



Code Enforcement Hearing

Case No. 2017-112

October 11, 2017

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 AFFIDAVIT OF SERVICE

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

Case # 2017.112

Vs.

PINTO, MICHEL E
300 144TH AVE
MADEIRA BEACH FL 33708-2110

RE: Property: 300 144th Ave, Madeira Beach, FL 33708. **Parcel #:** 10-31-15-54324-000-0690

Respondent.

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statue 162.12,

On the 20 day of September, 2017, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 20 day of September, 2017, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 20 day of September, 2017, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 300 144th Ave Madeira Beach FL. Parcel # 10-31-15-54324-000-0690 in the City of Madeira Beach.

On the 20 day of September, 2017, 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

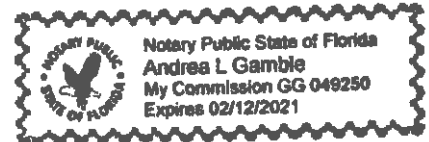
County of Pinellas

Before me on 20 day of SEP 2017, 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, FLORIDA
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL 33708
Petitioner,

Case # 2017.112

Vs.

PINTO, MICHEL E
300 144TH AVE
MADEIRA BEACH FL 33708-2110

RE: Property: 300 144TH AVE, Madeira Beach, FL 33708. **Parcel #:** 10-31-15-54324-000-0690

Respondent,

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00pm on WEDNESDAY the 11TH day of October, 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. 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.

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.

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 20 day of October, 2017

A handwritten signature in black ink, appearing to read "Shannon Roxby". The signature is fluid and cursive, with the first name "Shannon" and last name "Roxby" clearly distinguishable.

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**

SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2017.112

DATE: 09-20-2017

PINTO, MICHEL E
300 144TH AVE
MADEIRA BEACH FL 33708-2110

RE: Property: 300 144th Ave Madeira Beach, FL 33708. **Parcel #:** 10-31-15-54324-000-0690

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.

- 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.

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.

- On 07/13/2017 the property was inspected and the listed violation were found
- A courtesy notice letter was mailed out on 07/18/17.
- On 07/31/17 the property was re-inspected and the property was still in violation and a Notice of Violation was sent.
- On 08/07/2017 the property was inspected a 3rd time and was still in violation.
- On 08-07-2017 the a Hearing was set for September 13th 2017 at 2:00PM.
- Due to Hurricane Irma, the Hearing was rescheduled for October 11th, 2017 at 2:00PM.

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



300 Municipal Drive
Madeira Beach, Florida 33708
727-391-9951
Fax 727-399-1131
www.madeirabeachfl.gov

September 5th, 2017

Michele Pinto
300 144th Avenue
Madeira Beach, FL 33708

Dear Ms. Pinto

Due to possible severe and dangerous Weather conditions – Hurricane Irma, there is a strong possibility this Special Magistrates Meeting on Wednesday, September 13th, 2017 could be cancelled.

Please Contact Deputy Krager on his direct line 727-580-2525 with a phone number you can be reached at.

Kind regards

A handwritten signature in black ink, appearing to read "Pat Krager". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Deputy Pat Krager
Community Policing



300 Municipal Drive
Madeira Beach, Florida 33708



7011 2970 0000 4874 2749

Hasler
08/01/2017
US POSTAGE \$006.77
FIRST-CLASS MAIL
ZIP 33708
011E11676165

Pinto, Michel E
300 144th Ave
MADEIRA BEACH, FL 33708-2110

6422 4284 0000 0662 1102

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	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.77	

Sent To: Pinto, Michel E
Street, Apt. No., or PO Box No. 300 144th Ave.
City, State, ZIP+4 Madeira Beach, FL 33208-2110

PS Form 3800, August 2006 See Reverse for Instructions



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: 07/31/17

PINTO, MICHEL E
300 144TH AVE
MADEIRA BEACH FL 33708-2110

IN REFERENCE TO THE FOLLOWING:

300 144TH AVE
MADEIRA BEACH, FL 33708

INSPECTION DATE: 07/31/17

PARCEL NUMBER: 10-31-15-54324-000-0690

LEGAL DESCRIPTION: MADEIRA SHORES 1ST ADD LOT 69 & S'LY 1/2 OF LOT 68

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2017.112

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.

- (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.

- 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.

Violation Text: The sod shall be maintained at a maximum height of six inches or less. The accumulation of garbage, trash and debris in the rear of the residence needs to be removed.

Action Required:

The sod shall be maintained at a maximum height of six inches or less. The accumulation of garbage, trash and debris need to be removed.

The violation(s) must be corrected by **08/07/17**. 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.

7011 2970 0000 4874 2763

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	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.77	

Sent To: Pinto, Michael E.
Street, Apt. No., or PO Box No. 300 144th Ave.
City, State, ZIP+4[®] Madeira Beach, FL 33708-2110

PS Form 3800, August 2006 See Reverse for Instructions

Hasler
08/07/2017
FIRST CLASS MAIL
US POSTAGE \$006.77⁰
ZIP 33708
011E11676165

7011 2970 0000 4874 2763



Pinto, Michael E.
300 144th Ave.
Madeira Beach, FL 33708-2110



CITY OF MADEIRA BEACH

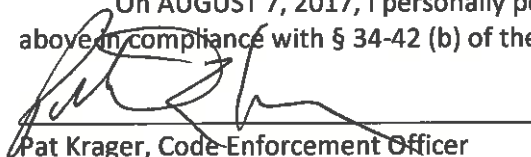
COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



AFFIDAVIT OF POSTING

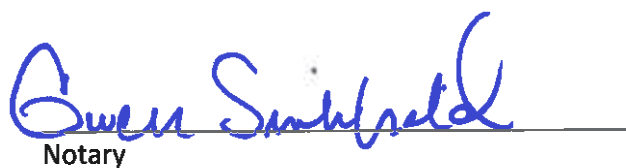
I, Pat Krager, *Code Enforcement Officer*, I have personal examined the property located at 300 144 AVE, MADEIRA BEACH FL and described as LEGAL DESCRIPTION : MADEIRA SHORES 1ST ADD LOT 69 & S'LY 1/2 OF LOT 68

On AUGUST 7, 2017, 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.

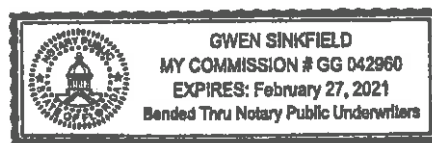

Pat Krager, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on this 24th day of August, 2017, Pat Krager personally appeared who executed the foregoing instrument and who is personally known to me.


Notary

SEAL

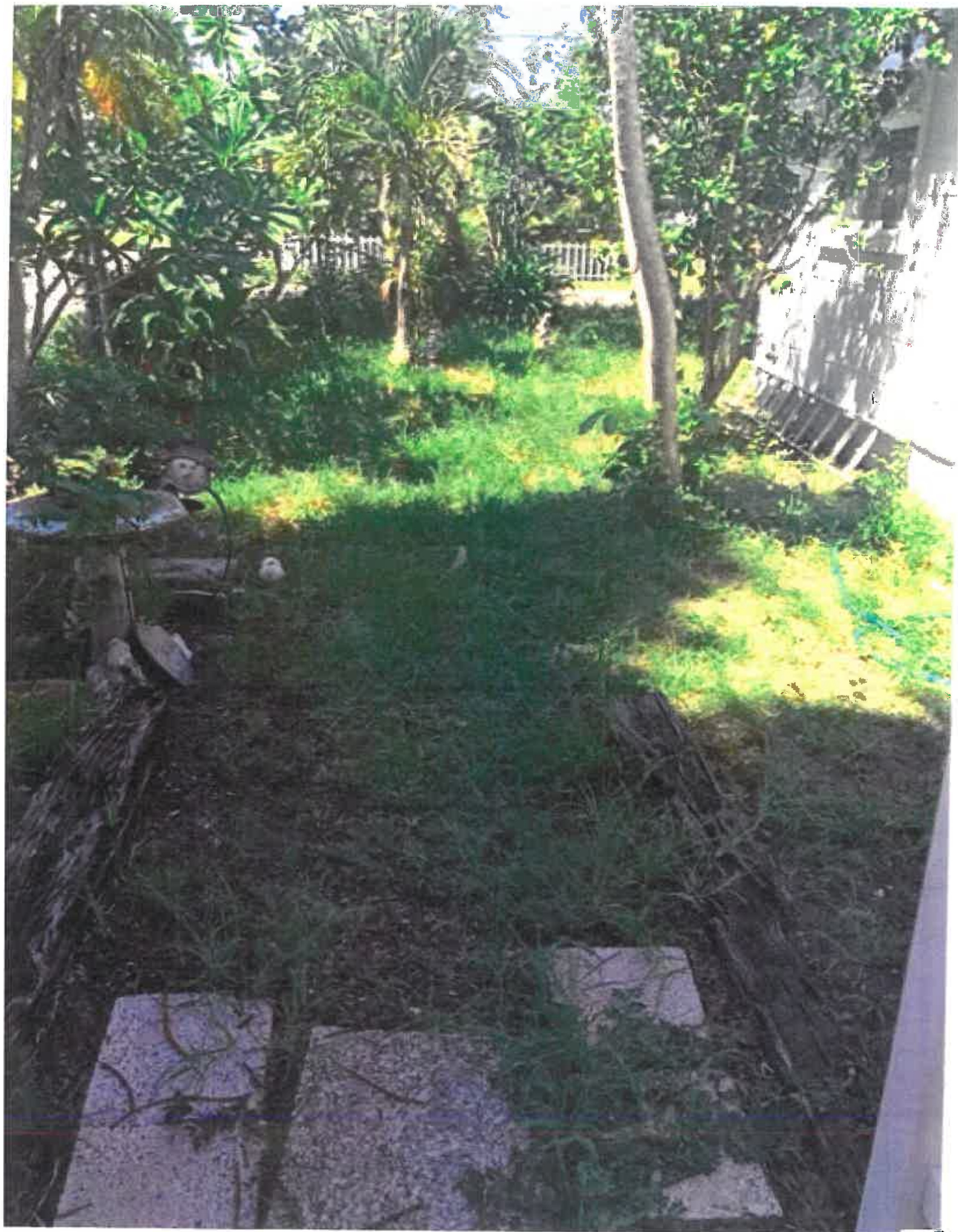


















Marks, Tim

From: Krager, Patrick <pkrager@pcsonet.com>
Sent: Tuesday, August 22, 2017 1:15 PM
To: Madeira Beach Code
Subject: FW: 300 144th Ave. mowing
Attachments: 20170818_1235251.jpg; 20170818_1235201.jpg; 20170818_1209241.jpg; 20170818_1153251.jpg; 20170818_1126081.jpg; 20170818_1126041.jpg; 20170818_1125531.jpg; 20170818_1125441.jpg; 20170818_1125341.jpg; 300 144th ave.doc

TIM PLEASE ADD THESE TO THE FILE

Deputy Patrick Krager
Pinellas County Sheriff's Office
Patrol Operations Bureau
Community Policing Section
10750 Ulmerton Road
Largo, FL 33778
Office: (727) 582-6200
Email: pkrager@pcsonet.com

From: Wepfer, Megan [<mailto:mwepfer@madeirabeachfl.gov>]
Sent: Tuesday, August 22, 2017 1:12 PM
To: Krager, Pat <pkrager@madeirabeachfl.gov>; O'Neal, Derryl <doneal@madeirabeachfl.gov>; Andrea Gamble <Agamble@madeirabeachfl.gov>; Walter Pierce <wpierce@madeirabeachfl.gov>; Marsicano, David <dmarsicano@madeirabeachfl.gov>
Subject: 300 144th Ave. mowing

Attached are the pictures from before and after of 300 144th Ave and also the invoice. Please let me know if you have any questions.

Megan Wepfer
Administrative Assistant
City of Madeira Beach
P: 727-543-8154
F: 727-319-6857

City of Madeira Beach

INVOICE

300 Municipal Drive
Madeira Beach, Florida 33708
Phone (727) 391-9951

INVOICE #005
DATE: 08-22-17

TO: CODE ENFORCEMENT BOARD (CEB) CASES NO.
08.18- 300 144th Ave

FOR:
Lawn Maintenance (Mowing)

DATE	LOCATION	LAWN MAINTENANCE COST	ADMINISTRATE FEES	LATE FEE	AMOUNT
CEB Case 08.18					
08-18-17	300 144 th Ave. Madeira Beach, FL 33708	100.00	200.00		300.00
				Total	\$300.00

Lawn Maintenance performed by Deb Laramée,
City of Madeira Beach Employee

























Code Enforcement Hearing

Case No. 2017-122

October 11, 2017

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 AFFIDAVIT OF SERVICE

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

Case # 2017.122

Vs.

SMART BUILD CAPITAL LLC
7345 GREENBRIAR PKWY
ORLANDO FL 32819

RE: Property:

743 Pruitt Dr,
Madeira Beach, FL 33708.

Parcel #: 10-31-15-04482-003-0090

Legal Description: BAY POINT ESTATES 1ST ADD BLK 3, LOT 9
Respondent,

AFFIDAVIT OF SERVICE

I, Patrick Krager, Community Policing Deputy of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statue 162.12,

On the 20 day of September, 2017, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 20 day of September, 2017, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 20 day of September, 2017, I posted a copy of the attached **NOTICE OF**

HEARING/ORDER on the property located at 743 Pruitt Dr, Madeira Beach FL. Parcel # 10-31-15-04482-003-0090 in the City of Madeira Beach.

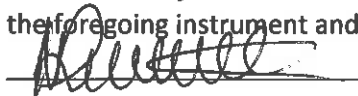
On the 20 day of September, 2017, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPLE DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.


Patrick Krager, Community Policing Officer

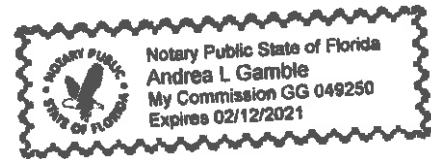
State of Florida

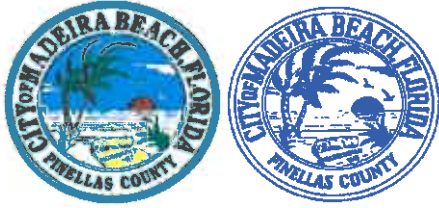
County of Pinellas

Before me on 20 day of September, 2017, personally appeared Patrick Krager 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.

SMART BUILD CAPITAL LLC
7345 GREENBRIAR PKWY
ORLANDO FL 32819

CASE NO. 2017.122

RE: PROPERTY: 743 Pruitt Dr , Madeira Beach, FL 33708. Parcel #: 10-31-15-04482-003-0090
Legal Description: BAY POINT ESTATES 1ST ADD BLK 3, LOT 9
Respondent.

YOU ARE HEREBY FORMALLY NOTIFIED that at	2:00 pm	on	WEDNESDAY	the	11^h	day of
OCTOBER	,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. 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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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.

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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.

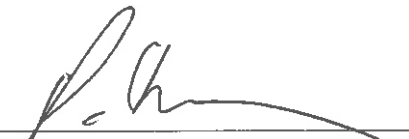
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

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 20 day of September, 2017.



Patrick Krager, Community Policing Deputy



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. 2017.122

DATE: 09-20-2017

SMART BUILD CAPITAL LLC
7345 GREENBRIAR PKWY
ORLANDO FL 32819

RE: Property:

743 PRUITT DR
Madeira Beach, FL 33708.

Parcel : 10-31-15-04482-003-0090

LEGAL DESCRIPTION: BAY POINT ESTATES 1ST ADD BLK 3, LOT 9

Code(s) which have been violated:

Violation Detail

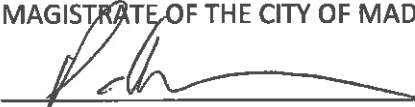
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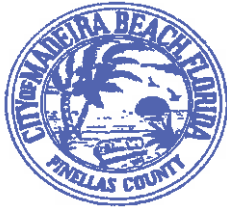
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- On 08/09/2017 the property was inspected and the listed violation were found
- A NOTICE OF VIOLATION was mailed out on 8/09/17.
- On 08/21/2017 the property was re-inspected and the property is still in violation.
- On 8-24-2017 the property was inspected a 3rd time and was still in violation.
- On 8-24-2017 a Hearing NOTICE was sent for September 13th 2017.
- HEARING WAS RESCHEDULED DUE TO HURRICANE IRMA AND NEW EVIDENCE.
- NEW HEARING WAS SCHEDULED FOR OCTOBER 11TH 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 Patrick Krager, Community Policing Officer



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE NOTICE OF VIOLATION

DATE: 08-14-2017

NEXT STAGE PROPERTIES LLC
16105 N FLORIDA AVE STE A
LUTZ, FL 33549-6161

IN REFERENCE TO THE FOLLOWING:

743 PRUITT DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 08-14-2017
PARCEL NUMBER: 10-31-15-04482-003-0090
LEGAL DESCRIPTION: BAY POINT ESTATES 1ST ADD BLK 3, LOT 9
SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2017.122

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.

(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.

Violation Text:

PROPERTY HAS NOT BEEN MOWED IN SEVERAL MONTHS.

Action Required:

PLEASE MOW THE GRASS.

The violation(s) must be corrected by **08-21-17**. 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 Patrick Krager

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.*

CERTIFIED MAIL™



7007 0710 0002 4599 3633

NEXT STAGE PROPERTIES LLC
16105 N. FLORIDA AVE, STE A
Lutz, FL 33549-6161



300 Municipal Drive
Madeira Beach, Florida 33708

7007 0710 0002 4599 3633

U.S. Postal Service™
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	\$ 6.77

Postmark
Here

Sent To	Next Stage Properties, LLC
Street, Apt. No., or PO Box No.	16105 N. Florida Ave. Ste. A
City, State, ZIP+4	Lutz, FL 33549-6161

PS Form 3800, August 2001 See Reverse for Instructions

Certified Doc's

MAILED ON
8/21/2017

- CASE # 2017.122
- AFFIDAVIT of Service
 - STATEMENT of violation /
Request for hearing
 - Notice of hearing

CERTIFIED MAIL



7007 0710 0002 4599 3596

CITY OF
MADERA BEACH

300 Municipal Drive
Madera Beach, Florida 33708

Next Stage Properties LLC
16105 N Florida Ave, Ste A
Lutz, FL 33549-6161

7007 0710 0002 4599 3596

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	\$ 6.56
Sent To	
Next Stage Properties	
Street, Apt. No., or PO Box No. 16105 N. Florida Ave., Ste. A.	
City, State, ZIP+4 Lutz, FL 33549-6161	
PS Form 3800, August 2005	
See Reverse for Instructions	

2ND NOV Letter

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:

Smart Build Capital, LLC
7345 Green Briar Pkwy.
Orlando, FL 32819

9590 9403 0741 5196 7698 61

2. Article Number (Transfer from service label)
7011 2970 0000 4874 2787

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ X

[Signature]

☐ Agent

B. Received by (Printed Name)

E. Lopez

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

AUG 14 2017

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

UNITED STATES POSTAL SERVICE



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

• Sender: Please print your name, address, and ZIP+4® in this box•

MADEIRA BEACH
300 Municipal Drive
Madeira Beach, FL 33708

USPS TRACKING#



9590 9403 0741 5196 7698 61

1 m





CITY OF MADEIRA BEACH
COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 305-5951 EXT. 244 • FAX (727) 399-1113

URGENT - VIOLATION

DATE: 08-09-2017

55447 BUILD CAPITAL LLC
7345 GREENHAWK PKWY
ORLANDO FL 32819

RE REFERENCE TO THE FOLLOWING:

345 PRUITT DR
MADEIRA BEACH, FL 33706
INSPECTION DATE: 08-09-2017
PARCEL NUMBER: 10-31-15-04483-001-0000
LEGAL DESCRIPTION: RAY POINT ESTATES 1ST AND BLK 3, LOT 9
SPECIAL MAGISTRATE - CODE ENFORCEMENT CASE #2017-132

Dear Property Owner/Occupant:

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

Ordinance:

Section 11-11 - Maintenance of Property
The owner/tenant(s) of private property are responsible for the maintenance of shrubs, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as "vegetation") on the property. The vegetation shall be maintained in a manner that is safe and attractive to the public and does not create a safety hazard or a nuisance. The vegetation shall be maintained in a manner that is safe and attractive to the public and does not create a safety hazard or a nuisance. The vegetation shall be maintained in a manner that is safe and attractive to the public and does not create a safety hazard or a nuisance.

[Private property and right-of-way shall be maintained with a barefoot type of soil, a ground cover, grass, or other ground cover material. The ground cover material shall be maintained at an overall height of not less than 12 inches. Organic mulch shall be composed of chipped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.

Violations: 7-4.2

Action: 7-4.2(a)-(c)

Special Magistrate - Violation of Subsection

Page 1 of 1

Outlook Express

7011 2970 0000 4874 2787

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	\$ 6.77

Postmark Here

Sent To	Smart Build Capital, LLC
Street, Apt. No., or PO Box No.	7345 Green Briar Pkwy.
City, State, ZIP+4	Orlando, FL 32819

PS Form 3800, August 2006 See Reverse for Instructions

CERTIFIED MAIL™



300 Municipal Drive
Madeira Beach, Florida 33708



7011 2970 0000 4874 2787

Hasler FIRST-CLASS MAIL

08/10/2017

US POSTAGE \$006.77



ZIP 33708
011E11676165

Smart Build Cap. LLC
7345 Green Briar Pkwy
Orlando FL 32819

The violation(s) must be corrected by **08-16-17**. 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 Patrick Krager

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.*



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: 08-09-2017

SMART BUILD CAPITAL LLC
7345 GREENBRIAR PKWY
ORLANDO FL 32819

IN REFERENCE TO THE FOLLOWING:

743 PRUITT DR
MADEIRA BEACH, FL 33708
INSPECTION DATE: 08-09-2017
PARCEL NUMBER: 10-31-15-04482-003-0090
LEGAL DESCRIPTION: BAY POINT ESTATES 1ST ADD BLK 3, LOT 9
SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2017.122

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.

(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.

Violation Text:

PROPERTY HAS NOT BEEN MOWED IN SEVERAL MONTHS.

Action Required:

PLEASE MOW THE GRASS.

Marks, Tim

From: Krager, Patrick <pkrager@pcsonet.com>
Sent: Wednesday, August 9, 2017 7:01 AM
To: Madeira Beach Code
Subject: 743 PRUITT DR NOV
Attachments: 743 PRUITT DR 002.JPG; 743 PRUITT DR 003.JPG; 743 PRUITT DR 004.JPG; 01Notice of Violation -.docx

Marks, Tim

From: Krager, Patrick <pkrager@pcsonet.com>
Sent: Wednesday, August 9, 2017 7:01 AM
To: Madeira Beach Code
Subject: 743 PRUITT DR NOV
Attachments: 743 PRUITT DR 002.JPG; 743 PRUITT DR 003.JPG; 743 PRUITT DR 004.JPG; 01Notice of Violation -.docx

Action Required: please mow the grass.

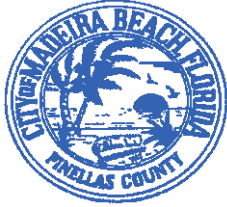
The violation(s) must be corrected by: **08/09/2017**

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 Patrick Krager
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) 391-9951 EXT. 295 ♦ FAX (727) 399-1131



COURTESY NOTICE LETTER TO PROPERTY OWNER

07/31/2017

SMART BUILD CAPITAL LLC
7345 GREENBRIAR PKWY
ORLANDO FL 32819

IN REFERENCE TO THE FOLLOWING:

743 PRUITT DR
MADEIRA BEACH

INSPECTION DATE: 07/31/2017

PARCEL NUMBER: 10-31-15-04482-003-0090

LEGAL DESCRIPTION: BAY POINT ESTATES 1ST ADD BLK 3, LOT 9

CODE ENFORCEMENT CASE # 2017.122

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.

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.

Marks, Tim

From: Krager, Patrick <pkrager@pcsonet.com>
Sent: Monday, July 31, 2017 10:02 AM
To: Madeira Beach Code
Subject: 743 PRUITT DR
Attachments: 12.04A -Courtesy Notice GRASS LETTER.docx; 743 PRUITT DR 001.JPG

Deputy Patrick Krager

Pinellas County Sheriff's Office
Patrol Operations Bureau – Community Policing
10750 Ulmerton Road
Largo, FL 33778
Office: (727) 582-6200



Email: pkrager@pcsonet.com

" Leading The Way For A Safer Pinellas "

300 Municipal Drive
Madeira Beach, Florida 33708

CITY OF
MADERA BEACH

0421 2202 2000 0621 5102
0421 2202 2000 0621 5102

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OFFICIAL USE

Certified Mail Fee \$	Postmark Here
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 \$ 6.56	
Sent To Next Stage Properties Street and Apt. No., or PO Box No. 16105 N. Florida Ave, Ste A City, State, ZIP+4® Lutz, FL 33549	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7015 1730 0002 3023 1740



CERTIFIED MAIL

Letter TO Owen
Regarding storm and
Hurricane
MAiled 8/2/2017

Next Stage Properties
16105 N. Florida Ave, Ste A
Lutz, FL 33549

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
- 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.	A. Signature ☒ [Signature] ☐ Agent ☐ Addressee B. Received by (Printed Name) BROCK A LEON C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Next Stage Properties 16105 N. Florida Ave, Ste A Lutz, FL 33549	
2. Article Number (Transfer from service label) 7015 1730 0002 3023 1740	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☐ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery
PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt	



300 Municipal Drive
Madeira Beach, Florida 33708
727-391-9951
Fax 727-399-1131
www.madeirabeachfl.gov

September 5th, 2017

Next Stage Properties LLC
16105 North Florida Avenue
Suite A
Lutz, FL 33549

To Whom this may concern:

Due to possible severe and dangerous Weather conditions – Hurricane Irma, there is a strong possibility this Special Magistrates Meeting on Wednesday, September 13th, 2017 could be cancelled.

Please Contact Deputy Krager on his direct line 727-580-2525 with a phone number you can be reached at.

Kind regards

A handwritten signature in black ink, appearing to read "Pat Krager". The signature is written in a cursive, flowing style.

Deputy Pat Krager
Community Policing



300 Municipal Drive
Madeira Beach, Florida 33708
727-391-9951
Fax 727-399-1131
www.madeirabeachfl.gov

September 5th, 2017

Next Stage Properties LLC
16105 North Florida Avenue
Suite A
Lutz, FL 33549

To Whom this may concern:

Due to possible severe and dangerous Weather conditions – Hurricane Irma, there is a strong possibility this Special Magistrates Meeting on Wednesday, September 13th, 2017 could be cancelled.

Please Contact Deputy Krager on his direct line 727-580-2525 with a phone number you can be reached at.

Kind regards

A handwritten signature in black ink, appearing to read "Pat Krager". The signature is written over a horizontal line.

Deputy Pat Krager
Community Policing



2016 Roll Details — Real Estate Account At 743 PRUITT DR, MADEIRA BEACH

[Print this page](#)

Real Estate Account #R115040

[Parcel details](#)[Latest bill](#)[Full bill history](#)**2016****2015****2014****2013**

...

1999**PAID****PAID****PAID****PAID****PAID**[Get Bills by Email](#)**PAID** 2016-11-18 \$2,734.95

Receipt #755-16-064115

Owner: NEXT STAGE PROPERTIES LLC

16105 N FLORIDA AVE STE A

LUTZ, FL 33549-6161

Situe: 743 PRUITT DR

MADEIRA BEACH

Account number: R115040

Parcel Number: 10/31/15/04482/003/0090

Millage code: MB - MADEIRA BEACH TR

Millage rate: 17.7663

Assessed value: 160,355

School assessed value: 160,355

Property Appraiser

Legal description

BAY POINT ESTATES 1ST ADD BLK 3, LOT 9

2016 Annual bill

[View](#)

Ad valorem: \$2,848.91

Non-ad valorem: \$0.00

Total Discountable: 2848.91

No Discount NAVA: 0.00

Total tax:

Location

Property class:

Range: 15

Township: 31

Section: 10

Neighborhood: BAY POINT ESTATES 1ST ADD

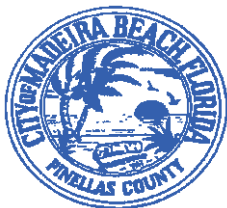
Block: 003

Lot: 0090

Use code: 0110

Total acres: 0.000





CITY OF MADEIRA BEACH

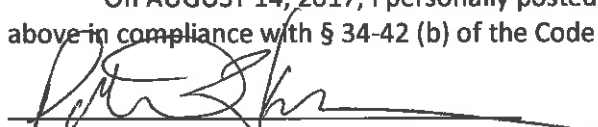
COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



AFFIDAVIT OF POSTING

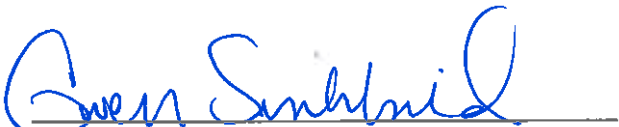
I, Pat Krager, *Code Enforcement Officer*, I have personal examined the property located at 743 Pruitt Dr, MADEIRA BEACH FL and described as LEGAL DESCRIPTION : BAY POINT ESTATES 1ST ADD BLK 3, LOT 9

On AUGUST 14, 2017, 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.


Pat Krager, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on this 29th day of August, 2017, Pat Krager personally appeared who executed the foregoing instrument and who is personally known to me.


Notary

SEAL



Marks, Tim

From: Krager, Patrick <pkrager@pcsonet.com>
Sent: Tuesday, September 5, 2017 11:12 AM
To: Madeira Beach Code
Subject: FW: 743 Pruitt Dr mowing
Attachments: 20170825_1328391.jpg; 20170825_1328121.jpg; 20170825_110281.jpg; 20170825_1102241.jpg; 743 Pruitt Dr. 8-25-17.doc

Print and place in the file please

Deputy Patrick Krager
Pinellas County Sheriff's Office
Patrol Operations Bureau
Community Policing Section
10750 Ulmerton Road
Largo, FL 33778
Office: (727) 582-6200
Email: pkrager@pcsonet.com

From: Wepfer, Megan [<mailto:mwepfer@madeirabeachfl.gov>]
Sent: Tuesday, September 05, 2017 11:09 AM
To: Roxby, Shannon <sroxby@pcsonet.com>; Krager, Patrick <pkrager@pcsonet.com>; Walter Pierce <wpierce@madeirabeachfl.gov>
Subject: 743 Pruitt Dr mowing

Here are the pictures for 743 Pruitt Dr.

Megan Wepfer
Administrative Assistant
City of Madeira Beach
P: 727-543-8154
F: 727-319-6857

From: Wepfer, Megan
Sent: Thursday, August 31, 2017 1:05 PM
To: Wepfer, Megan <mwepfer@madeirabeachfl.gov>
Subject: 743 Pruitt dr mowing

Sent from my Sprint Samsung Galaxy S7 edge.

City of Madeira Beach**INVOICE**

300 Municipal Drive
Madeira Beach, Florida 33708
Phone (727) 391-9951

INVOICE #743
DATE: 08-31-17

**TO: CODE ENFORCEMENT BOARD (CEB) CASES NO.
08.25- 743 Pruitt Dr.**

FOR:
Lawn Maintenance (Mowing)

DATE	LOCATION	LAWN MAINTENANCE COST	ADMINISTRATE FEES	LATE FEE	AMOUNT
CEB Case 08.18					
08-25-17	743 Pruitt Dr. Madeira Beach, FL 33708	100.00	200.00		300.00
				Total	\$300.00

Lawn Maintenance performed by **Deb Laramee**,
City of Madeira Beach Employee



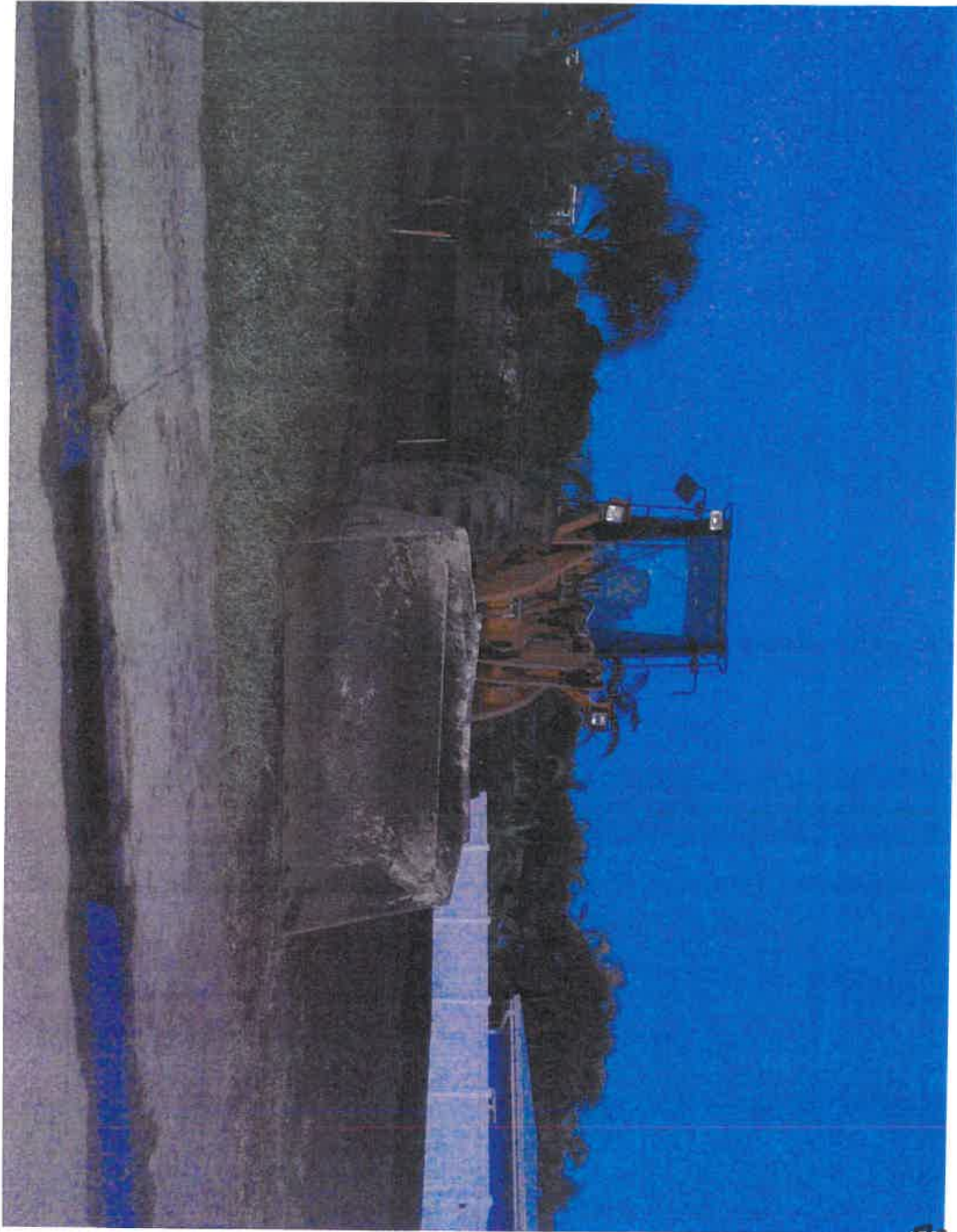
















Code Enforcement Hearing

Case No. 2017-133

October 11, 2017

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 AFFIDAVIT OF SERVICE

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

Case # 2017.133

Petitioner,

Vs.

**OVERTURE REALTY LLC
149 N LIMESTONE
LEXINGTON KY 40507-1124**

RE: Property:

**13222 3rd St. E,
Madeira Beach, FL 33708.**

Parcel #: 15-31-15-65304-011-0170

Property description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK K, LOT 17

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,

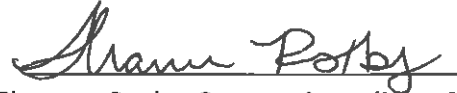
On the 20 day of September, 2017, I mailed a copy of the attached NOTICE OF

HEARING/ORDER via certified Mail, Return Receipt requested.

On the 20 day of September, 2017, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 20 day of September, 2017, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 13222 3rd St. E Madeira Beach FL. Parcel # 15-31-15-65304-011-0170 in the City of Madeira Beach.

On the 20 day of September, 2017, 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

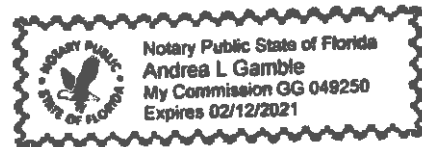
County of Pinellas

Before me on 20 day of September, 2017, 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.

OVERTURE REALTY LLC
149 N LIMESTONE
LEXINGTON KY 40507-1124

CASE # 2017.133

RE: PROPERTY: 13222 3rd St. E, Madeira Beach, FL 33708.

Parcel #: 15-31-15-65304-011-0170

Property Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK K, LOT 17

Respondent.

YOU ARE HEREBY FORMALLY NOTIFIED	that at	2:00 pm	on	WEDNESDAY	the	11th	day of
OCTOBER	,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. 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.

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.

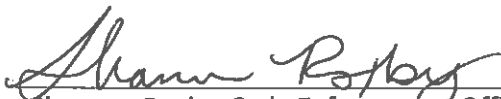
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Assistant to Code Enforcement of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 x 244.

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 20 day of October, 2017.


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**

SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2017.133

DATE: 09-20-2017

OVERTURE REALTY LLC

149 N LIMESTONE

LEXINGTON KY 40507-1124

RE: Property: 13222 3RD ST E, Madeira Beach, FL 33708.

Parcel #: 15-31-15-65304-011-0170

Description of Property: PAGE'S REPLAT OF MITCHELL'S BEACH BLK K, LOT 17

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.

- 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.
- On 08/08/2017 the property was inspected and the listed violation was found

- A courtesy notice letter was mailed out on 8/08/2017.
- On 08/18/2017 the property was re-inspected and the property was still in violation and a Notice of Violation was sent.
- On 08/25/2017 the property was inspected a 3rd time and was still in violation.
- On 08/25/2017 a Hearing was set for September 13th, 2017.
- Due to Hurricane Irma, the hearing was rescheduled for October 11th, 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 Shannon Roxby, Community Policing Officer

300 Municipal Drive
Madeira Beach, Florida 33708



7015 1730 0002 3023 1962



ZIP 33708
011E11676165

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

OFFICIAL USE

Certified Mail Fee

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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

\$

Total Postage and Fees

\$

Sent To Overture Realty, LLC

Street and Apt. No., or PO Box No. 149 N. Limestone

City, State, ZIP+4® Lexington, KY 40507-1124

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

296T E20E 2000 DECT 5102

OVERTURE REALTY LLC
149 N. Limestone
Lexington, Ky 40507-1124



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: 08/18/17

OVERTURE REALTY LLC
149 N LIMESTONE
LEXINGTON KY 40507-1124

IN REFERENCE TO THE FOLLOWING:

13222 3RD ST E
MADEIRA BEACH, FL 33708

INSPECTION DATE: 08/18/17

PARCEL NUMBER: 15-31-15-65304-011-0170

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH BLK K, LOT 17

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2017.133

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.

- (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.

Violation Text: The grass has not been mowed.

Action Required:

The sod shall be maintained at a maximum height of six inches or less, it needs to be mowed.

The violation(s) must be corrected by **08/25/17**. 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

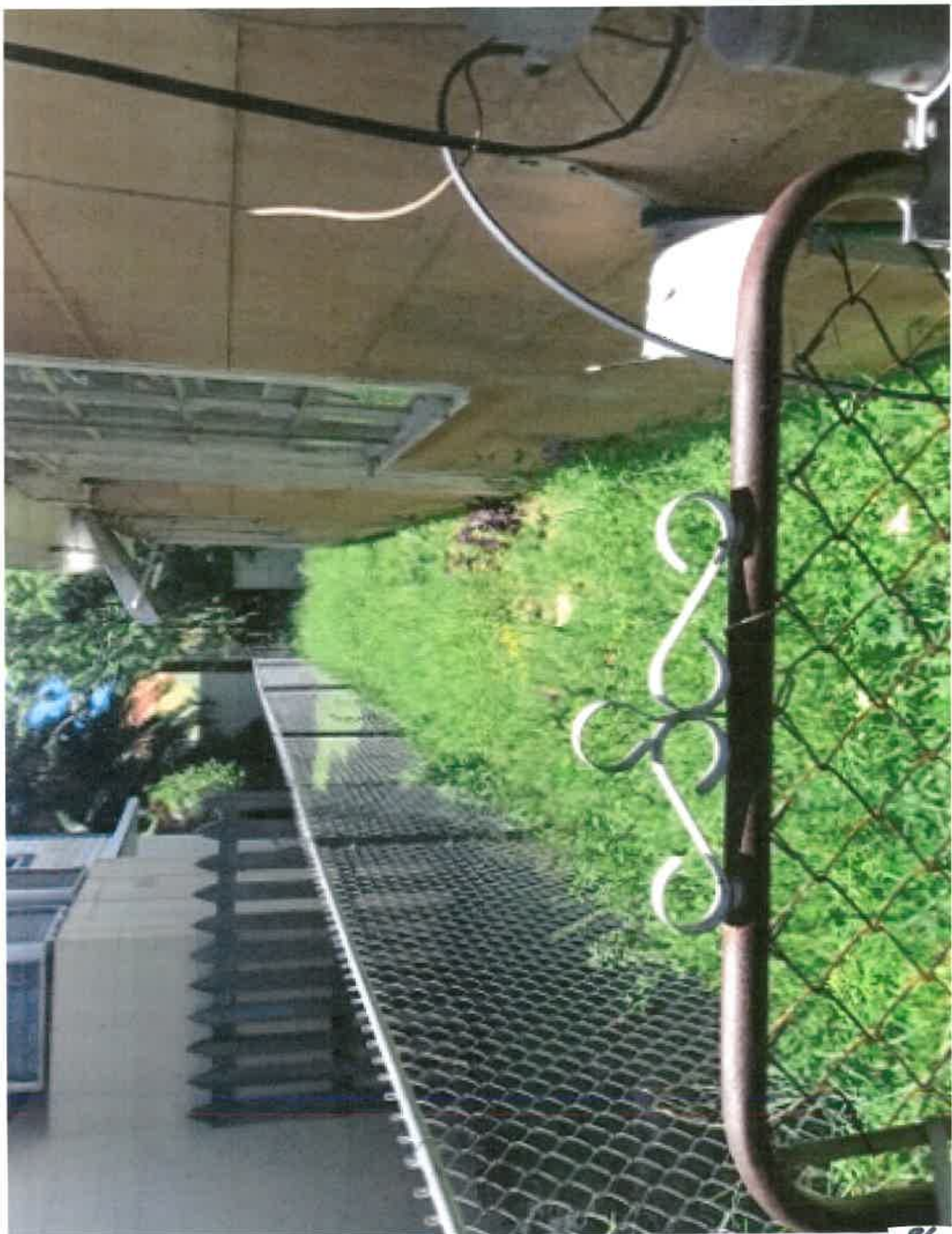
Code Enforcement Officer
Telephone: (727) 391-9951 x 295

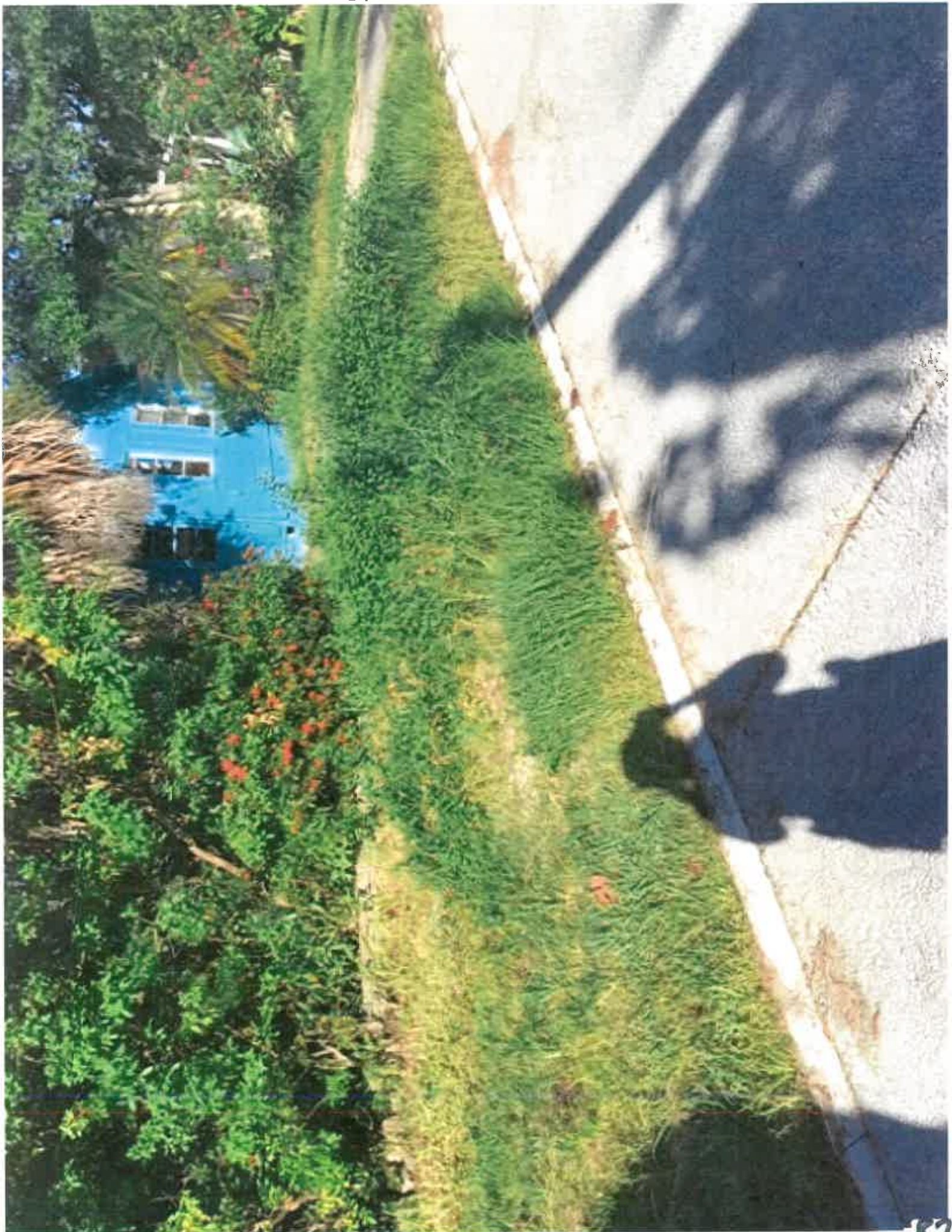
Method of Delivery: ☐ Certified Mail ☐ Regular Mail

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.









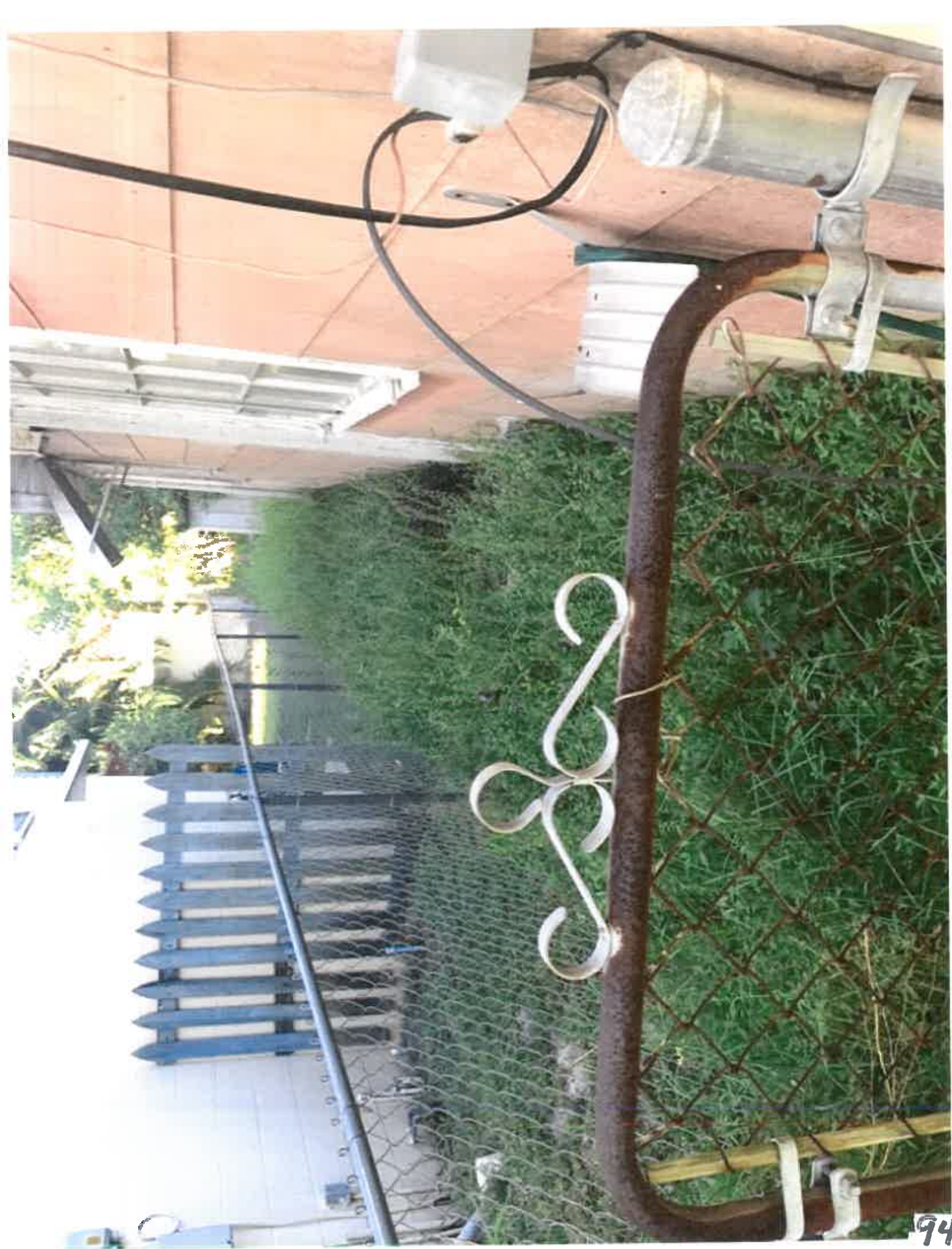




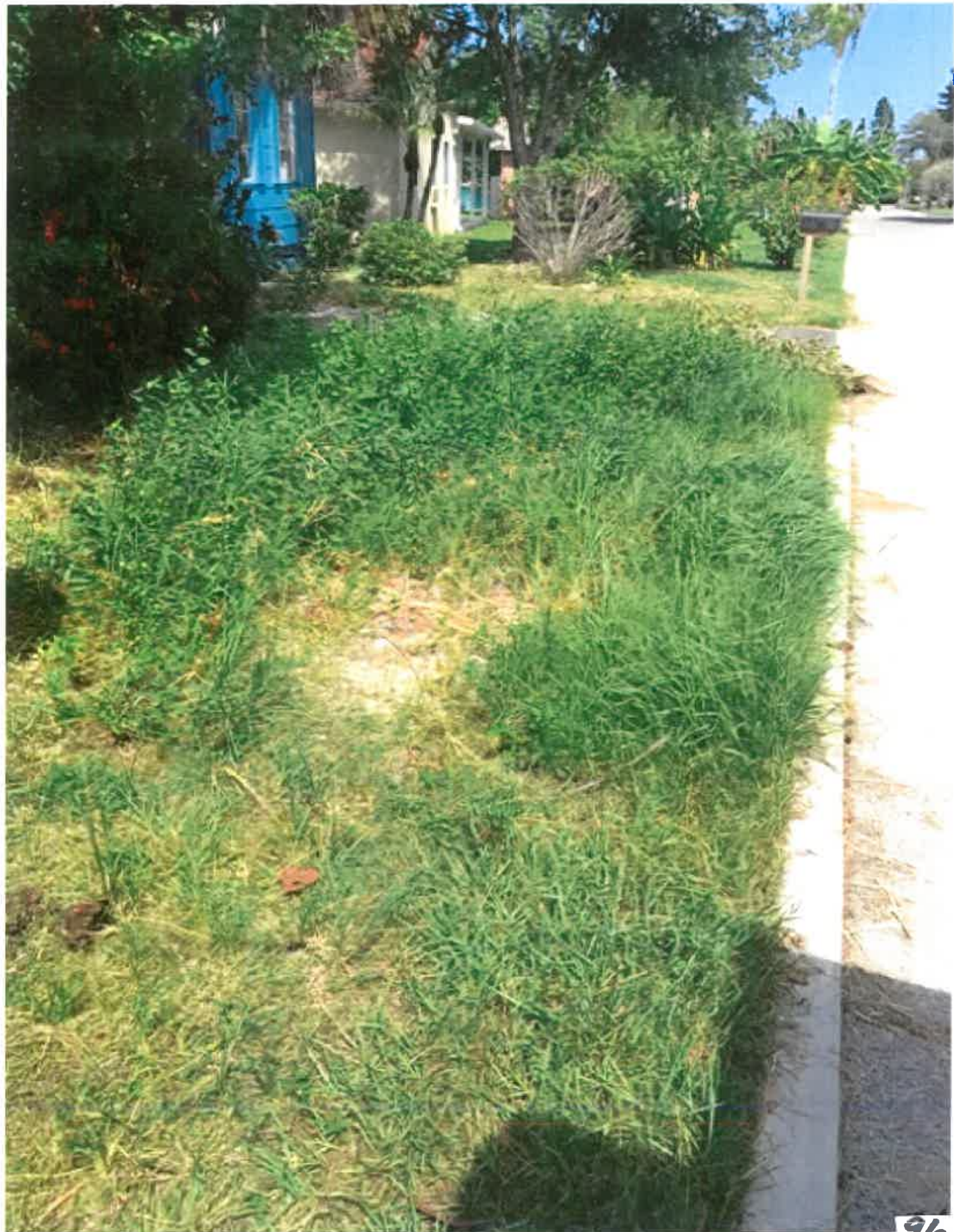














SPECIAL MAGISTRATE
NOTICE OF VIOLATION

DATE: 08/18/17

OVERTURE REALTY LLC
149 N LIMESTONE
LEXINGTON KY 40507-3324

IN REFERENCE TO THE FOLLOWING:

13222 Yth ST E
MADISON BEACH, FL 32708

INSPECTION DATE: 06/18/17

PARCEL NUMBER: 15-31-15-65304-011-0170

LEGAL DESCRIPTION: PAGE'S REPLAY OF MITCHELL'S BEACH BLK K, LOT 17

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #2017.133

Deal Property Owner/Occupant

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

Keywords: *Self-esteem, self-esteem threat, self-esteem threat sensitivity, self-esteem threat sensitivity scale, self-esteem threat sensitivity scale-2*

© 2008 Blackwell Publishing Ltd *Journal of Internal Medicine* 263: 257–265

^aThe term "ecosystem services" of various organisms are responsible for the maintenance of forests, trees, grass, ground cover, flowering, pollinating, organic matter, and vegetation of one type or another. Ecosystems observed by re-vegetation and suggest suitable habitat for such processes and ensuring.

^aBased on mean values of mean effect for treatment with 500 mg of active ingredient of herbicide. ^bBased on mean values of mean effect for treatment with 1000 mg of active ingredient of herbicide. ^cBased on mean values of mean effect for treatment with 1500 mg of active ingredient of herbicide. ^dBased on mean values of mean effect for treatment with 2000 mg of active ingredient of herbicide. ^eBased on mean values of mean effect for treatment with 2500 mg of active ingredient of herbicide. ^fBased on mean values of mean effect for treatment with 3000 mg of active ingredient of herbicide. ^gBased on mean values of mean effect for treatment with 3500 mg of active ingredient of herbicide. ^hBased on mean values of mean effect for treatment with 4000 mg of active ingredient of herbicide. ⁱBased on mean values of mean effect for treatment with 4500 mg of active ingredient of herbicide. ^jBased on mean values of mean effect for treatment with 5000 mg of active ingredient of herbicide. ^kBased on mean values of mean effect for treatment with 5500 mg of active ingredient of herbicide. ^lBased on mean values of mean effect for treatment with 6000 mg of active ingredient of herbicide. ^mBased on mean values of mean effect for treatment with 6500 mg of active ingredient of herbicide. ⁿBased on mean values of mean effect for treatment with 7000 mg of active ingredient of herbicide. ^oBased on mean values of mean effect for treatment with 7500 mg of active ingredient of herbicide. ^pBased on mean values of mean effect for treatment with 8000 mg of active ingredient of herbicide. ^qBased on mean values of mean effect for treatment with 8500 mg of active ingredient of herbicide. ^rBased on mean values of mean effect for treatment with 9000 mg of active ingredient of herbicide. ^sBased on mean values of mean effect for treatment with 9500 mg of active ingredient of herbicide. ^tBased on mean values of mean effect for treatment with 10000 mg of active ingredient of herbicide.

Source: *Author's compilation*.

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CITY OF MADEIRA BEACH

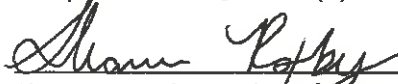
COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131



AFFIDAVIT OF POSTING

I, Shannon Roxby, *Code Enforcement Officer*, have personally examined the property located at 13222
3rd St E and described as PAGE'S REPLAT OF MITCHELL'S BEACH BLK K, LOT 17

On 08/22/17, 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.

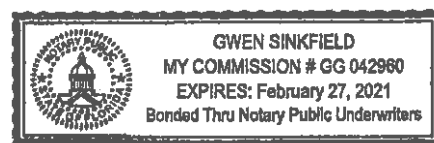

Shannon Roxby, Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me on this 24 day of August, 2017, Shannon Roxby, personally appeared who
executed the foregoing instrument and who is personally known to me.


Notary

SEAL





300 Municipal Drive
Madeira Beach, Florida 33708
727-391-9951
Fax 727-399-1131
www.madeirabeachfl.gov

September 5th, 2017

Overture Realty LLC
149 North Limestone
Lexington, KY 40507

To whom this may concern:

Due to possible severe and dangerous Weather conditions – Hurricane Irma, there is a strong possibility this Special Magistrates Meeting on Wednesday, September 13th, 2017 could be cancelled.

Please Contact Deputy Krager on his direct line 727-580-2525 with a phone number you can be reached at.

Kind regards

A handwritten signature in black ink, appearing to read "Pat Krager", followed by a long horizontal line extending to the right.

Deputy Pat Krager
Community Policing

Marks, Tim

From: Krager, Patrick <pkrager@pcsonet.com>
Sent: Friday, September 1, 2017 7:59 AM
To: Madeira Beach Code
Subject: FW: 13222 3rd St. E mowing
Attachments: 20170825_1045301.jpg; 20170825_1038301.jpg; 20170825_1038241.jpg; 20170825_1011551.jpg; 20170825_0959441.jpg; 20170825_0945221.jpg; 13222 3rd St. E 8-25-17.doc

Print these out please and put them the file.

Deputy Patrick Krager
Pinellas County Sheriff's Office
Patrol Operations Bureau
Community Policing Section
10750 Ulmerton Road
Largo, FL 33778
Office: (727) 582-6200
Email: pkrager@pcsonet.com

From: Wepfer, Megan [<mailto:mwepfer@madeirabeachfl.gov>]
Sent: Thursday, August 31, 2017 1:11 PM
To: Krager, Patrick <pkrager@pcsonet.com>
Subject: 13222 3rd St. E mowing

Here are the pictures and also the invoice for the 13222 3rd St. E mowing.

Megan Wepfer
Administrative Assistant
City of Madeira Beach
P: 727-543-8154
F: 727-319-6857

City of Madeira Beach**INVOICE**

300 Municipal Drive
Madeira Beach, Florida 33708
Phone (727) 391-9951

INVOICE #13222
DATE: 08-31-17

**TO: CODE ENFORCEMENT BOARD (CEB) CASES NO.
08.25- 13222 3rd St. E**

FOR:
Lawn Maintenance (Mowing)

DATE	LOCATION	LAWN MAINTENANCE COST	ADMINISTRATE FEES	LATE FEE	AMOUNT
CEB Case 08.18					
08-25-17	13222 3 rd St. E. Madeira Beach, FL 33708	100.00	200.00		300.00
				Total	\$300.00

Lawn Maintenance performed by **Deb Laramee,**
City of Madeira Beach Employee







