011 2970 0000 4873 7769

Sent To	SAM LEWIS
Street, Apt. No., or PO Box No.	869 CURTISWOOD LN
City, State, ZIP+4	NASHVILLE TN 37204

PS Form 3800, August 2006 See the reverse for instructions

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:

SAM LEWIS
869 CURTISWOOD LN
NASHVILLE TN 37204

9590 9403 0741 5196 7679 25

2. Article Number (Transfer from service label)

7011 2970 0000 4873 7769

PS Form 3811, April 2015 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 | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☒ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ Insured Mail | |
| ☐ Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)**

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Postmark
 Here

Sent To **SAM LEWIS**
 Street, Apt. No. **869 CURTISWOOD LN**
 or PO Box No. **NASHVILLE TN 37204**
 City, State, ZIP+4
 PS Form 3800, August 2006 See Reverse for Instructions.

7011 2970 0000 4873 7769

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:

Lewis, Sam John Jr
869 Curtisswood Ln
Nashville, TN 37204

9590 9403 0741 5196 7679 01

2. Article Number (Transfer from service label)

7011 2970 0000 4873 7783

PS Form 3811, April 2015 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 | ☐ Priority Mail Express® |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail™ |
| ☐ Certified Mail® | ☐ Registered Mail Restricted Delivery |
| ☐ Certified Mail Restricted Delivery | ☐ Return Receipt for Merchandise |
| ☐ Collect on Delivery | ☐ Signature Confirmation™ |
| ☐ Collect on Delivery Restricted Delivery | ☐ Signature Confirmation Restricted Delivery |
| ☐ d Mail | |
| ☐ d Mail Restricted Delivery | |

Domestic Return Receipt

**U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT**
(Domestic Mail Only: No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.88

Postmark
Here

7011 2970 0000 4873 7783

Sent to

Lewis, Sam John Jr
869 Curtisswood Ln
Nashville, TN 37204

PS Form 3800, August 2006

See Reverse for Instructions

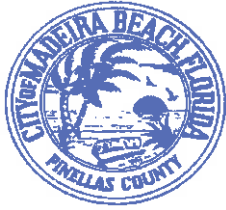


Code Enforcement Hearing

Case No. B2018.587

December 17th, 2018

2:00 p.m.



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
Petitioner,

CASE # B2018.587

DATE: 12/7/2018

vs.

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH FL 33708-2353
Respondent,

RE: PROPERTY: 14190 W. PARSLEY DR, Madeira Beach, FL 33708. **Parcel #:** 10-31-15-34416-026-0080

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00 pm on MONDAY the 17TH day of DECEMBER a hearing will be held before the Special Magistrate concerning the following code violations:

Violation Detail:

DIVISION 2. - BUILDING PERMITS

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 uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

(Code 1983, § 20-1104)

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 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.

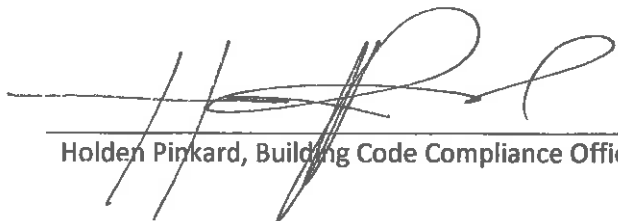
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

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 7th day of December, 2018



Holden Pinkard, Building Code Compliance 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 STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE # B2018.587

DATE: 12/7/2018

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH FL 33708-2353

RE: Property 14190 W. PARSLEY DR., Madeira Beach, FL 33708. **Parcel #:** 10-31-15-34416-026-0080
During a recent review of properties, it was noted that your property is in violation of the following code/ordinance:

DIVISION 2. - BUILDING PERMITS

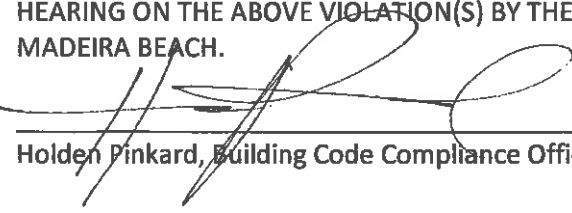
Sec. 86-52. - When required.

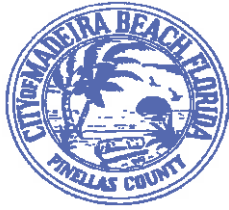
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing 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 uncovered flat slabs of no greater than 50 square feet, for work of a strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

(Code 1983, § 20-1104)

Please bring the property into compliance 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 MADEIRA BEACH SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.


Holden Pinkard, Building Code Compliance Officer



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

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

CASE # B2018.587
DATE: 12/7/2018

Vs.

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH FL 33708-2353
Respondent,

RE: Property: 14190 W. PARSLEY DR. **Parcel #** 10-31-15-34416-026-0080

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Code Compliance 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 07 day of December, 2018, I mailed a copy of the attached NOTICE OF HEARING/ORDER via certified Mail, Return Receipt requested.

On the 07 day of December, 2018, I mailed a copy of the attached NOTICE OF HEARING/ORDER via First Class Mail.

On the 07 day of December, 2018, I posted a copy of the attached NOTICE OF HEARING/ORDER on the property located at 14190 W. PARSLEY DR., Parcel # 10-31-15-34416-026-0080 in the City of Madeira Beach.

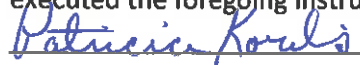
On the 07 day of December, 2018, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.


Holden Pinkard, Building Code Compliance Officer

State of Florida

County of Pinellas

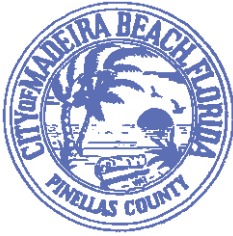
Before me on 07 day of DECEMBER, 2018, personally appeared Holden Pinkard who executed the foregoing instrument and who is personally known to me.



Notary

SEAL





CITY OF MADEIRA BEACH – BUILDING DEPARTMENT

300 Municipal Drive, Madeira Beach, FL 33708

(727) 391-9951 x246 (727) 399-1131 Fax

www.madeirabeachfl.gov

COURTESY NOTICE OF CODE VIOLATION

OCTOBER 10, 2018

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH FL 33708-2353

Case Number: **587**
Parcel #: **10-31-15-34416-026-0080**
Property Address: **14190 W PARSLEY DR**

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

Ordinance:

DIVISION 2. - BUILDING PERMITS

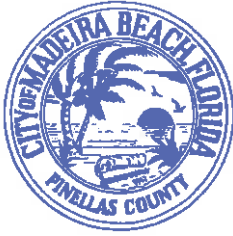
Sec. 86-52. - When required.

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.

Violation Text:

On 10/6/18 a generator was installed at the property without a building permit.

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

(727) 391-9951 x246 (727) 399-1131 Fax

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COURTESY NOTICE OF CODE VIOLATION



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CITY OF MADEIRA BEACH – BUILDING DEPARTMENT

300 Municipal Drive, Madeira Beach, FL 33708

(727) 391-9951 x246 (727) 399-1131 Fax

www.madeirabeachfl.gov

COURTESY NOTICE OF CODE VIOLATION

Action Required:

Either the property owner and/or licensed contractor need to apply for an “after the fact” permit to keep in code compliance

Please reply with a plan of correction(s) before the re-inspection date listed for any follow-up actions and/or concerns.

Holden Pinkard

Building Code Compliance

City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

Office #727.391.9951 x298

hpinkard@madeirabeachfl.gov

Re-inspection date: **OCTOBER 24, 2018**

Violation Order issued by:

☒ Regular Mail ☐ Certified Mail

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

(727) 391-9951 x246 (727) 399-1131 Fax

www.madeirabeachfl.gov

2nd NOTICE OF CODE VIOLATION

NOVEMBER 2, 2018

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH FL 33708-2353

Case Number: 587
Parcel #: 10-31-15-34416-026-0080
Property Address: 14190 W PARSLEY DR

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

Ordinance:

DIVISION 2. - BUILDING PERMITS

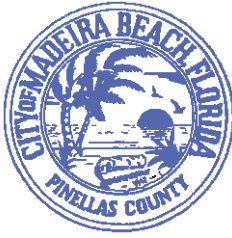
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CITY OF MADEIRA BEACH – BUILDING DEPARTMENT

300 Municipal Drive, Madeira Beach, FL 33708

(727) 391-9951 x246 (727) 399-1131 Fax

www.madeirabeachfl.gov

2nd NOTICE OF CODE VIOLATION



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CITY OF MADEIRA BEACH – BUILDING DEPARTMENT

300 Municipal Drive, Madeira Beach, FL 33708

(727) 391-9951 x246 (727) 399-1131 Fax

www.madeirabeachfl.gov

2nd NOTICE OF CODE VIOLATION

Action Required:

Either the property owner and/or licensed contractor need to apply for an “after the fact” permit to keep in code compliance

Please reply with a plan of correction(s) before the re-inspection date listed for any follow-up actions and/or concerns.

Holden Pinkard

Building Code Compliance

City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

Office #727.391.9951 x298

hpinkard@madeirabeachfl.gov

Re-inspection date: **NOVEMBER 13, 2018**

Violation Order issued by:

) Regular Mail (X) Certified Mail

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).

SENDER COMPLETION SECTION

1. Complete items 1, 2, and 3.

a. Print your name and address on the reverse so that we can return the card to you.

b. Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W. PARSLEY DR.
MADEIRA BEACH, FL
33708-2353

9590 9403 0741 5198 7683 73

2. Article Number (Transfer from service label)

7015 1730 0002 3023 3072

Form 3811, April 2016 PSN 7680-12-000-9065

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	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☐ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Return Receipt for Merchandise
☐ Collect on Delivery	☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail (over \$500)	

Domestic Return Receipt

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

\$ 6.67

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postmark
Here

Postage

\$ 6.67

Total Postage and Fees

\$ 13.34

Sent To

ROCHOWICZ, BRIAN ROCHOWICZ, LILIANA

Street and Apt. No. or PO Box No.

14190 W. PARSLEY DR.

City, State, ZIP+4®

33708-2353

PS Form 3811, April 2016 PSN 7680-12-000-9065 See Reverse for Instructions

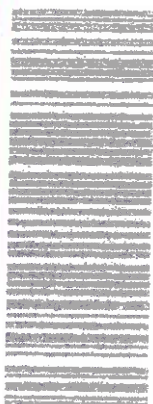
2015 1730 0002 3023 3072

NOVEMBER 2, 2018

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH FL 33708-2353

2018 E02E 2000 2000 1730 5102

300 Municipal Drive
Madeira Beach, Florida 33708



US POSTAGE \$0.06 57

NOV 02 2018 14:19 PM MADEIRA BEACH, FL 33708

Pinkard, Holden

From: Snyder,Cory <csnyder@pcsonet.com>
Sent: Saturday, October 6, 2018 12:18 PM
To: Pinkard, Holden
Cc: DeSantis, Frank
Subject: 14190 W Parsley Dr
Attachments: IMG_4374.jpg; ATT00001.txt; IMG_4375.jpg; ATT00002.txt

Had a crane lifting the whole house generator up onto the side of wall.

Everything i looked up appeared closed or completed.

I told homeowner to check with building Dept on Monday morning.

Cory

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.





10-31-15-34416-026-0080

[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 1, 2018**[Parcel Print](#)[Radius Search](#)[FEMA WILM](#)Ownership/Mailing Address [Change Mailing Address](#)

Site Address

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH FL 33708-235314190 W PARSLEY DR
MADEIRA BEACH

Property Use: 0110 (Single Family Home)

Total Living SF: 2,871

Total Gross SF: 7,024

Total Living Units: 1

[\[click here to hide\] Legal Description](#)

GULF SHORES 6TH ADD BLK Z, LOT 8 & WLY 25FT OF LOT 7

[Mortgage Letter](#)[File for Homestead Exemption](#)

2019 Parcel Use

Exemption	2018	2019	
Homestead:	Yes	Yes	*Assuming no ownership changes before Jan. 1
Government:	No	No	Homestead Use Percentage: 100.00%
Institutional:	No	No	Non-Homestead Use Percentage: 0.00%
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	Plat Book/Page
17939/2320	\$1,090,300 Sales Query	121030278022	(NOT the same as a FEMA Flood Zone)	2374

Year	Just/Market Value	Assessed Value / SOH Cap	2018 Interim Value Information	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$930,204		\$750,754	\$700,754	\$725,754	\$700,754

[\[click here to hide\] 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
2017	Yes	\$847,090	\$735,312	\$685,312	\$710,312	\$685,312
2016	Yes	\$797,794	\$689,045	\$639,045	\$664,045	\$639,045
2015	Yes	\$399,610	\$340,965	\$290,965	\$315,965	\$290,965
2014	Yes	\$358,336	\$338,259	\$288,259	\$313,259	\$288,259
2013	No	\$302,309	\$302,309	\$302,309	\$302,309	\$302,309
2012	Yes	\$278,507	\$210,251	\$160,251	\$185,251	\$160,251
2011	Yes	\$268,463	\$204,127	\$154,127	\$179,127	\$154,127
2010	Yes	\$337,884	\$201,110	\$151,110	\$176,110	\$151,110
2009	Yes	\$393,488	\$195,823	\$145,823	\$170,823	\$145,823
2008	Yes	\$468,800	\$195,627	\$145,627	\$170,627	\$145,627
2007	Yes	\$578,200	\$189,929	\$164,929	N/A	\$164,929
2006	Yes	\$615,300	\$185,297	\$160,297	N/A	\$160,297
2005	Yes	\$459,200	\$179,900	\$154,900	N/A	\$154,900
2004	Yes	\$408,900	\$174,700	\$149,700	N/A	\$149,700
2003	Yes	\$366,700	\$171,500	\$146,500	N/A	\$146,500
2002	Yes	\$283,200	\$167,500	\$142,500	N/A	\$142,500
2001	Yes	\$215,500	\$147,100	\$122,100	N/A	\$122,100
2000	Yes	\$167,800	\$142,900	\$117,900	N/A	\$117,900
1999	Yes	\$139,200	\$139,200	\$114,200	N/A	\$114,200
1998	Yes	\$142,800	\$142,800	\$117,800	N/A	\$117,800
1997	Yes	\$140,400	\$140,400	\$115,400	N/A	\$115,400
1996	Yes	\$159,300	\$150,900	\$125,400	N/A	\$125,400

2018 Tax Information

Tax District: MB

2018 Tax Bill	2018 Final Millage Rate	17.1604	Sale Date	Book/Page	Price	Q/U	Y/I
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.			08 Mar 2013	17939 / 2320	\$350,000	Q	1
			10 Jan 2012	17465 / 1848	\$255,000	Q	1
			31 Dec 1997	09954 / 2071	\$170,000	Q	1
				03114 / 0527	\$19,500	U	

2018 Land Information

Seawall: Yes

Frontage: Bay

View:

Land Use
Single Family (01)Land Size
92x110Unit Value
6850.00Units
92.0000Total Adjustments
0.9152Adjusted Value
\$576,759Method
FF[\[click here to hide\] 2019 Building 1 Structural Elements](#) [Back to Top](#)

Site Address: 14190 W PARSLEY DR

Building Type: Single Family

Quality: Above Average

Foundation: Continuous Footing

Floor System: Wood

Exterior Wall: Frame Stucco

Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Stories: 2

Living units: 1

Floor Finish: Carpet/Hardtile/Hardwood

Interior Finish: Upgrade

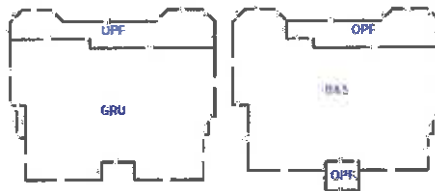
Fixtures: 10

Year Built: 2015

Effective Age: 4

Heating: Central Duct

Cooling: Cooling (Central)

[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Open Porch	0	1,299
Garage Unfinished	0	2,854
Base	2,871	2,871
	Total Living SF: 2,871	Total Gross SF: 7,024

[\[click here to hide\] 2019 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$4,320.00	2001
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$6,640.00	2012
BT LFT/DAV	\$11,000.00	1.00	\$11,000.00	\$5,940.00	2001
PATIO/DECK	\$9.00	144.00	\$1,296.00	\$1,192.00	2015
SPA/JAC/HT	\$10,000.00	1.00	\$10,000.00	\$9,500.00	2016

POOL	\$28,000.00	1.00	\$28,000.00	\$26,600.00	2016
DOCK	\$45.00	437.00	\$19,665.00	\$10,619.00	2001

[\[click here to hide\] 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
716	PATIO/DECK	08 Jul 2016	\$9,800
201500588	POOL	27 Aug 2015	\$30,000
201400730	SEA WALL	09 Oct 2014	\$2,000
201200670	BOAT LIFT/DAVIT	27 Sep 2012	\$1,700
P42343-12	BOAT LIFT/DAVIT	26 Sep 2012	\$0
CB06-20356	SPECIAL USE	15 Dec 2006	\$2,178
CB315224	ROOF	29 Mar 2005	\$1,100
P2885700	DOCK	28 Aug 2000	\$0
P18120239	BOAT LIFT/DAVIT	28 Jul 2000	\$7,500
P18120239	BOAT LIFT/DAVIT	28 Jul 2000	\$7,500



[Home](#) [Map of All Sales](#) [Map Legend](#)

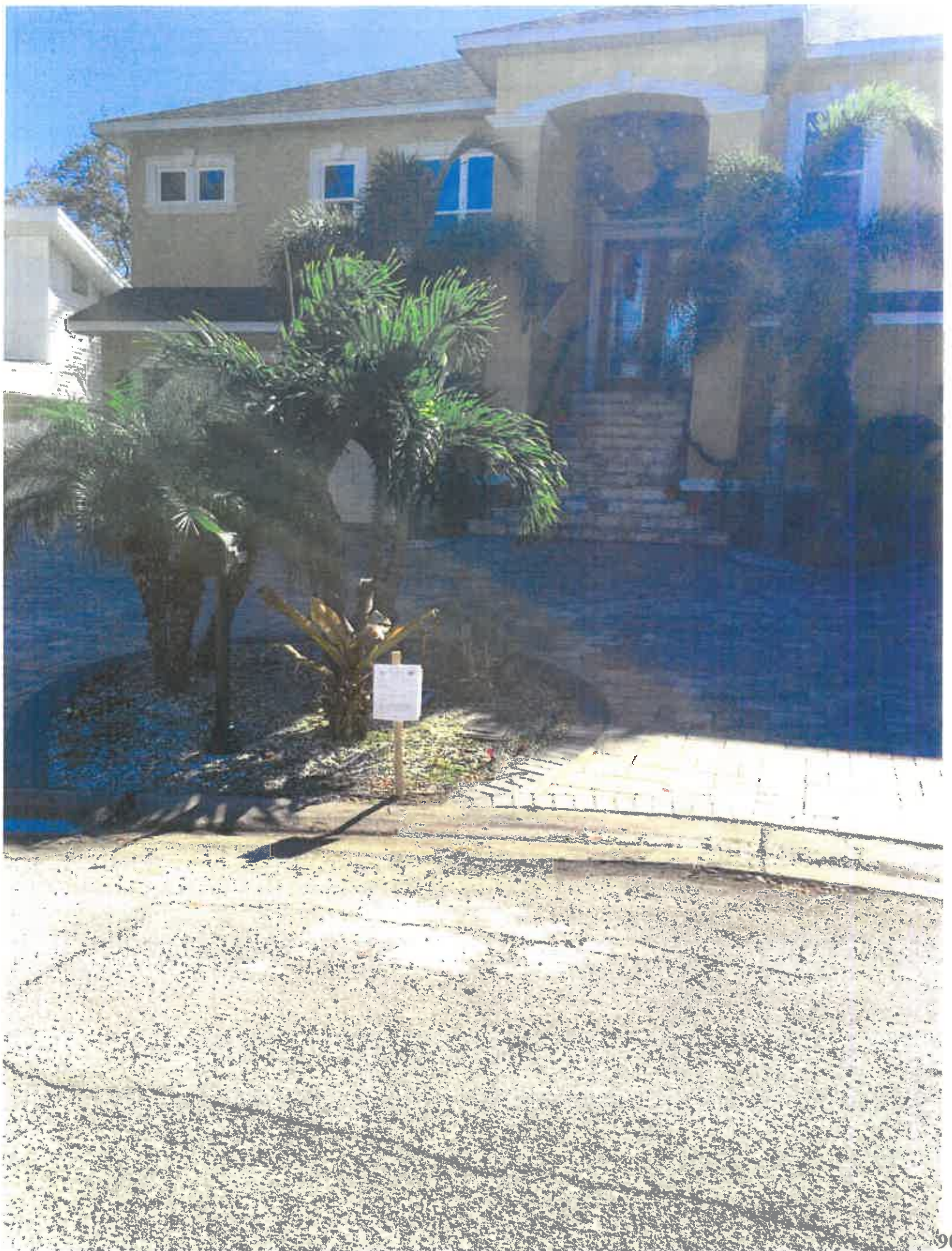
[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)





300 Municipal Drive
Madeira Beach, Florida 33708

VS.

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH FL 33708-2353

Defendant



300 Municipal Drive
Madeira Beach, Florida 33708

VS.

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH FL 33708-2353

7015 1730 0002 3023 3096

CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com

Certified Mail Fee

\$ 6.67

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees \$

\$ 6.67

Postmark
Here

Sent to
ROCHOWICZ, BRIAN ROCHOWICZ, LILIANA

Street and Apt. No., or PO Box
14190 W. PARSLEY DR.

City, State, ZIP+4®

MADEIRA BEACH, FL 33708-2353

PS Form 3800, April 2015 PSN 7530-02-000-9007

See Reverse for Instructions

CERTIFIED MAIL



7015 1730 0002 3023 3096

Hasler
12/07/2018
USPS POSTAGE \$0006.67
ZIP 33708
011E11876165

Hasler
12/07/2018
US POSTAGE \$0006.67
ZIP 33708
011E11876165