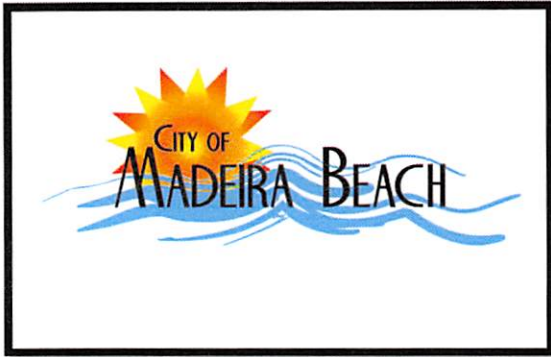




**THE CITY OF MADEIRA BEACH
PUBLIC NOTICE**

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.

WEDNESDAY, JANUARY 11, 2017

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 #2017.01	
Respondent/Property Owner; Name & Mailing Address:	WHALLEY, THOMAS H KLEM, HAROLD T KLEM, SANDRA J 60 137TH AVENUE CIR MADEIRA BEACH FL 33708-2504
Property Location:	60 137TH AVENUE CIR MADEIRA BEACH
Legal & Parcel #:	GULF SHORES HARBOR SUB LOT 15 & LAND TO SEAWALL 15-31-15-34488-000-0150
Violation(s)/Charge(s):	Sec. 110-201. - Definition; purpose and intent The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the Countywide Plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period. SEC. 34-503. – Registration required (a) It is unlawful for any person to allow another person to occupy any residential property as a Vacation Rental within the City of Madeira Beach, or offer such rental services within the City of Madeira Beach, unless the person has registered the Vacation Rental property with the City of Madeira Beach and the Vacation Rental

	property has been issued a Certificate of Compliance in accordance with the provisions of this division. (b) A person may not allow another person to occupy any residential property as a Vacation Rental without the issuance of a Certificate of Compliance if; 1) The residential property has an effective and valid license as a Vacation Rental classification of public lodging establishment issued by the Florida Department of Business and Professional Regulations prior to February 28, 2006; and 2) The residential property is not in violation of any section of the code of ordinances of the City of Madeira Beach; and 3) An application for registration of the residential property as a Vacation Rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and 4) That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contact provided to the City of Madeira Beach Code Enforcement no later than December 10, 2015.
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 29, 2016

Private Waterfront Beach Home, Sleeps 22, Boat... - VRBO

12/28/16

60 137* Ave Cir.

Veronica Denis - 504-315-8757

BUYERZONE

Find The Best Walk-In Tub

Let Us Help You Find The Tub You're Looking For, Within Your Budget.

12/27 - 1/2/17

- 22 people? 13 adults 5 children
- Canada/Louisiana
- No owner relation

Scratchpad 1

Login

Help

List Your Property

- VRBO

Madeira Beach, Florida, United States of America

- \$2,008.28

Arrival

Depart

☐ I don't have dates yet

Guests

Search

- \$1,835.67

< Browse properties

Home

Madeira Beach, Florida, United States of America

VRBO Listing #761511

Like 8

- 3,843.95

Private Waterfront Beach Home, Sleeps 22, Boat Slips, Jacuzzi, 100 Steps to Beach

Margus Benedi

★★★★★ (11 Reviews)

- 22 people
- arrived yesterday
- Don't know owner

Overview

Reviews

Rates

Calendar

Location

Owner Info

Photos

Avg. Nightly \$500



Living room area 58" Smart TV, king couch split into 2 couches with ottoman



⚠ Enter dates to see accurate pricing

Arrival

Departure

Guests (required)

Minimum stay 2 nights

Request to Book

Send email

🕒 Booking confirmation within 24 hours

Get an Instant Quote

Pay with confidence



When you book through the VRBO website, your booking is backed by our Book with Confidence Guarantee [Learn more](#)

Save to my favorites

🚩 Report this listing

Minimum stay:	2 nights
Sleeps:	30
Bedrooms:	2
Bathrooms:	2
Property type:	House
Internet:	No
Pets considered:	Yes
Wheel chair accessible:	N/A

Feedback

About the Property

Very private, Partys, Couples, Weddings, Corporate getaways, Sleeps 17 Adults

This house sleeps 22 inside, is perfect for a large group, beach party, birthday party, family reunions, corporate meetings or wedding on the beach. The house is located on the inter-coastal waterway 100 walking steps to the soft white sand of madeira beach.

Perfect for couples or families who want the comfort and privacy of a private residence rather than a busy condo or hotel full of strangers.

Invite all your family, friends, and Co workers there is plenty of room for everyone and lots of parking at the house and extra parking across the street at Church By The Sea (except on Sunday mornings durring church services, which we invite you to attend).

Bring a boat, jet ski, wave runner, Paddle boards, kayaks or canoes, there are 2 empty boat slips behind the house for your use or just rent a boat or wave runner at Johns pass 8/ 10ths of mile walk down the beach and keep it in back of the house.

There is a single person kayak and paddles here for everyone to use right off of our dock in a beautiful protected Cove with easy access to John's Pass and the beautiful bird sanctuary islands all around John's pass.

[More details](#)



Owner

Member since: 2016

Speaks: **English**

Response time: **Within an hour**

Response Rate: **100%**

Calendar last updated: **12/19/2016**

[Send email](#)

[Call Owner](#)

Property Type

House

1450 sq. ft.

Details:

Elevator : Private Single family house with 4 boat slips on..more

Accommodation Type

Vacation Rental

Meals

Guests Provide Their Own Meals

Onsite Services

Chauffeur

Suitability

Events Allowed

Long-Term Renters Welcome

Minimum Age Limit For Renters:

18 with chaparone 21 without.

Children Welcome

Limited Accessibility

Pets Considered:

No pets inside of house, plenty of secure area for pets in..more

Smoking Allowed:

No smoking inside of house

Bedrooms: 2 Bedrooms, Sleeps 30, Beds for 22-30

Master: 1 king, 2 double, 1 twin/ single, 1 baby crib, 1 bunk bed

There are 3 hammocks on back deck , full size bed in carport

Bedroom 2: 2 double, 1 twin/ single, 1 sleep sofa /futon, 1 bunk bed

Bedroom 3: 1 queen, 1 double, 1 twin/ single, 1 sleep sofa /futon

King Couch, Queen inflatable a full in carport , 2 Hammock

[Feedback](#)

Bathrooms: 2 Bathrooms

Master: toilet, combination tub/shower

Bathroom 2: toilet, shower

Other Amenities

Tampa Bay Rays Tampa Bay Buccaneers Tampa Bay Lightning Busch Gardens Amelia Arena Florida State Fairgrounds Ruth Eckerd Hall the State Theatre jannus Landing Clearwater Aquarium Tampa Aquarium Lowry Zoo Port Tampa Carnival Cruise Lines Royal Caribbean

Entertainment**Books:***Various***DVD Player:***In living room***Games:***Chess, backgammon, cards.***Satellite / Cable:***100's of channels***Stereo:***am fm cd boom box, also uses batteries for beach.***Television:***58" smart tv***Toys:***Various***Video Library:***Cd dvds***Theme**

Adventure

Away From It All

Budget

Family

Romantic

Sports & Activities

Tourist Attractions

Attractions

Botanical Garden

Churches

Cinemas

Festivals

Health/Beauty Spa

Library

Live Theater

Marina

Museums

Playground

Recreation Center

Restaurants

Water Parks

Zoo

Local Services & Businesses

ATM/Bank

Fitness Center

Groceries

Hospital

Laundromat

Massage Therapist

Medical Services

Leisure Activities

Beachcombing

Bird Watching

Boating

Gambling Casinos

Miniature Golf

Outlet Shopping

Paddle Boating

Photography

Scenic Drives

Shelling

Shopping

Shuffleboard

Sight Seeing

Walking

Wildlife Viewing

Location Type**Beach View:***View beach from house***Beachfront:***Waterfront property Quiet, Very private. 100 steps to beach*[more](#)**Ski-In:***Bring boat, waverunner, kayak to back of house.***Waterfront:***On Boca Ciega bay, protected cove.*[Feedback](#)

Sports & Adventure Activities

Basketball Court	Paragliding	Snorkeling/Diving
Cycling	Parasailing	Sound/Bay Fishing
Deepsea Fishing	Pier Fishing	Surf Fishing
Fishing	Racquetball	Surfing
Freshwater Fishing	Roller Blading	Swimming
Golf	Sailing	Tennis
Jet Skiing	Scuba Diving Or	Water Skiing
Kayaking	Snorkeling	Wind-Surfing
	Snorkeling	

Dining

Dining:	Dining Area	Seating for 3 people
<i>Dinning table inside seats 3. Eat at couches, futon, outside</i>		

General

Air Conditioning:	Garage:	Living Room:
<i>New central heat and ac, 2 window units, 1 wall unit</i>	<i>Car port area for grilling, smoking, pets, dry storage</i>	<i>58" smart tv, am fm cd boom box, king size couch that</i>
Clothes Dryer:	Heating:	Parking:
<i>Full size</i>	<i>Central</i>	<i>10 on sight. 20-50 cars at church except sundays 8am to</i>
Elevator:	Iron & Board	Towels Provided:
<i>Private Single family house with 4 boat slips on dock,...</i>	Linens Provided:	<i>Yes</i>
	<i>Yes</i>	Washing Machine:
Fitness Room / Equipment:		<i>Full size</i>
<i>I can give anyone a 2 week free membership at La Fitness</i>		

Kitchen

Coffee Maker:	Kitchen:	Refrigerator:
<i>Cuisinart</i>	<i>Everything you need</i>	<i>One side by side in kitchen one in car port.</i>
Dishes & Utensils:	Microwave:	Stove:
<i>Settings for 4 more is available upon request</i>	<i>Large</i>	<i>Flat top double oven</i>
Dishwasher:	Oven:	Toaster:
<i>Under counter</i>	<i>Double</i>	<i>2 slice</i>

Outside

Bicycles:	Deck / Patio:	Kayak / Canoe:
<i>Beach cruisers</i>	<i>Large deck</i>	<i>Kayak and paddles are here hanging on fence.</i>
Boat:	Golf:	Outdoor Grill:
<i>Boat rental at johns pass</i>	<i>Lots of local courses</i>	<i>Weber</i>
		Tennis:
		<i>At rec center 1 mile away</i>

Pool / Spa

Hot Tub:
<i>4 person on deck hot to cool.</i>

Reviews

4.1 ★★★★★ from 11 traveler reviews

[Write a review](#)[Feedback](#)



William W.

Quiet, clean, and comfortable



The house my friends and I rented was everything the pictures showed it to be. The neighborhood was quiet and located close the John's Pass. If the opportunity arises, I will rent this location again.

Stayed: September 2016 **Submitted:** September 14, 2016
Source: VRBO

Was this review helpful?



Jose C.

Great Beach Vacation Rental



This was a great place for a bachelor party beach weekend. The home is right next to the beach and the owner provided plenty of items we could use on the beach such as fold-able chairs, a huge 10x10 tent, bikes, various sport balls, and even this awesome fold-able cart which could carry a cooler he also provided to the beach. The home had a great patio area which was awesome to hang out at. The owner was also very warm and welcoming and stopped by when we arrived to give us a full walkthrough of the home which was really nice.

The only minor negative i could say was that the two bathrooms, accessible only through the two bedrooms, are only separated by a curtain to the rest of the two bedrooms so that was a little awkward at times.

But besides that minor annoyance, this place was great and would highly recommend it to anyone.

Stayed: September 2016 **Submitted:** September 11, 2016
Source: VRBO

Was this review helpful?



Pamela R.

The house was in a perfect location and such a gorgeous house.



Tom was more than accommodating! Just one of the nice things he did: we came into town for my moms wedding, and he let her borrow one of his outdoor tailgate tents for the weekend. We had 12-13 people sleep there each night and everyone had a bed to sleep in. More people could have definitely crashed there comfortably. It did get a little hot in one of the rooms at night, but for the price and location, it was exactly what we needed for a large party. Definitely would consider staying there again if we came into town with a large group of people!

Stayed: August 2016 **Submitted:** August 22, 2016
Source: HomeAway Family

Was this review helpful?



Mitca S.

Great!!



We got everything we expected, great access by boat, just minutes from beach, quiet, towels, sheets, stocked kitchen (not food of course) very friendly owner! Saw manatees from dock as well as fish, beach chairs, floats, just bring your suits, fishing gear and beach towels, that's it. Wonderful time!!

[Feedback](#)

Stayed: July 2016 Submitted: August 4, 2016 Source: VRBO

Was this review helpful? ☐ Yes ☐ No



Scott R.

Perfect!!!



I have brought groups of students to the gulf and atlantic beaches for 17 years and not found a more hospitable host than Tom. The location of the house to St. John's Pass, the beach, inlet are phenomenal. Tom's care of the property is evident and his earnest desire that you enjoy it are on full display. The living space is perfect for group or family activities with plenty of places to sleep. It sits directly across the street from Church By The Sea which would be a nice place to worship if you happen to be staying over a Sunday.... Again... We would highly recommend this property!!!

Stayed: July 2016 Submitted: August 2, 2016 Source: VRBO

Was this review helpful? ☐ Yes ☐ No



Tina T.

Total dissatisfaction!!! Had to give one star because no star wasnt an option



well first of all, there was no central a/c. I saw in an earlier post that a couple stayed in June and the owner told him he was having it repaired immediately....well guess that didn't happen. The ac window units were so old they had rust on them, so im assuming they had been there awhile and especially in the one room where he cut a hole in the wall to even install it. That unit conveniently leaks condensation into the hot tub so that's not very sanitary so we didn't use the hot tub. The second bedroom had no hot water so we all 7 had to shower in the one bathroom which has no door for privacy, only a pull curtain. Also the second bathroom had a stand up a/c unit in the middle of the floor, right in your way, with the exhaust tube going out of the window over the sink. Very unprofessional. The kitchen is so small I can reach out both my arms and touch both sides. He does mention a "security system" being in the home. However, I feel since my family is there its an invasion of our privacy!!! I did unscrew the two coax to disconnect the camera indoors. The outside cameras stayed on. When our friends arrived Friday, Tom was there at the back dock working on his boat. The back dock is probably 30 feet from the back door and these are the boat slips for said residents. This left us with two and not three as promised in our prior emails. We figured once Tom gave our friends a tour of the home and a key that he would leave and let us have OUR vacation home that we had paid for. NOPE not what happened at all. Tom and his "significant other" stayed at the dock and slept in the boat the ENTIRE 3 night stay. I feel this was another invasion of our privacy, it would be like me renting out my home but I'm going to put a camper at your back door to watch you. Not Cool!!!! At first he emailed me that if I gave a good review that he would refund my damage deposit. Once I disagreed with that then he said we damaged his crab trap, which by the way is in the boat slip where Tom told us to park the boat. Well tides do come and go so what do you expect is going to happen when the tides low and we decide to come back to the rental home?? Of course the crab trap is going to scrape the boat....not to mention the damage done to our friends boat bottom due to this nuisance crab trap. That alone is going to cost him several hundred to repair. I could continue but Im out of space your glad im limited on so many characters!! Would never go back

Stayed: July 2016 Submitted: July 15, 2016 Source: HomeAway Family

Owner response:

Feedback

All I can say is this is a unique form of white trash the type of people that when they go to hell will complain about God and heaven that God created perfect. The gentleman BJ that stayed at the house was explained where to park his boat and was allowed to use the crab traps that were in the water if he our any of yhe other guests wanted. My security cameras are listed on my description of the house and property they are for the protection of the guests and the and only viewed to look back at problem situations and can be disconnected By Request not without request. Friday afternoon my mechanic was checking the fluid levels on my yacht, he charged me for an hour's worth of Labor so I guess he was there for an hour. My girlfriend and I went out all day Saturday, Saturday night and then reurn Sunday morning to volunteer at Church by the sea, across the street from the property.

I'm glad that we were here because the quest BJ still to this day tries to extort money from me saying that his daughter fell due to a ladder that was surrounded with 55 gallon tree pots, My girlfriend witnessed the whole thing and said it was 100 % due to his poor control of his boat and then fabricating a story that the young lady fell when she never fell down.

The temperature in the house when I arrived after they left was 74 degrees and I now have a brand new 3 ton central heat and air conditioning systems and new hot water heater.

The young lady might be a little delusional about the security deposit what I said to her was that if she wrote me a good review I would refund it immediately instead of waiting for VRBO refunded it automatically when it's due to be refunded

If I haven't addressed all of their complaints and you have a question please contact me personally.

Tom Whalley 727 290 5105

God bless you and your family

Was this review helpful? ☐ Yes ☐ No



Hieu N.

Lack of communication



Arrived at the property on Friday only to find out that the ac was not working. Owner said that the ac was being replaced the following weekend and that we should just leave the windows closed and that it gets as cool as 85degrees!!! . The place ended up getting so hot that we ended up getting hotel rooms for 9 people. I will be fair and admit that the owner did refund us half the money, however we never stayed there because it was just to hot and spending the hotel money on top of they house was more than we planned to spend. I'm giving a 1 star review due to the lack of communication and responsility on the owner to fix the ac situation during my reservation.

Stayed: June 2016 **Submitted:** June 17, 2016 **Source:** VRBO

Recommended for: Pet owners

Owner response:

The previous guest that gave me a great review, explained to me that the air wasn't cooling down ice cold so I immediately contacted and air conditioning company that came out on Wednesday and told me my entire system needed to be replaced, that has been scheduled, when the I realized that the air conditioning system was not cooling and the house was at 85 Degrees I put in an extra window unit that i had and bought a 14000 BTU portable. The following day I explained to the gentleman that I was not responsible for giving them any of their money back but I gave them half of their money back because they didn't give me an opportunity to correct the problem before they left. There was already a wall unit in the master bedroom I had a small window unit

[Feedback](#)

that I put in the kitchen and went to Sam's Club and bought the 14000 BTU portable and it was all corrected within an hour .If I would have known they were going to give me a poor review I would have never refunded any of their money and now I'm sorry that I did.

Was this review helpful?



Patrick Y.

Nice Location and Accomodating Host



Nice location on the marina waterfront and across the street from the beach. Convenient to John's Pass and also has an ice cream shop near the property to help cool off. Plenty of beds for a large group. The host was very accommodating and even took our family on a nice boat ride around the beaches and marina, seeing a couple dolphins along the way.

Stayed: June 2016 **Submitted:** June 10, 2016 **Source:** VRBO

Was this review helpful?



Laura R.

Greatest Host, Greatest Place



If you have a large party and want a great location this is the place. The neighbors are welcoming and friendly, the location is perfect. On Memorial day weekend there was only a dozen or so families on the beach near us. Tom is a great guy who really cares that you have a great stay. Enjoyed the vacation at his place and recommend him to anybody who is travelling to the area!

Stayed: May 2016 **Submitted:** June 2, 2016 **Source:** VRBO

Was this review helpful?



Silky's
Daughter
New
England

WOW.....What more could you ask for.



Don't need a car, Trolley running up and down Gulf Blvd, beach across the street....it really is 100 steps! The Intracoastal off the dock, drop your line and there's supper if that's your thing. Hot Tub and cocktails under the stars after coming in from supper. Laying back in a hammock and looking at the stars.....things that make vacations turn into wanting to come back sooner than later. Stores, restaurants, John's Pass, Treasure Island across the bridge. If keeping busy is your thing, it's here, if privacy and quiet time is your thing, it's here. There was nothing we could want or need that wasn't here. Location, location, location....and all the sunshine you come to Florida for. All we wanted and more....didn't want to leave. We'll be back.....

Stayed: May 2016 **Submitted:** May 24, 2016 **Source:** VRBO

Recommended for: Families with young children, Sightseeing, Girls getaway, Tourists without a car, Age 55+, Romantic getaway, Families with teenagers

Was this review helpful?

[Show More Reviews](#)

Rates

[Currency Conversion](#)

[Feedback](#)

Rental basis: Per propertyRental rates quoted in: **USD**

Dates	Nightly	Weekend Night	Weekly	Monthly *	Event
My Standard Rate 2 night min stay	\$550	\$650 Fri, Sat, Sun	\$3,000	\$11,000	

* Approximate Monthly rates, actual rate will depend on the days of the month you stay

Additional information about rental rates**Fees and Rental Conditions:**

Property Damage Protection	\$59
County 6% State 7% tax	\$0
Refundable Damage Deposit	\$200
Cleaning	\$75 + tax
Pet Fee	\$100 + tax
Tax Rate	13%

Owner's cancellation policy:

100% refund for cancellations more than 60 days before check-in date.

Don't forget your vacation protection! [Get protected now](#)

Adding our Vacation Protection services can make sure your getaway goes smoothly, no matter what. We offer Cancellation Protection and Damage Protection so you can truly relax.

Protect your payments in case you need to cancel. Travel with peace of mind.

Ensure you're prepared in case of accidental damage.

Calendar

Last updated: 12/19/2016

Arrival Departure

Check availability

[< Previous](#) | [Next >](#)

December 2016							January 2017						
SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30	31				

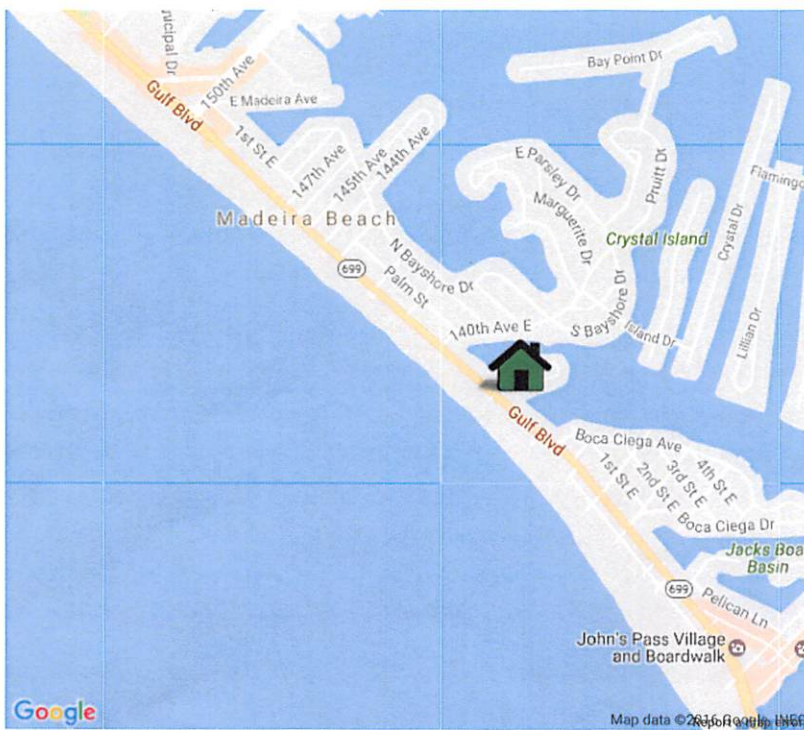
February 2017							March 2017						
SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA
			1	2	3	4				1	2	3	4
5	6	7	8	9	10	11	5	6	7	8	9	10	11
12	13	14	15	16	17	18	12	13	14	15	16	17	18
19	20	21	22	23	24	25	19	20	21	22	23	24	25
26	27	28					26	27	28	29	30	31	

[Feedback](#)

April 2017							May 2017						
SU	MO	TU	WE	TH	FR	SA	SU	MO	TU	WE	TH	FR	SA
						1		1	2	3	4	5	6
2	3	4	5	6	7	8	7	8	9	10	11	12	13
9	10	11	12	13	14	15	14	15	16	17	18	19	20
16	17	18	19	20	21	22	21	22	23	24	25	26	27
23	24	25	26	27	28	29	28	29	30	31			
30													

23 Available 21 Unavailable 22 Today 23 Selected dates

Location



USA > Florida > Florida Central West > Madeira Beach

Nearest Airport 15 Miles
St pete clwtr / Tampa

Nearest Barpub 1 Miles
Hooters

Nearest Golf 3 Miles
Tides

Nearest Train 45 Miles
Orlando

Nearest Restaurant 1 Miles
Daquri Shack

Nearest Ski 1 Miles
Johns pass

Madeira Beach, Florida,
United States of America
Nearest Beach
Madeira

[Feedback](#)

Car: Not Necessary

John's Pass Village is 8 tenths of a mile walk down the beach there are all kinds of restaurants shops boat rentals jet ski rentals kayak rentals paddle board rentals deep sea fishing Hooters restaurant delucia's Pizzeria the Hut, scully's The Friendly Fisherman, Waltz fish Shak the bamboo Beer Garden and many other shops that sell t-shirts jewelry and all your vacation needs there is also a Walmart that is 2 miles away in the other direction from the house on the way to Walmart 1 mile up the road is the daiquiri Shack restaurant and brown boxer if you're looking to catch fish down at the bridge at John's Pass is probably the best location unless you go out on a boat

Owner info



Year Purchased: 2007

About the owner: 55 Christian Who loves God, Im truly Blessed and grateful. Love the beach, gym, and traveling.

Why the Owner Chose Madeira Beach, Florida, United States of America:

This property is very private and secure but yet in the middle of everything.

The Unique Benefits at this House:

Egrets and blue herons come to feed in the backyard dolphins and manatees swim to the dock large Garden in backyard for privacy

Contact us

Speaks: English

Response time: Within an hour

Response Rate: 100%

Calendar last updated: 12/19/2016

Send email



Photos

Living room area 58" Smart TV, king couch split into
Living room area 58" Smart TV, king couch split into
Front door to back door view, futon on left kitchen

Front door to back door view, taken on left kitchen
Front door to back door view, taken on left kitchen on right.
100 steps from house to have weddings, parties,
100 steps from house to have weddings, parties, get together right on the beach

Dining area and kitchen to the left.

Dining area and kitchen to the left.
Kitchen, Dishwasher, double sink, side by side
fridge, microwave, double side fridge.
Kitchen. Dishwasher, double sink, side by side
master bath room tub & shower, full size washer &
master bath room tub & shower, full size washer
drying & ceiling fans
Front bedroom looking towards front door &

Back of house, 2 empty slips, church in front yard, fishing off dock, manatees.

Well lite back deck: solar lights, dock lights, kayak
Well lite back deck: paddle, wind chimes, kayak lamp
private 4 person hot to cool jacuzzi, picnic table,
private 4 person hot to cool jacuzzi, picnic table, garden
Roof view to beach. 100 walking steps from house.

Roof view to beach, 100 walking steps from house, Candy Kitchen ice cream shop.
Walk down the beach to Johns Pass village shops.

Walk down the hill and all the things to do
Madeira Beach, 100 steps from house at sunset.

100 steps from house, Weddings, Parties, Cabanas
8. Alcohol allowed on beach
from back door to front door couch, ottoman, futon,

Looking at master bedroom, 2 walk in closets on each side before bedroom.

Master has, 1 king, 2 full, & 1 twin beds, private entrance to back deck cable tv.

Front bathroom large shower.

Front bathroom large shower.
back deck: 4 person jacuzzi, fountain, entrance to
living room & master bedroom
Back deck, shade sails, 3 hammocks, 4 pool chairs,
8 chairs & tables, garden
Protected cove in back of house, fish. swim. boat. or

Protected cove: extra fridge, full size bed, beach chairs, cooler, bikes, umbrellas

VRBO #761511

This listing was first published here in 2016.

Feedback

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)

WM

15-31-15-34488-000-0150[Compact Property Record Card](#)[Portability Calculator](#)**Updated December 30, 2016**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
WHALLEY, THOMAS H KLEM, HAROLD T KLEM, SANDRA J 60 137TH AVENUE CIR MADEIRA BEACH FL 33708-2504	60 137TH AVENUE CIR MADEIRA BEACH

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

Living Units: 1

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

GULF SHORES HARBOR SUB LOT 15 & LAND TO SEAWALL

Mortgage Letter File for Homestead Exemption			2017 Parcel Use
Exemption	2016	2017	
Homestead:	Yes	Yes	Homestead Use Percentage: 100.00%
Government:	No	No	Non-Homestead Use Percentage: 0.00%
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)	Plat Book/Page
15607/0142	\$307,600 Sales Query	121030278022	A	023/051

2016 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	\$265,013	\$168,748	\$118,748	\$143,748	\$118,748

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2016	Yes	\$265,013	\$168,748	\$118,748	\$143,748	\$118,748
2015	Yes	\$239,116	\$167,575	\$117,575	\$142,575	\$117,575
2014	Yes	\$210,980	\$166,245	\$116,245	\$141,245	\$116,245
2013	Yes	\$188,901	\$163,788	\$113,788	\$138,788	\$113,788
2012	Yes	\$167,946	\$161,050	\$111,050	\$136,050	\$111,050
2011	Yes	\$156,359	\$156,359	\$106,359	\$131,359	\$106,359
2010	Yes	\$203,037	\$203,037	\$153,037	\$178,037	\$153,037
2009	Yes	\$225,833	\$225,833	\$175,833	\$200,833	\$175,833
2008	Yes	\$273,100	\$273,100	\$223,100	\$248,100	\$223,100
2007	No	\$316,700	\$316,700	\$316,700	N/A	\$316,700
2006	No	\$333,600	\$333,600	\$333,600	N/A	\$333,600
2005	No	\$228,700	\$228,700	\$228,700	N/A	\$228,700
2004	No	\$194,700	\$194,700	\$194,700	N/A	\$194,700
2003	No	\$161,400	\$161,400	\$161,400	N/A	\$161,400
2002	No	\$150,400	\$150,400	\$150,400	N/A	\$150,400
2001	No	\$104,700	\$104,700	\$104,700	N/A	\$104,700
2000	No	\$83,500	\$83,500	\$83,500	N/A	\$83,500
1999	No	\$80,700	\$80,700	\$80,700	N/A	\$80,700
1998	No	\$80,000	\$80,000	\$80,000	N/A	\$80,000
1997	No	\$77,300	\$77,300	\$77,300	N/A	\$77,300
1996	No	\$69,300	\$69,300	\$69,300	N/A	\$69,300

2016 Tax Information[Click Here for 2016 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills October 31

Tax District: [MB](#)

2016 Final Millage Rate

17.7663

2016 Est Taxes w/o Cap or Exemptions

\$4,708.30

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

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

Sale Date	Book/Page	Price	O/U	V/I
29 Jan 2007	15607 / 0142	\$350,000	Q	I
	05348 / 0521	\$24,000	U	
	04688 / 1265	\$50,000	Q	
	04399 / 1353	\$37,500	Q	

2016 Land Information

Seawall: Yes

Frontage: Canal/River

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	42x87	5900.00	42.0000	1.0000	\$247,800	FF



Real Estate Account At 60 137TH AVENUE CIR, MADEIRA BEACH

 Real Estate Account #R165914 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2016	2015	2014	2013	...	1999
PAID	PAID	PAID	PAID		PAID

[Apply for the 2017 Installment Payment Plan](#)

Diane Nelson

Real Estate 2016 Annual Bill

[Print this bill \(PDF\)](#)

Pinellas County Tax Collector

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Parcel number	Escrow code	Millage code
R165914	15/31/15/34488/000/0150	* 331	MB

PAID 2016-11-29 \$2,200.97
 Effective 2016-11-28
 Receipt #0-16-000805

[Get Bills by Email](#)

Owner
 WHALLEY, THOMAS H
 KLEM, HAROLD T
 60 137TH AVENUE CIR
 MADEIRA BEACH, FL 33708-2504

Situs address
 60 137TH AVENUE CIR
 MADEIRA BEACH

Legal description
 GULF SHORES HARBOR SUB LOT 15 & LAND TO SEAWALL

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
GENERAL FUND	5.2755	168,748	50,000	118,748	\$626.46
HEALTH DEPARTMENT	0.0622	168,748	50,000	118,748	\$7.39
EMS	0.9158	168,748	50,000	118,748	\$108.75
SCHOOL-STATE LAW	4.5700	168,748	25,000	143,748	\$656.93
SCHOOL-LOCAL BD.	2.7480	168,748	25,000	143,748	\$395.02
MADEIRA BEACH	2.2000	168,748	50,000	118,748	\$261.25
SW FLA WTR MGMT.	0.3317	168,748	50,000	118,748	\$39.39
PINELLAS COUNTY PLN.CNCL.	0.0150	168,748	50,000	118,748	\$1.78
JUVENILE WELFARE BOARD	0.8981	168,748	50,000	118,748	\$106.65
SUNCOAST TRANSIT AUTHORITY	0.7500	168,748	50,000	118,748	\$89.06
Total	17.7663				\$2,292.68

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$2,292.68

If paid by: Nov 30, 2016
 Please pay: \$2,200.97

PAID 2016-11-29 \$2,200.97
 Effective 2016-11-28
 Receipt #0-16-000805

[Get Bills by Email](#)


Short Term Rental Investigation

Date/Time: 12/28/16

Address: 60 137th Avenue Cir.

Where are you from? Louisiana

How long are you renting? What are the dates? 12/27/16 – 01/02/17

How much were you charged for the rental? \$3,843.95

How did you find the rental? VRBO.COM

Notes: On this date I made contact with renter Veronica Denis. This property is zoned R-2 which requires a 3 month minimum rental.

12/28/16



12/28/16



12/28/16



12/28/16



12/28/16



12/28/16

Due to pending litigation no one here
on this property has any comment
and would prefer to be not
questioned or harassed.

You can contact our Attorney
Pam Cichon 727 823-4191
with any questions.

Please respect our desire for privacy
and not wanting to get involved in
this or any other situation regarding
this property.

The property is posted no
trespassing, we have no comment
and request you contact our
Attorney.



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 NOTICE OF HEARING ON REPEAT VIOLATION

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

vs.

CASE # 2017.01

WHALLEY, THOMAS H
KLEM, HAROLD T
KLEM, SANDRA J
60 137TH AVENUE CIR
MADEIRA BEACH FL 33708-2504

Respondent,

RE: PROPERTY: 60 137th Ave Circle, Madeira Beach, FL 33708. **Parcel #:** 15-31-15-34488-000-0150

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00 pm on Wednesday the 11th day of January, 2017, 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. 110-201. - Definition; purpose and intent**

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the Countywide Plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

- **Sec. 34-503. – Registration required**

(a) It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division.

(b) A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if;

(1) The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and

(2) The residential property is not in violation of any section of the Code of Ordinances; and

(3) An application for registration of the residential property as a vacation rental has been filed pursuant to [section 34-504](#) and all applicable fees have been paid; and

(4) That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015.

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.

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.

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 295.

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

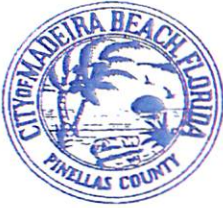
PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to insure that a verbatim record of the proceedings 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 December, 2016

A handwritten signature in black ink, appearing to read "C. Kohmann", written over a horizontal line.

Chris Kohmann, Code Enforcement 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

STATEMENT OF REPEAT VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2017.01

DATE: 12/28/16

WHALLEY, THOMAS H
KLEM, HAROLD T
KLEM, SANDRA J
60 137TH AVENUE CIR
MADEIRA BEACH FL 33708-2504

RE: Property: 60 137th Ave Circle. Madeira Beach, FL 33708. Parcel #: 15-31-15-34488-000-0150

Code(s) which have been violated:

Violation Detail

Sec. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the Countywide Plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 34-503. - Registration required.

It is unlawful for any person to allow another person to occupy any residential property as a vacation rental within the city or offer such rental services within the city, unless the person has registered the vacation rental property with the city and the vacation rental property has been issued a certificate of compliance in accordance with the provisions of this division.

(b) A person may not allow another person to occupy any residential property as a vacation rental without the issuance of a certificate of compliance if;

(1) The residential property has an effective and valid license as a vacation rental classification of public lodging establishment issued by the state department of business and professional regulations prior to February 28, 2006; and

(2) The residential property is not in violation of any section of the Code of Ordinances; and

(3) An application for registration of the residential property as a vacation rental has been filed pursuant to section 34-504 and all applicable fees have been paid; and

(4) That said occupancy was scheduled prior to November 10, 2015 as evidenced by a written and valid executed rental agreement or contract provided to city code enforcement no later than December 10, 2015.

The special magistrate found a violation of section 110-201 and 34-503 on October 20, 2016 by this same property owner. Therefore this is a repeat violation.

1. On 12/28/16, at 60 137th Ave Circle, I made contact with renter Veronica Denis from Louisiana. She rented the entire house from 12/27/16 – 01/02/17. She paid a total of \$3,843.95. Rental found on VRBO.COM.
2. A magistrate hearing was set for January 11, 2017.

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 Chris Kohmann, Code Enforcement 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 # 2017.01
Date: 12/28/16

Vs.

WHALLEY, THOMAS H
KLEM, HAROLD T
KLEM, SANDRA J
60 137TH AVENUE CIR
MADEIRA BEACH FL 33708-2504

Respondent.

RE: Property: 60 137th Ave Circle Madeira Beach, FL 33708 **Parcel #** 15-31-15-34488-000-0150

AFFIDAVIT OF SERVICE

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

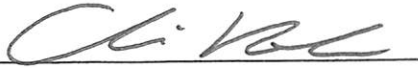
That pursuant to Florida Statue 162.12,

On the 28 day of December, 2016, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 28 day of December, 2016, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 28 day of December, 2016, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 60 137th Ave Circle, Parcel # 15-31-15-34488-000-0150 in the City of Madeira Beach.

On the 29 day of December, 2016, 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.



Chris Kohmann, Code Enforcement Officer

State of Florida

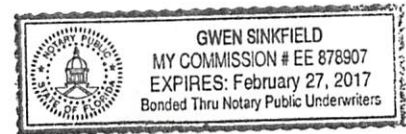
County of Pinellas

Before me on 28 day of December, 2016, personally appeared Chris Kohmann who executed the foregoing instrument and who is personally known to me.



Notary

SEAL



7011 2970 0000 4874 1728

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	\$ 6.46

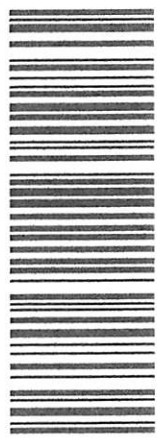
Postmark
Here

Sent To
Thomas Whalley, Harold Klem, Sandra Klem
Street, Apt. No.,
or PO Box No. 60 137th Ave. Cir.
City, State, ZIP+4
Madera Beach, FL 33708-2504
PS Form 3800, August 2006 See Reverse for Instructions



300 Municipal Drive
Madera Beach, Florida 33708

CERTIFIED MAILTM



7011 2970 0000 4874 1728

FIRST-CLASS MAIL
Hasler
12/28/2016
US POSTAGE
\$06.46⁵
ZIP 33708
011D11634400



THOMAS H. WHALLEY
HAROLD T. KLEM
SANDRA J. KLEM
60 137TH AVENUE CIR.
MADERA BEACH FL 33708-2504

12/28/16



12/28/16

31



CITY OF MADEIRA BEACH

COMMUNITY SERVICES - 2008 IMPROVEMENTS
100 MARSHALL LANE • MADEIRA BEACH, FLORIDA 33708
(813) 961-9931 EXT. 200 • FAX (813) 961-9930



CITY OF MADEIRA BEACH, FL
100 MARSHALL LANE
MADEIRA BEACH, FL 33708
Telephone:

**SPECIAL MAINTENANCE
NOTICE OF HEARING ON
REPEAT VIOLATION**

CASE # 2017-01

vs.
WISALLEY, THOMAS H
KLEMA, HAROLD E
KLEMA, SANDRA J
60 17710 AVENUE CDR
MADEIRA BEACH, FL 33708-2504
Respondent:

RE: PROPERTY @ 17710 Ave Cdr, Madeira Beach, FL 33708, Parcel# 35-03-15-1400B-000-0130

YOU ARE HEREBY FORMALY NOTICED that at 3:00 pm on Wednesday, the 1st day of January, 2017 there will be a public hearing at the Madeira Beach City Hall, 100 Marshall Lane, Madeira Beach, Florida 33708, concerning the following:

Violation Detail

• Sec. 179.101, Enforcement, permits and rules
The City, lawfully and properly, considered distinct parcels for lawfully and properly, incidental activities with the residential location (RNL) category of the Comprehensive Plan and which have been for a variety of building types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a dwelling unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit or portion thereof, for less than a three month period.

• Sec. 179.101 - Enforcement, permits and rules

Notice of Hearing - Notice of Hearing (Residential Hearing)

Office Depot

Postage Tabulation

City Expenses

If applicable:

Ordinance Section	Description of Violation	Amount Due
	TOTAL	\$