



**SPECIAL MAGISTRATE-  
VARIANCE/SPECIAL EXCEPTION  
USE/CODE ENFORCEMENT  
HEARING AGENDA**  
Monday, July 06, 2026 at 12:00 PM  
Commission Chambers, 300 Municipal Drive,  
Madeira Beach, FL 33708

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This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

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**1. CALL TO ORDER**

**2. PUBLIC COMMENT**

*Public participation is encouraged. If you are addressing the Special Magistrate, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.*

*Public comment on agenda items will be allowed when they come up.*

*For any quasi-judicial hearings that might be on the agenda, an affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director, not less than five days prior to the hearing.*

**3. SPECIAL MAGISTRATE STATEMENT**

**4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES**

**5. NEW BUSINESS**

**A.** CE-25-18 - 14225 N Bayshore Dr

**B.** CE-26-59 - 15320 HARBOR DR

**C.** CE-26-7 - 120 146TH AVE E # 3

**D.** CE-25-118 - 223 148TH AVE E

**E.** CE-25-163 - 14076 N BAYSHORE DR

- F. CE-25-186 - 600 FLAMINGO DR
- G. CE-25-132 - 13149 3RD ST E
- H. CE-26-22 - 500 NORMANDY RD
- I. CE-26-33 - 12971 PELICAN LN
- J. CE-26-34 - 12959 PELICAN LN
- K. CE-26-45 - 14902 N BAYSHORE DR

## 6. OLD BUSINESS

- A. CE-26-44 - 13406 BOCA CIEGA AVE (Continuation)
- B. CE-25-137 - 913 BAY POINT DR (Affidavit of Compliance)
- C. CE-24-254 - 433 BOCA CIEGA DR (Affidavit of Compliance)
- D. 2025.003 - 4TH ST E (Affidavit of Compliance)

## 7. ADJOURNMENT

### **One or more Elected or Appointed Officials may be in attendance.**

*Any person who decides to appeal any decision of the Special Magistrate 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 minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Marci Forbes, Community Development Director at 727-391-9951, ext. 244 or email a written request to [mforbes@madeirabeachfl.gov](mailto:mforbes@madeirabeachfl.gov).*



**Parcel Summary**  
 (as of 24-Jun-2026)

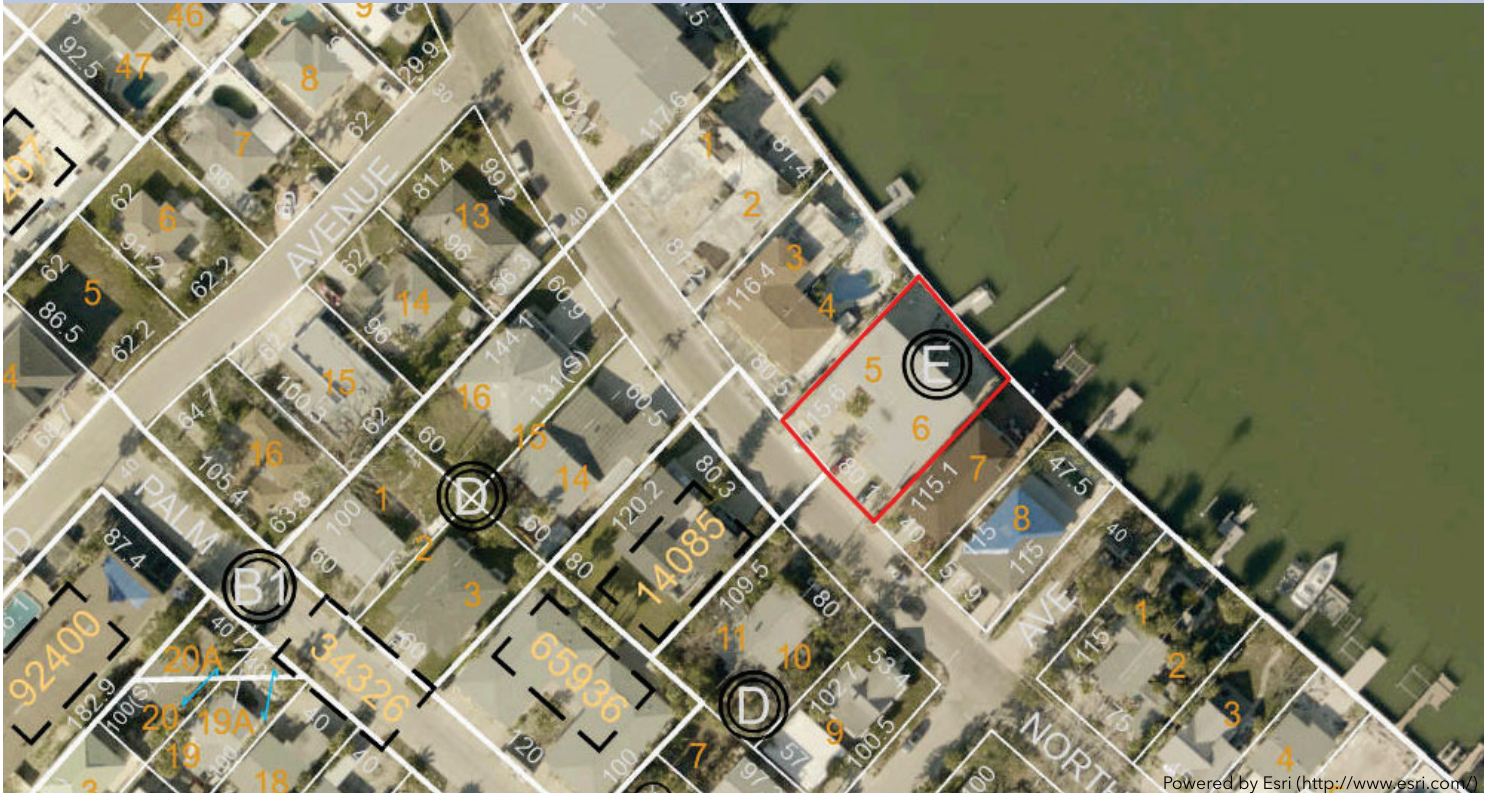
Parcel Number

**10-31-15-34326-005-0050**

- Owner Name  
**MIHOS, ANASTASIOS LIVING TRUST**  
**MIHOS, ANASTASIOS TRE**
- Property Use  
**0822 Apartments (5-9 units)**
- Site Address  
**14225 N BAYSHORE DR**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**1927 LEVINE LN**  
**CLEARWATER, FL 33760-1612**
- Legal Description  
**GULF SHORES 1ST ADD BLK E, LOTS 5 AND 6**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1956**

Heated SF	Gross SF	Living Units	Buildings
<b>5,516</b>	<b>7,004</b>	<b>7</b>	<b>1</b>

**Parcel Map**



Powered by Esri (<http://www.esri.com/>)

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications	Item 5A.
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).	
2026	No	0%			
2025	No	0%			

#### Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18870/1490	Find Comps	<a href="#">278.01</a>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	21/14

#### 2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000

#### Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$1,575,000	\$1,237,435	\$1,237,435	\$1,575,000	\$1,237,435
2023	N	\$1,330,000	\$1,124,941	\$1,124,941	\$1,330,000	\$1,124,941
2022	N	\$1,280,000	\$1,022,674	\$1,022,674	\$1,280,000	\$1,022,674
2021	N	\$996,400	\$929,704	\$929,704	\$996,400	\$929,704
2020	N	\$895,237	\$845,185	\$845,185	\$895,237	\$845,185

#### 2025 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

#### Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Jul-2015	\$777,000	<a href="#">Q</a>	I	DING LLC	MIHOS ANASTASIOS TRUSTEE	18870/1490
23-Dec-2004	\$850,000	<a href="#">Q</a>	I	FULLERTON TODD TR	DING LLC	14048/2330
13-Nov-2000	\$0	<a href="#">U</a>	I	STIEGLER WERNER J	FULLERTON, TODD TRE	11118/1088
02-Nov-2000	\$380,000	<a href="#">Q</a>	I	STIEGLER WERNER J	FULLERTON, TODD TRE	11109/2673
22-Dec-1987	\$275,000	<a href="#">Q</a>				06648/1100

#### 2025 Land Information

Land Area:  $\cong$  9,222 sf |  $\cong$  0.21 acres

Frontage and/or View: Intracoastal

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	80x115	\$10,300	80.00	FF	1.0388	\$855,971

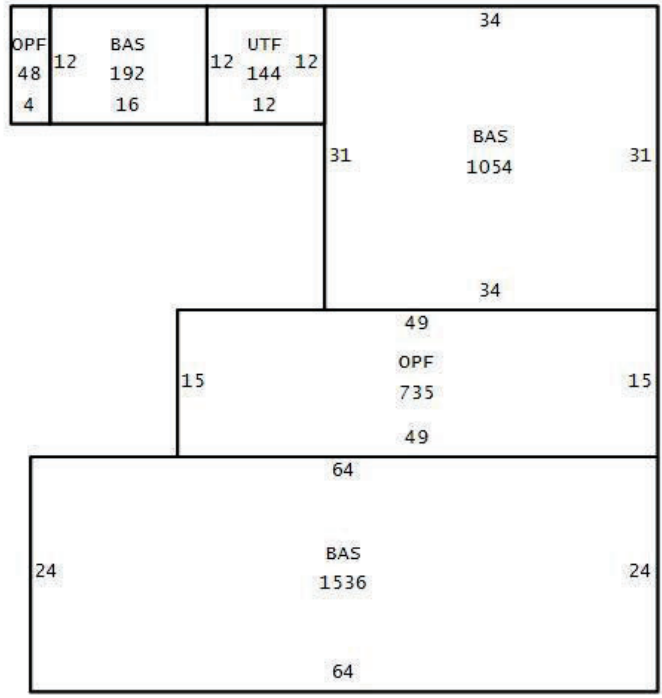
#### 2025 Building 1 Structural Elements and Sub Area Information

Item 5A.

**Structural Elements**

Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Walls: Concrete Blk/Stucco  
 Unit Stories: 2  
 Roof Frame: Flat  
 Living Units: 7  
 Roof Cover: Built Up/Composition  
 Year Built: 1956  
 Building Type: Garden Apartments  
 Quality: Average  
 Floor Finish: Carpet Combination  
 Interior Finish: Dry Wall  
 Cooling: Unit Heater  
 Fixtures: 21  
 Effective Age: 27

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	2,782	2,782
Upper Story (USF):	2,590	2,590
Utility (UTF):	144	144
Open Porch (OPF):	0	1,488
<b>Total Area SF:</b>	<b>5,516</b>	<b>7,004</b>



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$51.00	216.0	\$11,016	\$4,406	1966
DOCK	\$51.00	72.0	\$3,672	\$1,469	1996
PATIO/DECK	\$15.00	2,000.0	\$30,000	\$12,000	1994
SHUFBDCT	0.00	1	\$0	\$0	1956

**Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">2024-2986-BWDS</a>	WINDOWS/DOORS	09/17/2024	\$7,200

Permit Number	Description	Issue Date	Estimated Value
<a href="#">2023-2624-RINT</a>	ADDITION/REMODEL/RENOVATION	02/26/2024	\$45,511
<a href="#">2023-2246-RINT</a>	ADDITION/REMODEL/RENOVATION	09/27/2023	\$6,000
<a href="#">2023-2169-ROOF</a>	ROOF	09/20/2023	\$25,500
<a href="#">2023-2255-DEMO</a>	DEMOLITION	09/15/2023	\$2,400
<a href="#">BR3926</a>	ADDITION/REMODEL/RENOVATION	08/05/2019	\$18,000
<a href="#">826</a>	MISCELLANEOUS	08/15/2016	\$1,000
<a href="#">556</a>	DOCK	05/17/2016	\$1,250
<a href="#">138</a>	ROOF	12/17/2015	\$0
<a href="#">201211414</a>	ROOF	11/29/2012	\$12,800

Item 5A.

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 5A.

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$18682.21				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115451		MB

PARCEL NO.: 10/31/15/34326/005/0050  
 SITE ADDRESS: 14225 N BAYSHORE DR, MADEIRA BEACH  
 PLAT: 21 PAGE: 14  
 LEGAL:  
 GULF SHORES 1ST ADD  
 BLK E, LOTS 5 AND 6

MIHOS, ANASTASIOS LIVING TRUST  
 MIHOS, ANASTASIOS TRE  
 1927 LEVINE LN  
 CLEARWATER, FL 33760-1612

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	1,200,000	0	1,200,000	5,450.76
HEALTH DEPARTMENT	0.0713	1,200,000	0	1,200,000	85.56
EMS	0.8050	1,200,000	0	1,200,000	966.00
SCHOOL-STATE LAW	3.0450	1,200,000	0	1,200,000	3,654.00
SCHOOL-LOCAL BD.	3.2480	1,200,000	0	1,200,000	3,897.60
MADEIRA BEACH	2.7500	1,200,000	0	1,200,000	3,300.00
SW FLA WTR MGMT.	0.1831	1,200,000	0	1,200,000	219.72
PINELLAS COUNTY PLN.CNCL.	0.0175	1,200,000	0	1,200,000	21.00
JUVENILE WELFARE BOARD	0.8250	1,200,000	0	1,200,000	990.00
SUNCOAST TRANSIT AUTHORITY	0.7300	1,200,000	0	1,200,000	876.00
<b>TOTAL MILLAGE</b>	<b>16.2172</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$19,460.64</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$19,460.64</b>
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

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 MIHOS, ANASTASIOS TRE  
 1927 LEVINE LN  
 CLEARWATER, FL 33760-1612

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

February 7, 2025

MIHOS, ANASTASIOS LIVING TRUST  
MIHOS, ANASTASIOS TRE  
1927 LEVINE LN  
CLEARWATER, FL 33760-1612  
Case Number: CE-25-18

**RE Property:** 14225 N Bayshore Dr      **Parcel #**10-31-15-34326-005-0050

**Legal Description:** GULF SHORES 1ST ADD BLK E, LOTS 5 AND 6

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**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**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.

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

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(7)Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

**Violation Detail(s):**

Exterior maintenance required on property. Damaged overhang, and paint needed on exterior.

**Corrective Action(s):**

Exterior maintenance required for the mentioned violation(s). Please note on the scope of work for fascia/soffits, a permit may be required.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
February 21, 2025

**Grace Mills, Code Compliance Officer II**  
**City of Madeira Beach**  
[gmills@madeirabeachfl.gov](mailto:gmills@madeirabeachfl.gov)  
**727-742-1645**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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2/7/2025

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



2/7/2025

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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

March 4, 2025

MIHOS, ANASTASIOS LIVING TRUST  
MIHOS, ANASTASIOS TRE  
1927 LEVINE LN  
CLEARWATER, FL 33760-1612  
Case Number: CE-25-18

**RE Property:** 14225 N Bayshore Dr      **Parcel #**10-31-15-34326-005-0050

**Legal Description:** GULF SHORES 1ST ADD BLK E, LOTS 5 AND 6

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**NOTICE OF CODE VIOLATION**

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**Violation Detail(s):**

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**Corrective Action(s):**

Exterior maintenance required for the mentioned violation(s). Please note on the scope of work for fascia/soffits, a permit may be required.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
March 18, 2025

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

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2/7/2025

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2/7/202

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

CERTIFIED MAIL



9589 0710 5270 2237 2058 04



quadiant

Item 5A.

FIRST-CLASS MAIL

IMI

\$009.64<sup>0</sup>

03/05/2025 ZIP 33708  
043M31233717

US POST



pal Drive  
Florida 33708

March 4, 2025

MIHOS, ANASTASIOS LIVING TRUST  
MIHOS, ANASTASIOS TRE  
1927 LEVINE LN  
CLEARWATER, FL 33760-1612

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

Item 5A.

**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:

mihos, Anastasios Liv. Tru  
 mihos, Anastasios Tre  
 1927 Levine LN  
 Clearwater, FL 33760  
 CE-25-18



9590 9402 8374 3156 7199 38

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2058 04

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

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 Item 5A.  
 X  Addressee

B. Received by (Printed Name) C. Date of Delivery

1. Article Addressed to:  
 Mihos, Anastasios Liv. Tre  
 Mihos, Anastasios Tre  
 1927 Levine LN  
 Clearwater, FL 33760  
 ce-25-18

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

Anastasios Mihos



9590 9402 8374 3156 7199 38

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

2. Article Number (Transfer from service label)

589 0710 5270 2237 2058 04

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-18

MIHOS, ANASTASIOS LIVING TRUST  
MIHOS, ANASTASIOS TRE  
1927 LEVINE LN  
CLEARWATER, FL 33760-1612

Respondents.

**RE Property:** 14225 N BAYSHORE DR

**Parcel #**10-31-15-34326-005-0050

**Legal Description:** GULF SHORES 1ST ADD BLK E, LOTS 5 AND 6

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

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.

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

Sec. 14-70. - Same—General maintenance.

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preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

Please bring the property into compliance within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

*Connor Mecko*

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**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-18

MIHOS, ANASTASIOS LIVING TRUST  
MIHOS, ANASTASIOS TRE  
1927 LEVINE LN  
CLEARWATER, FL 33760-1612

Respondents.

**RE Property:** 14225 N BAYSHORE DR

**Parcel #**10-31-15-34326-005-0050

**Legal Description:** GULF SHORES 1ST ADD BLK E, LOTS 5 AND 6

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **July, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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.

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

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation

and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.  
Dated this 25 day of June, 2026.

*Connor Mecko*

---

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-18

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Respondents.

**RE Property:** 14225 N BAYSHORE DR

**Parcel #**10-31-15-34326-005-0050

**Legal Description:** GULF SHORES 1ST ADD BLK E, LOTS 5 AND 6

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14225 N BAYSHORE DR, Parcel #10-31-15-34326-005-0050 the City of Madeira Beach.

On the 25 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Connor Mecko*

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 25<sup>th</sup> day of June, 2026, by Connor Mecko, who is personally known to me, or produced \_\_\_\_\_ as identification.  
My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 2:47:19

Item 5A.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a public notice board with two panels. The left panel is titled "CITY OF MADEIRA BEACH" and the right panel is titled "MEETING NOTICES". Both panels contain multiple copies of meeting notices, each secured with a pushpin. The notices are organized into columns and contain text regarding city meetings, including dates, times, and locations. The text is small and difficult to read in detail, but the layout is consistent across the pages. The board is mounted on a light-colored wall.





**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
**(as of 24-Jun-2026)**

Parcel Number

**09-31-15-52632-000-0280**

- Owner Name  
**POWELL, AMY B**
- Property Use  
**0110 Single Family Home**
- Site Address  
**15320 HARBOR DR  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**15320 HARBOR DR  
MADEIRA BEACH, FL 33708-1821**
- Legal Description  
**LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 28**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1955**

Living SF	Gross SF	Living Units	Buildings
<b>1,305</b>	<b>2,015</b>	<b>1</b>	<b>1</b>



**Exemptions**

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

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19749/0791	\$637,500	<a href="#">278.01</a>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	28/74


**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$551,348	\$459,636	\$408,914	\$434,636	\$408,914

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$737,094	\$472,351	\$422,351	\$447,351	\$422,351
2023	Y	\$785,564	\$458,593	\$408,593	\$433,593	\$408,593
2022	Y	\$620,953	\$445,236	\$395,236	\$420,236	\$395,236
2021	Y	\$432,268	\$432,268	\$382,268	\$407,268	\$382,268
2020	Y	\$499,845	\$468,056	\$418,056	\$443,056	\$418,056

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	<a href="#">(MB)</a>

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Aug-2017	\$475,000	<a href="#">Q</a>	I	SKOPAL MARCELLA	POWELL AMY B	<a href="#">19749/0791</a>
26-Dec-1989	\$100	<a href="#">U</a>	I	VAVROUCH VLASTIMIL DECD	VAVROUCH, BLAHOMIR	<a href="#">07160/1585</a>
31-Jan-1981	\$4,800	<a href="#">U</a>				<a href="#">05301/1632</a>
31-Dec-1973	\$39,000	<a href="#">Q</a>				<a href="#">04115/1712</a>
31-Dec-1970	\$28,000	<a href="#">Q</a>				<a href="#">03357/0116</a>

**2025 Land Information**

Land Area:  $\cong$  6,064 sf |  $\cong$  0.13 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x100	\$10,300	60.00	FF	1.0300	\$636,540

**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation: Continuous Footing Poured	Base (BAS):	1,305	1,305
Floor System: Slab On Grade			

<b>Structural Elements</b>		<b>Sub Area</b>	<b>Living Area SF</b>	<b>Gross Area SF</b>
Exterior Walls:	Cb Stucco/Cb Reclad			
Unit Stories:	1	Garage Unfinished (GRU):	0	247
Living Units:	1	Open Porch (OPF):	0	144
Roof Frame:	Flat Shed	Screen Porch (SPF):	0	189
Roof Cover:	Bu Tar & Gravel Alt	Utility Unfinished (UTU):	0	130
Year Built:	1955	<b>Total Area SF:</b>	<b>1,305</b>	<b>2,015</b>
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	6			
Effective Age:	43			

Item 5B.

2025 Extra Features

Item 5B.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$51.00	336.0	\$17,136	\$6,854	1990

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y <span style="border: 1px solid black; padding: 2px;">Item 5B.</span>
PATIO/DECK	0.00	1	\$0	\$0	1955

### Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">2025-4528-RINT</a>	ADDITION/REMODEL/RENOVATION	01/21/2026	\$55,004
<a href="#">P20210395</a>	PLUMBING	05/03/2021	\$5,800
<a href="#">PER-H-CB233413</a>	ROOF	04/12/2001	\$8,450

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 5B.

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$6521.59				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R103219	* CL-0012322	MB

\* NATIONSTAR MTG LLC DBA MR. COOPER

POWELL, AMY B  
 15320 HARBOR DR  
 MADEIRA BEACH, FL 33708-1821

PARCEL NO.: 09/31/15/52632/000/0280  
 SITE ADDRESS: 15320 HARBOR DR, MADEIRA BEACH  
 PLAT: 28 PAGE: 74  
 LEGAL:  
 LONE PALM BEACH 5TH ADD  
 BLK 29 REPLAT  
 LOT 28

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	459,636	50,722	408,914	1,857.41
HEALTH DEPARTMENT	0.0713	459,636	50,722	408,914	29.16
EMS	0.8050	459,636	50,722	408,914	329.18
SCHOOL-STATE LAW	3.0450	459,636	25,000	434,636	1,323.47
SCHOOL-LOCAL BD.	3.2480	459,636	25,000	434,636	1,411.70
MADEIRA BEACH	2.7500	459,636	50,722	408,914	1,124.51
SW FLA WTR MGMT.	0.1831	459,636	50,722	408,914	74.87
PINELLAS COUNTY PLN.CNCL.	0.0175	459,636	50,722	408,914	7.16
JUVENILE WELFARE BOARD	0.8250	459,636	50,722	408,914	337.35
SUNCOAST TRANSIT AUTHORITY	0.7300	459,636	50,722	408,914	298.51
<b>TOTAL MILLAGE</b>	<b>16.2172</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$6,793.32</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$6,793.32</b>
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

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 PLAT: 28 PAGE: 74  
 LEGAL:  
 LONE PALM BEACH 5TH ADD  
 BLK 29 REPLAT  
 LOT 28

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

APRIL 9, 2026

POWELL, AMY B  
15320 HARBOR DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-26-59

**RE Property:** 15320 HARBOR DR

**Parcel #**09-31-15-52632-000-0280

**Legal Description:** LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 28

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

**Violation Detail(s):**

Damaged dock on property

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to remove the dock, or for repairs. If a permit cannot be obtained, the structure must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
**APRIL 23, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

APRIL 23, 2026

POWELL, AMY B  
15320 HARBOR DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-26-59

**RE Property:** 15320 HARBOR DR

**Parcel #**09-31-15-52632-000-0280

**Legal Description:** LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 28

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Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MAY 7, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-391-9951

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300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



9589 0710 5270 3659 8651 33



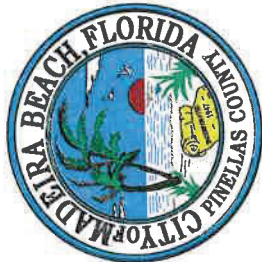
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FIRST-CLASS MAIL  
IMI **\$010.44**<sup>0</sup>  
04/22/2026 ZIP 33708  
043M31233717

US POSTAGE

APRIL 23, 2026

POWELL, AMY B  
15320 HARBOR DR  
MADEIRA BEACH, FL 33708  
Case Number: CF-26-59

**CERTIFIED MAIL®**



300 Municipal Drive  
Madeira Beach, Florida 33708

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04/22/2026 ZIP 33708  
043M31233717

US POSTAGE

25-N

APRIL 23, 2026

POWELL, AMY B  
15320 HARBOR DR  
MADEIRA BEACH, FL 33708

33708191600 UMC

NIXIE 339 05 1 0005 / 13 / 26  
 RETURN TO SENDER  
 UNCLAIMED  
 UNABLE TO FORWARD

8C: 33708191600 \*2374-00695-13-28

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

June 25, 2026  
City of Madeira Beach  
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Respondents.

**RE Property:** 15320 HARBOR DR

**Parcel #**09-31-15-52632-000-0280

**Legal Description:** LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 28

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

Please bring the property into compliance within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

*Connor Mecko*

---

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

June 25, 2026  
City of Madeira Beach  
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**NOTICE OF HEARING**

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YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **July, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 25 day of June, 2026.

*Connor Mecko*

---

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-59

POWELL, AMY B  
15320 HARBOR DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 15320 HARBOR DR

**Parcel #**09-31-15-52632-000-0280

**Legal Description:** LONE PALM BEACH 5TH ADD BLK 29 REPLAT LOT 28

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 15320 HARBOR DR, Parcel #09-31-15-52632-000-0280 the City of Madeira Beach.

On the 25 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Connor Mecko*

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization, this 25<sup>th</sup> day of June, 2026, by Connor Mecko, who is personally known to me, or produced \_\_\_\_\_ as identification.  
My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 1:40:57

Item 5B.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a public notice board with two panels. The left panel is titled "CITY OF MADEIRA BEACH" and the right panel is titled "MEETING NOTICES". Both panels contain multiple copies of meeting notices, each secured with a pushpin. The notices are organized into columns and rows. Each notice includes a header with the city name, a date, and a time. The text of the notices is dense and appears to be a standard format for public meetings, including sections for agenda items and public participation. The board is mounted on a light-colored wall.



Item 5C.



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
 (as of 24-Jun-2026)

Parcel Number

**09-31-15-87048-000-0501**

- Owner Name  
**KADELCO LLC**
- Property Use  
**0133 Planned Unit Development**
- Site Address  
**120 146TH AVE E # 3  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**11009 RIDGEDALE RD  
TEMPLE TERRACE, FL 33617-3025**
- Legal Description  
**SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1950**

Living SF	Gross SF	Living Units	Buildings
<b>480</b>	<b>564</b>	<b>1</b>	<b>1</b>

**Parcel Map**

Powered by Esri (<http://www.esri.com/>)

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
--------------------	------------------	--------------	-----------------	------------	-----------------------	--------	------------

Item 5C.

<b>Last Recorded Deed</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b>	<b>Flood Zone</b>	<b>Elevation Certificate</b>	<b>Zoning</b>	<b>BR/Pg</b>
17240/1068	\$116,000	<a href="#">278.01</a>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	24/15


**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$101,487	\$72,245	\$72,245	\$101,487	\$72,245

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$164,939	\$80,166	\$80,166	\$164,939	\$80,166
2023	N	\$221,665	\$72,878	\$72,878	\$221,665	\$72,878
2022	N	\$217,779	\$66,253	\$66,253	\$217,779	\$66,253
2021	N	\$186,935	\$60,230	\$60,230	\$186,935	\$60,230
2020	N	\$169,283	\$54,755	\$54,755	\$169,283	\$54,755

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

<b>Tax Bill</b>	<b>2025 Millage Rate</b>	<b>Tax District</b>
<a href="#">View 2025 Tax Bill</a>	16.2172	<a href="#">(MB)</a>

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
08-Dec-2010	\$39,000	<a href="#">U</a>	I	FEDERAL HOME LOAN MTG CORP	KADELCO LLC	<a href="#">17138/2511</a>
08-Dec-2010	\$0	<a href="#">U</a>	I	FEDERAL HOME LOAN MTG CORP	KADELCO LLC	<a href="#">17240/1068</a>
01-Dec-2010	\$100	<a href="#">U</a>	I	SUNTRUST MTG INC	FEDERAL HOME LOAN MTG CORP	<a href="#">17192/1366</a>
26-Aug-2010	\$100	<a href="#">U</a>	I	BERMUDEZ MARIA	SUNTRUST MTG INC	<a href="#">17015/0674</a>
24-Apr-2006	\$205,000	<a href="#">Q</a>	V	MADEIRA BEACH DEVELOPMENT LLC	BERMUDEZ, MARIA	<a href="#">15076/0210</a>

**2025 Land Information**

Land Area:  $\approx$  1,189 sf |  $\approx$  0.02 acres      Frontage and/or View: None      Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	20x60	\$5,200	20.00	FF	1.0287	\$106,985

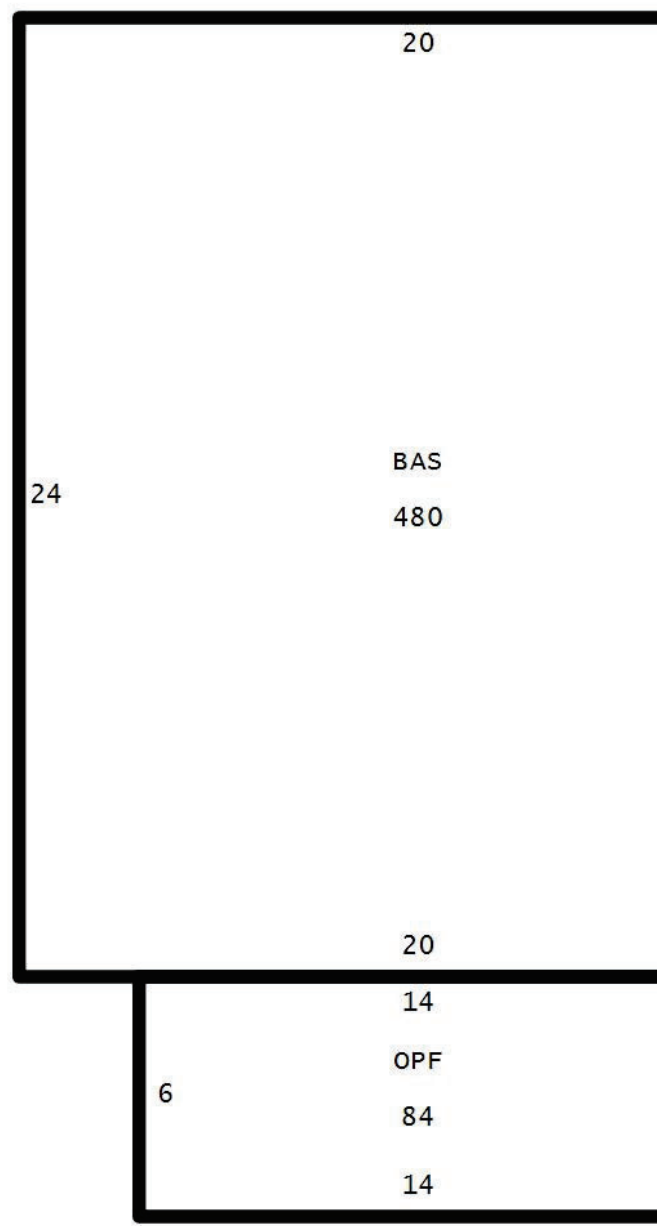
**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	480	480
Floor System:	Slab On Grade	Open Porch (OPF):	0	84
Exterior Walls:	Cb Stucco/Cb Reclad	<b>Total Area SF:</b>	<b>480</b>	<b>564</b>
Unit Stories:	1			
Living Units:	1			
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1950			
Building Type:	Villa			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			

Item 5C.

**Structural Elements**

Interior Finish: Drywall/Plaster  
 Heating: Unit/Space/Wall/Floor  
 Cooling: None  
 Fixtures: 3  
 Effective Age: 37



**2025 Extra Features**

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

**Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">E3837</a>		07/09/2019	\$952

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 5C.

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
 • E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Jan 31, 2026				
Pay this Amount	\$1328.52				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R430212		MB

KADELCO LLC  
 11009 RIDGEDALE RD  
 TEMPLE TERRACE, FL 33617-3025

PARCEL NO.: 09/31/15/87048/000/0501  
 SITE ADDRESS: 120 146TH AVE E 3, MADEIRA BEACH  
 PLAT: 24 PAGE: 15  
 LEGAL:  
 SUNNY SHORES  
 NE'LY 19.82FT OF SW'LY  
 25.12FT OF LOT 50  
 SEE ADDITIONAL LEGAL ON TAX ROLL

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	72,245	0	72,245	328.16
HEALTH DEPARTMENT	0.0713	72,245	0	72,245	5.15
EMS	0.8050	72,245	0	72,245	58.16
SCHOOL-STATE LAW	3.0450	101,487	0	101,487	309.03
SCHOOL-LOCAL BD.	3.2480	101,487	0	101,487	329.63
MADEIRA BEACH	2.7500	72,245	0	72,245	198.67
SW FLA WTR MGMT.	0.1831	72,245	0	72,245	13.23
PINELLAS COUNTY PLN.CNCL.	0.0175	72,245	0	72,245	1.26
JUVENILE WELFARE BOARD	0.8250	72,245	0	72,245	59.60
SUNCOAST TRANSIT AUTHORITY	0.7300	72,245	0	72,245	52.74
<b>TOTAL MILLAGE</b>	<b>16.2172</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$1,355.63</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

**TAXES BECOME DELINQUENT APRIL 1ST**      **COMBINED GROSS TAXES AND ASSESSMENTS**      **\$1,355.63**

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

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 PLAT: 24 PAGE: 15  
 LEGAL:  
 SUNNY SHORES  
 NE'LY 19.82FT OF SW'LY  
 25.12FT OF LOT 50  
 SEE ADDITIONAL LEGAL ON TAX ROLL

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

JANUARY 28, 2026

KADELCO LLC  
11009 RIDGEDALE RD  
TEMPLE TERRACE, FL 33617-3025  
Case Number: CE-26-7

**RE Property:** 120 146TH AVE E # 3

**Parcel #**09-31-15-87048-000-0501

**Legal Description:** SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit. Exterior wall filled in, interior remodel.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
FEBRUARY 11, 2026

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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January 28, 2026 at 4:00:10 PM



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

FEBRUARY 18, 2026

KADELCO LLC  
11009 RIDGEDALE RD  
TEMPLE TERRACE, FL 33617-3025  
Case Number: CE-26-7

**RE Property:** 120 146TH AVE E # 3

**Parcel #**09-31-15-87048-000-0501

**Legal Description:** SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

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**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
MARCH 4, 2026

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-391-9951

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January 28, 2026 at 4:00:10 PM



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

March 4, 2026

KADELCO LLC  
8409 COSTA BELLA WAY  
Temple Terrace, FL 33637 UN  
Case Number: CE-26-7

**RE Property:** 120 146TH AVE E # 3

**Parcel #**09-31-15-87048-000-0501

**Legal Description:** SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

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Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
MARCH 18, 2026

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
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January 28, 2026 at 4:00:10 PM



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**CERTIFIED MAIL®**



300 Municipal Drive  
Madeira Beach, Florida 33708



9589 0710 5270 3775 0268 52



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$010.44<sup>0</sup>**  
02/18/2026 ZIP 33708  
043M31233717

US POSTAGE

FEBRUARY 18, 2026

KADELCO LLC  
11009 RIDGEDALE RD  
TEMPLE TERRACE, FL 33617-3025  
Case Number: CF-26-7



300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



9589 0710 5270 3775 0309 72



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$010.44**<sup>0</sup>  
03/04/2026 ZIP 33708  
043M31233717

US POSTAGE

March 4, 2026

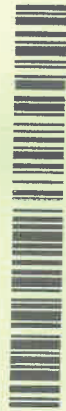
KADELCO LLC  
8409 COSTA BELLA WAY  
Temple Terrace, FL 33637 UN  
Case Number: CE-26-7

**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:

Kadelco LLC  
 8409 Costa Bella Way  
 Temple Terrace, FL 33637  
 CE-26-7



9590 9402 9061 4122 0945 98

2. Article Number (Transfer from service label)

9589 0710 5270 3775 0309 72

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent Address.  
 X

B. Received by (Printed Name) C. Date of Delivery  
 Felipo Talmon

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

3. Service Type
- Adult Signature Restricted Delivery
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail via Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

6/25/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-7

KADELCO LLC  
11009 RIDGEDALE RD  
TEMPLE TERRACE, FL 33617-3025

Respondents.

**RE Property:** 120 146TH AVE E # 3

**Parcel # 09-31-15-87048-000-0501**

**Legal Description:** SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an after the fact building permit or removing within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

*Connor Mecko*

---

**Connor Mecko, Code Compliance Specialist City  
of Madeira Beach**

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

6/25/2026  
City of Madeira Beach  
300 Municipal Drive  
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Respondents.

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**Legal Description:** SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the 6<sup>th</sup> day of July, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 25<sup>th</sup> day of June, 2026.

*Connor Mecko*

---

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

6/25/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-7

KADELCO LLC  
8409 COSTA BELLA WAY  
TEMPLE TERRACE, FL 33637 UN

Respondents.

**RE Property:** 120 146TH AVE E # 3

**Parcel #09-31-15-87048-000-0501**

**Legal Description:** SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

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I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 25<sup>th</sup> day of June, 2026.

*Connor Mecko*

---

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

6/25/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-7

KADELCO LLC  
11009 RIDGEDALE RD  
TEMPLE TERRACE, FL 33617-3025

Respondents.

**RE Property:** 120 146TH AVE E # 3

**Parcel #09-31-15-87048-000-0501**

**Legal Description:** SUNNY SHORES NE'LY 19.82FT OF SW'LY 25.12FT OF LOT 50 (AKA UNIT C OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 120 146TH AVE E # 3, Parcel #09-31-15-87048-000-0501 the City of Madeira Beach.

On the 25 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Connor Mecko*

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 25<sup>th</sup> day of June, 2026, by Connor Mecko, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2026

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 2:50:11

Item 5C.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a public notice board with two panels. The left panel is titled "CITY OF MADEIRA BEACH" and the right panel is titled "MEETING NOTICES". Both panels contain multiple copies of meeting notices, each secured with a pushpin. The notices are organized into columns and contain text regarding city meetings, including dates, times, and locations. The text is small and difficult to read in detail, but the layout is consistent across the pages. The notices appear to be for regular council meetings and possibly special sessions.



Item 5D.



**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
 (as of 24-Jun-2026)

Parcel Number  
**09-31-15-60858-000-1210**

- Owner Name  
**ALCHIN, HARRY W**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**223 148TH AVE E  
 MADEIRA BEACH, FL 33708**
- Mailing Address  
**4775 COVE CIR UNIT 803  
 ST PETERSBURG, FL 33708-4800**
- Legal Description  
**NORTH MADEIRA SHORES LOT 121**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1930**

Heated SF	Gross SF	Living Units	Buildings
<b>1,152</b>	<b>1,152</b>	<b>2</b>	<b>1</b>

**Parcel Map**

Powered by Esri (<http://www.esri.com/>)

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	Yes	100%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">18299/2141</a>	<a href="#">Find Comps</a>	<a href="#">278.01</a>	<a href="#">A</a>	<a href="#">Current FEMA</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	<a href="#">23/68</a>

Item 5D.

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	<a href="#">BR/Pg</a>
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[Maps](#)


**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$275,000	\$119,382	\$68,660	\$94,382	\$68,660

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$460,000	\$114,162	\$64,162	\$89,162	\$64,162
2023	Y	\$400,000	\$110,837	\$60,837	\$85,837	\$60,837
2022	Y	\$310,000	\$104,990	\$54,990	\$79,990	\$54,990
2021	Y	\$216,700	\$101,932	\$51,932	\$76,932	\$51,932
2020	Y	\$204,387	\$100,525	\$50,525	\$75,525	\$50,525

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

<b>Tax Bill</b>	<b>2025 Millage Rate</b>	<b>Tax District</b>
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
15-Aug-2003	\$0	<a href="#">U</a>	I	ALCHIN, DONNA M EST	ALCHIN, HARRY W	18299/2141
10-Sep-1987	\$69,900	<a href="#">Q</a>				06578/1877
30-Apr-1985	\$60,000	<a href="#">Q</a>				05982/0120
31-Dec-1979	\$67,000	<a href="#">Q</a>				04954/1794

**2025 Land Information**

Land Area: ≈ 3,376 sf | ≈ 0.07 acres      Frontage and/or View: None      Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	45x75	\$5,200	45.00	FF	1.0000	\$234,000

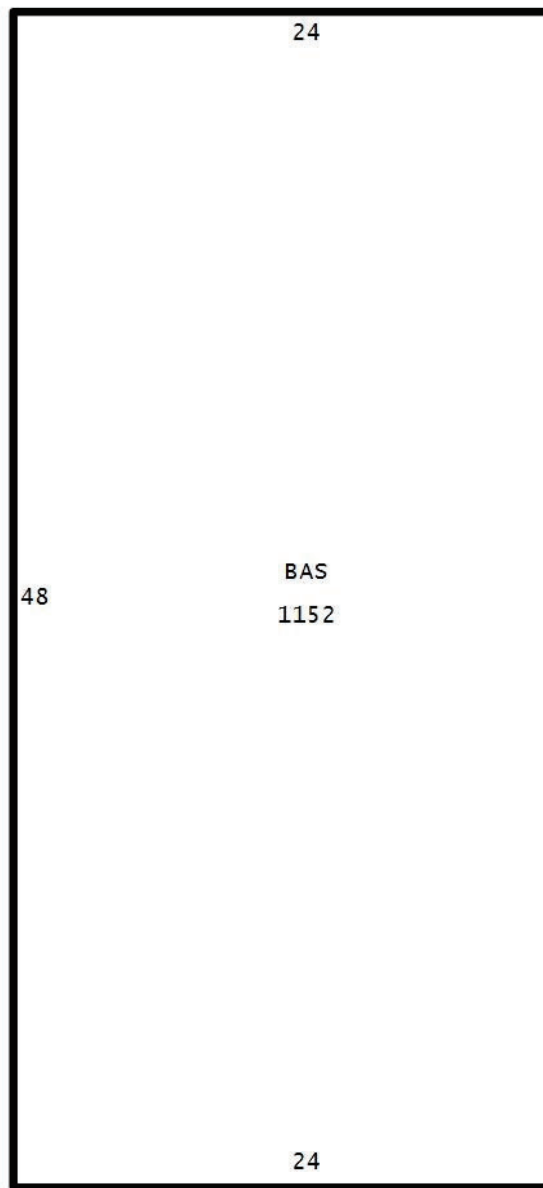
**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation: Continuous Footing Poured	Base (BAS):	1,152	1,152
Floor System: Slab On Grade	<b>Total Area SF:</b>	<b>1,152</b>	<b>1,152</b>
Exterior Walls: Frame Stucco			
Unit Stories: 1			
Living Units: 2			
Roof Frame: Gable Or Hip			
Roof Cover: Shingle Composition			
Year Built: 1930			
Building Type: Duplex - 4-Plex			
Quality: Average			
Floor Finish: Carpet/ Vinyl/Asphalt			
Interior Finish: Drywall/Plaster			
Heating: Central Duct			
Cooling: Cooling (Central)			
Fixtures: 6			

Item 5D.

**Structural Elements**

Effective Age: 39



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
AIR COND	\$13.00	576.0	\$7,488	\$2,995	1985
FIREPLACE	\$5,500.00	1	\$5,500	\$2,200	1930
PATIO/DECK	\$15.00	170.0	\$2,550	\$1,020	1980
SHED	\$24.00	77.0	\$1,848	\$1,793	2024

**Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">2024-2283-SHED</a>	SHED	04/05/2024	\$4,425
<a href="#">MECH20220605</a>	HEAT/AIR	07/08/2022	\$5,476

Item 5D.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">201500579</a>	ROOF	08/24/2015	\$6,720
<a href="#">PER-H-CB316458</a>	HEAT/AIR	04/13/2005	\$3,967

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Item 5D.



[Search](#) > Account Summary

# Real Estate Account #R103920

**Owner:**

ALCHIN, HARRY W

**Situs:**

223 148TH AVE E  
MADEIRA BEACH

[Parcel details](#)

[Property Appraiser](#)

Homestead Exemption



### Get Bills By Email

[Sign up](#)

## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your most recent payment was made on **11/10/2025** for **\$1,224.32**.

## Account History

BILL	AMOUNT DUE
<a href="#">2025 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2024 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a>	\$0.00 <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a>	\$0.00 

Item 5D.

<a href="#">2021 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2020 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2019 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2018 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2017 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2016 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2015 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2014 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2013 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2012 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00
<a href="#">2011 Annual Bill</a>			<a href="#">Print (PDF)</a>	\$0.00

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

AUGUST 1, 2025

ALCHIN, HARRY W  
223 148<sup>TH</sup> AVE E  
MADEIRA BEACH FL 33708-2131  
Case Number: CE-25-118

**RE Property:** 223 148<sup>TH</sup> AVE E                      **Parcel #**09-31-15-60858-000-1210

**Legal Description:** NORTH MADEIRA SHORES LOT 121

---

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

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Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit- duplex remodel.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**AUGUST 15, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

AUGUST 18, 2025

ALCHIN, HARRY W  
223 148<sup>TH</sup> AVE E  
MADEIRA BEACH FL 33708-2131  
Case Number: CE-25-118

**RE Property:** 223 148<sup>TH</sup> AVE E                      **Parcel #**09-31-15-60858-000-1210

**Legal Description:** NORTH MADEIRA SHORES LOT 121

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Follow up date:

**SEPTEMBER 1, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

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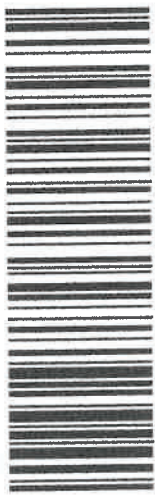


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**CERTIFIED MAIL®**



9589 0710 5270 2237 2070 20



quacifent  
FIRST-CLASS MAIL  
IMI  
**\$010.44**  
08/18/2025 ZIP 33708  
043M31233717



300 Municipal Drive  
Madeira Beach, Florida 33708

AUGUST 18, 2025

ALCHIN, HARRY W  
223 148<sup>TH</sup> AVE E

MADEIRA BEACH FL 33708-2131

Case Number: CE 25 110

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

6/25/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-118

ALCHIN, HARRY W  
4775 COVE CIR UNIT 803  
ST PETERSBURG, FL 33708-4800

Respondents.

**RE Property:** 223 148TH AVE E

**Parcel # 09-31-15-60858-000-1210**

**Legal Description:** NORTH MADEIRA SHORES LOT 121

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an after the fact building permit or removing within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

*Connor Mecko*

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**Connor Mecko, Code Compliance Specialist City  
of Madeira Beach**

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

6/25/2026  
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Respondents.

**RE Property:** 223 148TH AVE E

**Parcel #09-31-15-60858-000-1210**

**Legal Description:** NORTH MADEIRA SHORES LOT 121

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the 6<sup>th</sup> day of July, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 25<sup>th</sup> day of June, 2026.

*Connor Mecko*

---

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

6/25/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-118

ALCHIN, HARRY W  
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Respondents.

**RE Property:** 223 148TH AVE E

**Parcel #09-31-15-60858-000-1210**

**Legal Description:** NORTH MADEIRA SHORES LOT 121

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 223 148TH AVE E, Parcel #09-31-15-60858-000-1210 the City of Madeira Beach.

On the 25 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Connor Mecko*

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

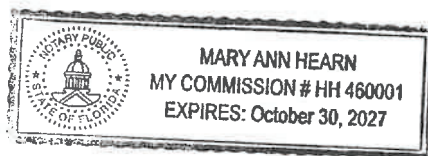
**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or online notarization, this 25<sup>th</sup> day of June, 2026, by Connor Mecko, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

*MARY ANN HEARN*

Print or type Name.





**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a public notice board for the City of Madeira Beach. It consists of two adjacent panels. The left panel is titled "CITY OF MADEIRA BEACH" and the right panel is titled "MEETING NOTICES". Both panels contain several sheets of printed notices, each with a header, a date, and a title. The notices are organized in a grid-like fashion. The text on the notices is small and difficult to read, but the layout is consistent across the pages. The board is mounted on a light-colored wall.





**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

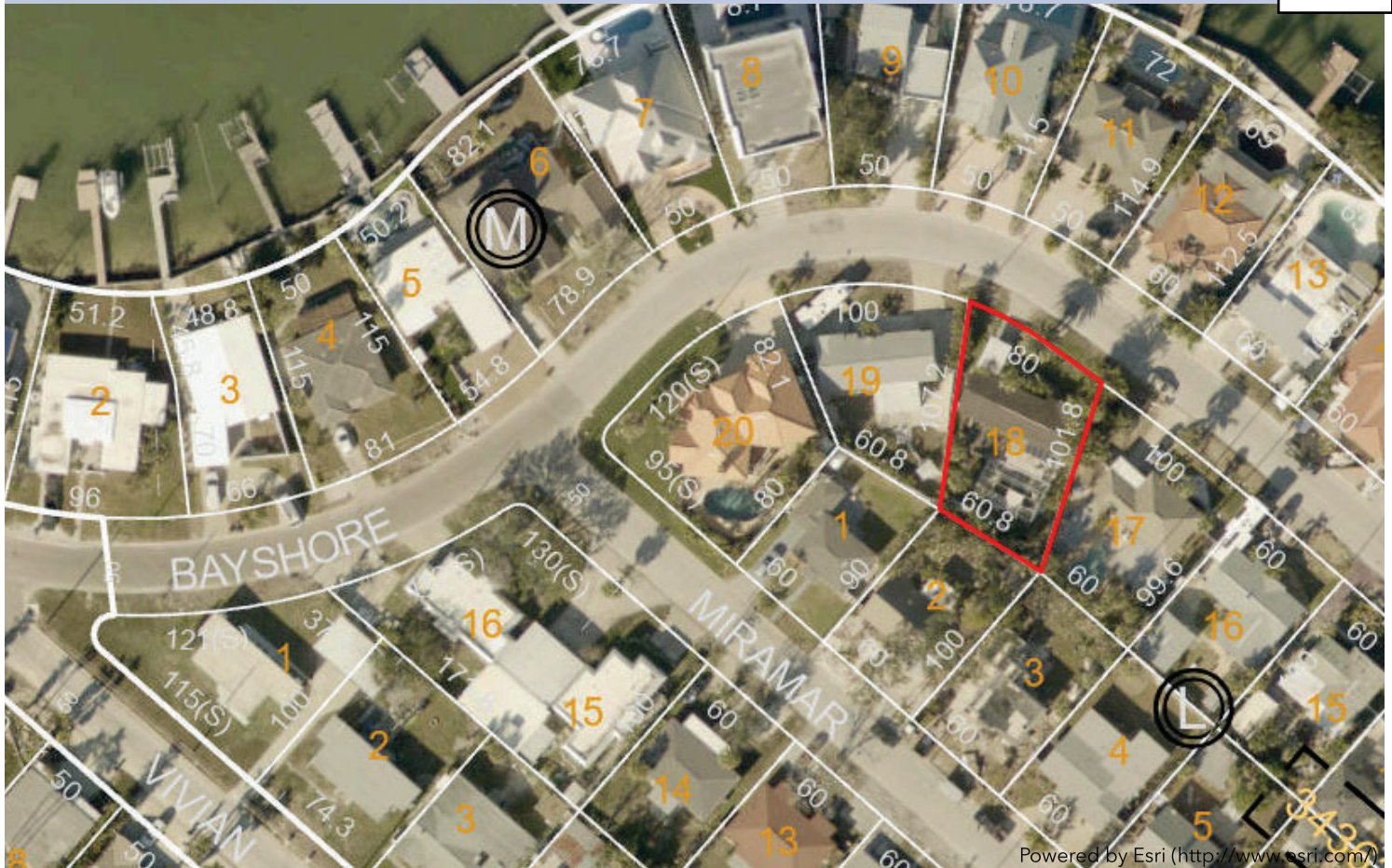
**Parcel Summary**  
**(as of 24-Jun-2026)**

Parcel Number

**10-31-15-34362-012-0180**

- Owner Name  
**HARPER, ANNA C**
- Property Use  
**0090 Vacant Residential Land w/XFSB**
- Site Address  
**14076 N BAYSHORE DR  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**14076 N BAYSHORE DR  
MADEIRA BEACH, FL 33708-2211**
- Legal Description  
**GULF SHORES 3RD ADD REPLAT BLK L, LOT 18**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**n/a**

Living SF	Gross SF	Living Units	Buildings
<b>n/a</b>	<b>n/a</b>	<b>n/a</b>	<b>0</b>



**Exemptions**

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

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
13435/2348	\$365,000	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	21/32

**2025 Final Values**


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$314,739	\$170,608	\$119,886	\$145,608	\$119,886

## Value History

Item 5E.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$509,485	\$165,800	\$115,800	\$140,800	\$115,800
2023	Y	\$547,732	\$160,971	\$110,971	\$135,971	\$110,971
2022	Y	\$475,570	\$156,283	\$106,283	\$131,283	\$106,283
2021	Y	\$338,083	\$151,731	\$101,731	\$126,731	\$101,731
2020	Y	\$322,753	\$149,636	\$99,636	\$124,636	\$99,636

## 2025 Tax Information

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

## Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
15-Mar-2004	\$221,700	<a href="#">Q</a>	I	MACMILLAN RICHARD	COZMI, ANNA	13435/2348
02-Jun-2000	\$135,900	<a href="#">Q</a>	I	BARRETT EARL J JR	MACMILLAN, RICHARD P	10932/1028
20-Aug-1992	\$65,500	<a href="#">Q</a>	I	MCCONNELL MARY G	BARRETT, EARL J. JR	08005/1708
31-Dec-1980	\$55,000	<a href="#">Q</a>				05036/1753
31-Dec-1970	\$16,500	<a href="#">Q</a>				03378/0341

## 2025 Land Information

Land Area:  $\cong$  7,070 sf |  $\cong$  0.16 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	72x104	\$5,200	72.00	FF	1.0300	\$385,632

## 2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ENCLOSURE	\$10.00	1,608.0	\$16,080	\$7,718	2005
PATIO/DECK	\$15.00	165.0	\$2,475	\$990	1998

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y <span style="border: 1px solid black; padding: 2px;">Item 5E.</span>
POOL	\$42,000.00	1	\$42,000	\$16,800	1998

### Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">290210372</a>	ADDITION/REMODEL/RENOVATION	04/23/2021	\$61,670
<a href="#">PER-H-CB327382</a>	ENCLOSURE	09/16/2005	\$1,800
<a href="#">9800409</a>	POOL	08/06/1998	\$13,744
<a href="#">9800388</a>	PATIO/DECK	08/06/1998	\$1,250

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 5E.

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

• E-check - No fee • Credit card - 2.95% convenience fee

If Received By	May 29, 2026				
Pay this Amount	\$2206.28				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115540		MB

PARCEL NO.: 10/31/15/34362/012/0180  
 SITE ADDRESS: 14076 N BAYSHORE DR, MADEIRA BEACH  
 PLAT: 21 PAGE: 32  
 LEGAL:  
 GULF SHORES 3RD ADD REPLAT  
 BLK L, LOT 18

HARPER, ANNA C  
 14076 N BAYSHORE DR  
 MADEIRA BEACH, FL 33708-2211

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	170,608	50,722	119,886	544.56
HEALTH DEPARTMENT	0.0713	170,608	50,722	119,886	8.55
EMS	0.8050	170,608	50,722	119,886	96.51
SCHOOL-STATE LAW	3.0450	170,608	25,000	145,608	443.38
SCHOOL-LOCAL BD.	3.2480	170,608	25,000	145,608	472.93
MADEIRA BEACH	2.7500	170,608	50,722	119,886	329.69
SW FLA WTR MGMT.	0.1831	170,608	50,722	119,886	21.95
PINELLAS COUNTY PLN.CNCL.	0.0175	170,608	50,722	119,886	2.10
JUVENILE WELFARE BOARD	0.8250	170,608	50,722	119,886	98.91
SUNCOAST TRANSIT AUTHORITY	0.7300	170,608	50,722	119,886	87.52
<b>TOTAL MILLAGE</b>	<b>16.2172</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$2,106.10</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$2,106.10</b>
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

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 BLK L, LOT 18

HARPER, ANNA C  
 14076 N BAYSHORE DR  
 MADEIRA BEACH, FL 33708-2211

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

DECEMBER 2, 2025

HARPER, ANNA C  
14076 N BAYSHORE DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-163

**RE Property:** 14076 N BAYSHORE DR

**Parcel #**10-31-15-34362-012-0180

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 110-447. - Location and height of fences, hedges, and walls.

*(c)Swimming pool fence.*

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

(3)All gates or doors opening through such enclosure shall be of self-closing and self-latching construction and shall be designed to permit locking. The releasing device for the latch shall be located no less than 54 inches from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside.

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

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

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.

(5)Breaks, projections, obstructions, and other trip and fall hazards on walks, paths, steps, sidewalks, driveways, parking lots, parking areas, and other parts of premises accessible to and used by persons on the property are prohibited.

(7)Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitoes and other insects.

**Violation Detail(s):**

Safety fence insufficient for temporary pool barrier. Leftover building debris on property. Silt fence torn and falling down. Overgrown vegetation across the property. Plumbing sticking out of ground creates a potential safety hazard / unsanitary condition and fails to meet the requirements for proper demolition and removal of utilities and plumbing systems. Standing water in pool collecting algae and mosquitoes.

**Corrective Action(s):**

Either a licensed contractor or the property owner can apply for and obtain a fence permit for temporary pool barrier with appropriate material and height. Remove any and all debris remaining including silt fence as it is no longer needed. Pool needs to be cleaned and/or drained. Ensure proper capping or removal of plumbing to eliminate potential hazards.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
**DECEMBER 16, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

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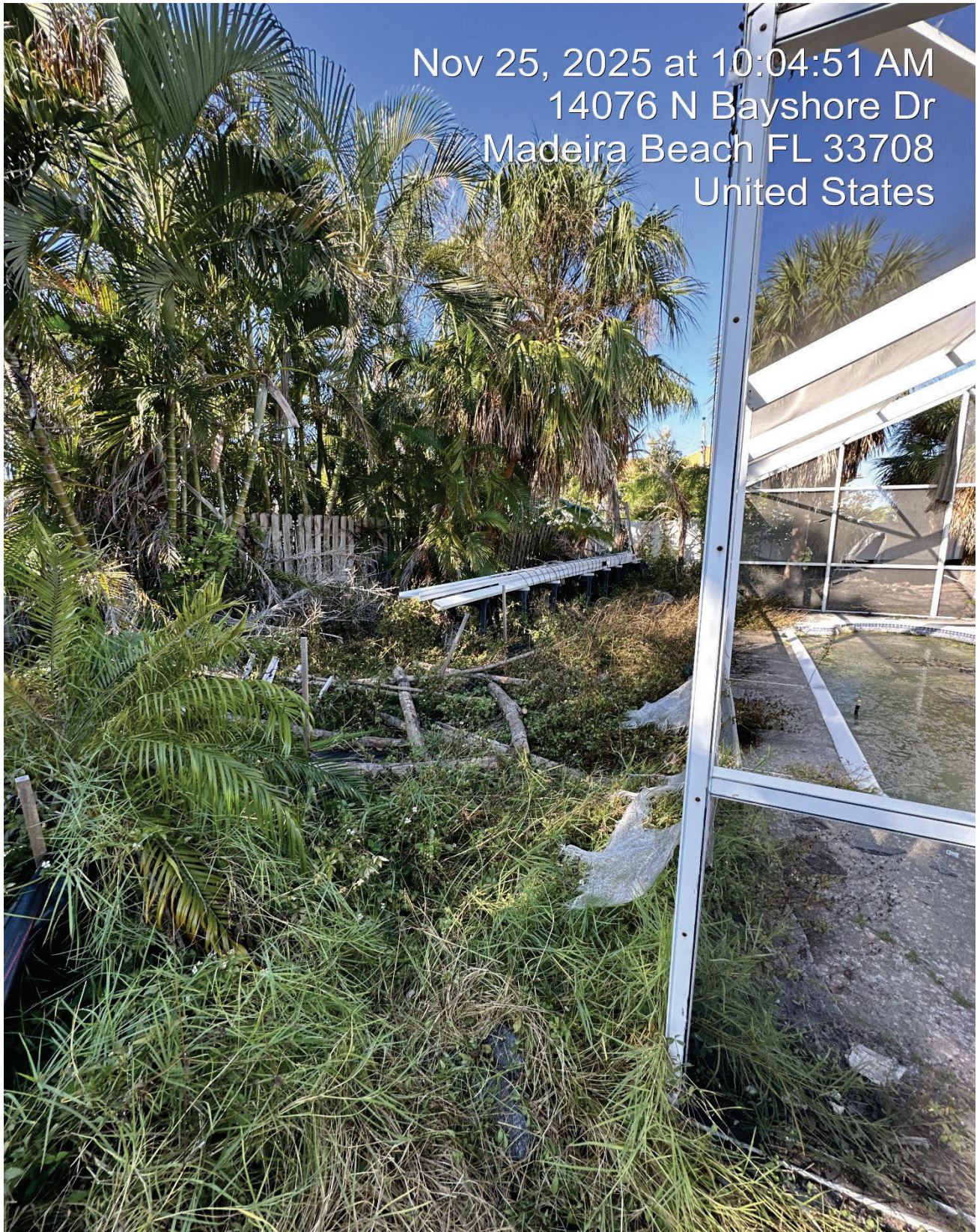
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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

DECEMBER 16, 2025

HARPER, ANNA C  
14076 N BAYSHORE DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-163

**RE Property:** 14076 N BAYSHORE DR

**Parcel #**10-31-15-34362-012-0180

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

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**Corrective Action(s):**

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Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**DECEMBER 30, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

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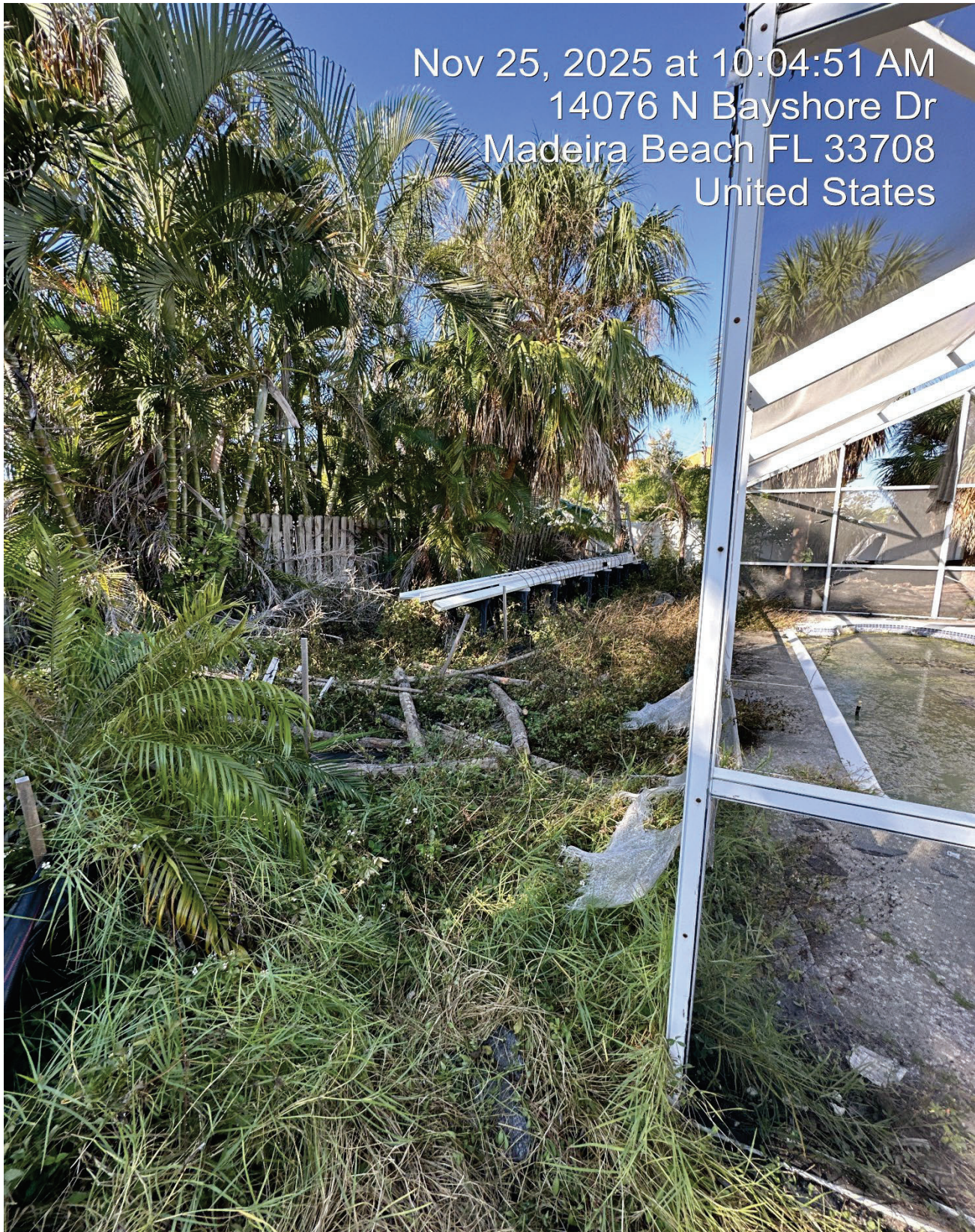
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Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



9589 0710 5270 3511 8517 62



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$010.44**<sup>0</sup>  
12/16/2025 ZIP 33708  
043M31233717

DECEMBER 10, 2023

HARPER, ANNA C  
14076 N BAYSHORE DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-163

Item 5E.



300 Municipal Drive  
Madeira Beach, Florida 33708

DECEMBER 16, 2025

HARPER, ANNA C  
3000 N. BAYSHORE DR

**CERTIFIED MAIL®**

PA FL 335

DEC 2025 PM 6 L



9589 0710 5270 3511 8517 62

quadrant  
FIRST-CLASS MAIL  
IMI  
**\$010.44<sup>0</sup>**  
12/16/2025 ZIP 3370  
043M31233717



*W.M.*  
*12/19*  
*NIXIE*  
*Dave*

Item 5E.

NIXIE  
339 DE 1  
0001 / 2E  
RETURN TO SENDER  
NO MAIL TO FORWARD  
UNABLE TO FORWARD

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-163

HARPER, ANNA C  
14076 N BAYSHORE DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 14076 N BAYSHORE DR                      **Parcel #**10-31-15-34362-012-0180

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 110-447. - Location and height of fences, hedges, and walls.

(c)Swimming pool fence.

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

(3)All gates or doors opening through such enclosure shall be of self-closing and self-latching construction and shall be designed to permit locking. The releasing device for the latch shall be located no less than 54 inches from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside.

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.
- (5) Breaks, projections, obstructions, and other trip and fall hazards on walks, paths, steps, sidewalks, driveways, parking lots, parking areas, and other parts of premises accessible to and used by persons on the property are prohibited.
- (7) Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitoes and other insects.

Please bring the property into compliance within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

*Connor Mecko*

---

**Conner Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-163

HARPER, ANNA C  
14076 N BAYSHORE DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 14076 N BAYSHORE DR                      **Parcel #**10-31-15-34362-012-0180

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **July, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 110-447. - Location and height of fences, hedges, and walls.

(c)Swimming pool fence.

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

(3)All gates or doors opening through such enclosure shall be of self-closing and self-latching construction and shall be designed to permit locking. The releasing device for the latch shall be located no less than 54 inches from the bottom of the gate, the device release mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside.

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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.

(5) Breaks, projections, obstructions, and other trip and fall hazards on walks, paths, steps, sidewalks, driveways, parking lots, parking areas, and other parts of premises accessible to and used by persons on the property are prohibited.

(7) Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitoes and other insects.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.  
Dated this 25 day of June, 2026.

*Connor Mecko*

---

**Conner Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-163

HARPER, ANNA C  
14076 N BAYSHORE DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 14076 N BAYSHORE DR

**Parcel #**10-31-15-34362-012-0180

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14076 N BAYSHORE DR, Parcel #10-31-15-34362-012-0180 the City of Madeira Beach.

On the 25 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Connor Mecko*

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or      online notarization, this 25th day of June, 2026, by Connor Mecko, who is personally known to me, or produced                      as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.





NOTICE OF CONSTRUCTION  
This site is under construction. All activities are subject to the terms and conditions of the approved permit. No unauthorized access or activities are permitted on this site. For more information, please contact the permitting authority.

**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a public notice board with two panels. The left panel is titled "CITY OF MADEIRA BEACH" and the right panel is titled "MEETING NOTICES". Both panels contain multiple copies of meeting notices, each secured with a pushpin. The notices are organized into columns and rows. Each notice includes a header with the city name, a date, and a time. The text of the notices is dense and appears to be a standard format for public meetings, including sections for agenda items and public participation. The board is mounted on a light-colored wall.





**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
**(as of 25-Jun-2026)**

Parcel Number

**10-31-15-19980-000-0010**

- Owner Name  
**SANTANGELO, DANIEL L**  
**SANTANGELO, JANICE D**
- Property Use  
**0110 Single Family Home**
- Site Address  
**600 FLAMINGO DR**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**600 FLAMINGO DR**  
**MADEIRA BEACH, FL 33708-2328**
- Legal Description  
**CRYSTAL ISLAND 1ST ADD LOT 1**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1965**

Living SF	Gross SF	Living Units	Buildings
<b>1,682</b>	<b>2,288</b>	<b>1</b>	<b>1</b>

Item 5F.

**Parcel Map**



**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
10714/1616	\$621,700	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	53/35

**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$538,765	\$538,765	\$538,765	\$538,765	\$538,765


**Value History**

133

Item 5F.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$828,222	\$696,673	\$696,673	\$828,222	\$696,673
2023	N	\$897,983	\$633,339	\$633,339	\$897,983	\$633,339
2022	N	\$776,824	\$575,763	\$575,763	\$776,824	\$575,763
2021	N	\$593,410	\$523,421	\$523,421	\$593,410	\$523,421
2020	N	\$475,837	\$475,837	\$475,837	\$475,837	\$475,837

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
04-Nov-1999	\$225,000	Q	I	ZIESMAN MARTIN E	SANTANGELO, DANIEL L	10714/1616

**2025 Land Information**

Land Area: ≈ 8,999 sf | ≈ 0.20 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x120	\$9,000	75.00	FF	.9004	\$607,770

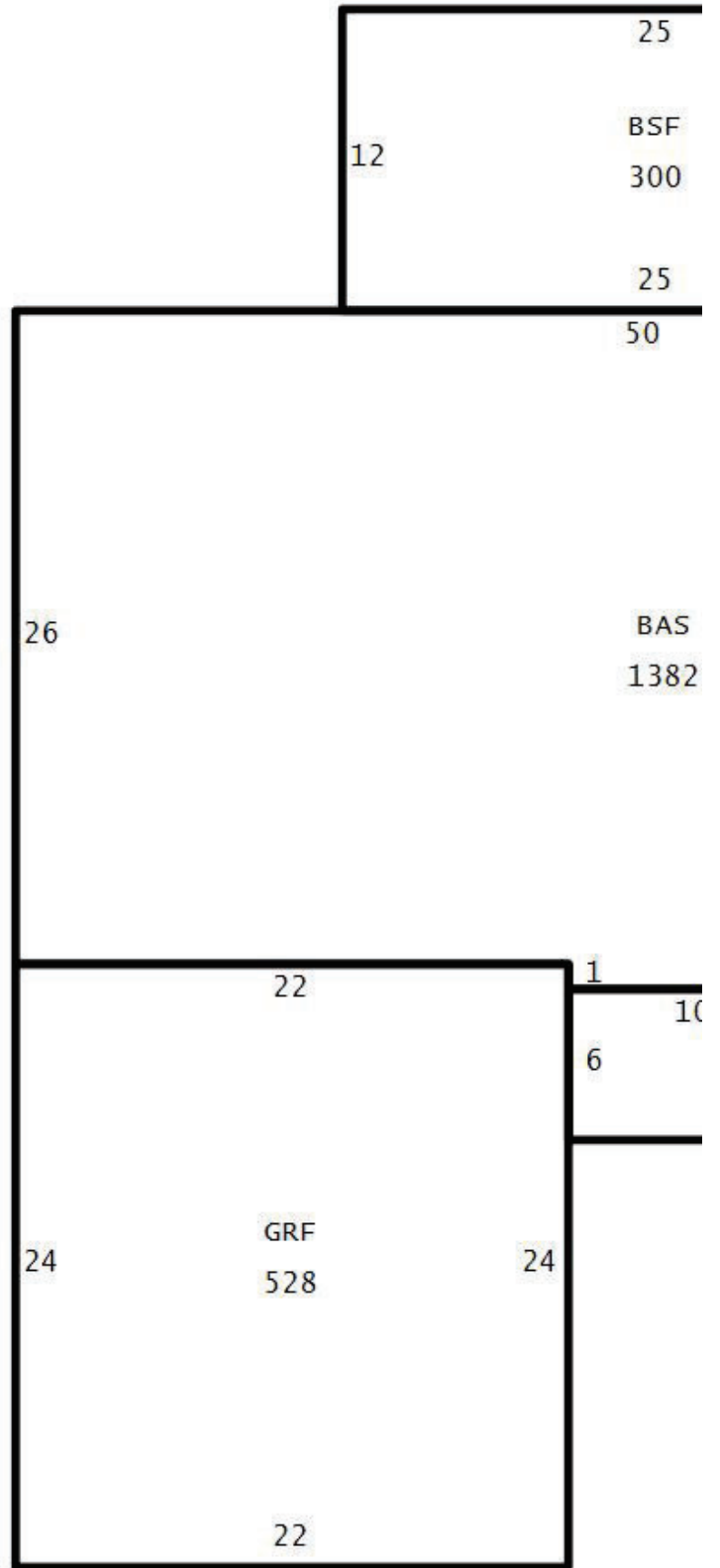
**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured		
Floor System:	Slab On Grade	Base (BAS): 1,382	1,382
Exterior Walls:	Cb Stucco/Cb Reclad	Base Semi-finished (BSF): 300	300
Unit Stories:	1	Garage (GRF): 0	528
Living Units:	1	Open Porch (OPF): 0	78
Roof Frame:	Gable Or Hip	<b>Total Area SF:</b> 1,682	<b>2,288</b>
Roof Cover:	Concrete Tile/Metal		
Year Built:	1965		
Building Type:	Single Family		
Quality:	Average		
Floor Finish:	Carpet/ Vinyl/Asphalt		

Item 5F.

### Structural Elements

Interior Finish: Drywall/Plaster  
 Heating: Central Duct  
 Cooling: Cooling (Central)  
 Fixtures: 6  
 Effective Age: 48



### 2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y <span style="border: 1px solid black; padding: 2px;">Item 5F.</span>
DOCK	\$51.00	264.0	\$13,464	\$5,655	1993
FIREPLACE	\$4,200.00	1	\$4,200	\$4,200	1990
PATIO/DECK	\$15.00	156.0	\$2,340	\$936	1965
PATIO/DECK	\$5.00	200.0	\$1,000	\$1,000	1965

### Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">WND-25-00857</a>	DOCK	01/12/2026	\$0
<a href="#">2025-3925-DOCK</a>	DOCK	10/16/2025	\$21,360
<a href="#">201110776</a>	MISCELLANEOUS	04/25/2011	\$1,000
<a href="#">P3336703</a>	DOCK	08/19/2003	\$0
<a href="#">P2991501</a>	DOCK	06/04/2001	\$0
<a href="#">PER-H-CB233446</a>	BOAT LIFT/DAVIT	04/12/2001	\$500
<a href="#">97701</a>	ROOF	11/24/1997	\$1,250

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 5F.

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Feb 28, 2026				
Pay this Amount	\$8649.89				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115237		MB

PARCEL NO.: 10/31/15/19980/000/0010  
 SITE ADDRESS: 600 FLAMINGO DR, MADEIRA BEACH  
 PLAT: 53 PAGE: 35  
 LEGAL:  
 CRYSTAL ISLAND 1ST ADD  
 LOT 1

SANTANGELO, DANIEL L  
 SANTANGELO, JANICE D  
 600 FLAMINGO DR  
 MADEIRA BEACH, FL 33708-2328

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	538,765	0	538,765	2,447.23
HEALTH DEPARTMENT	0.0713	538,765	0	538,765	38.41
EMS	0.8050	538,765	0	538,765	433.71
SCHOOL-STATE LAW	3.0450	538,765	0	538,765	1,640.54
SCHOOL-LOCAL BD.	3.2480	538,765	0	538,765	1,749.91
MADEIRA BEACH	2.7500	538,765	0	538,765	1,481.60
SW FLA WTR MGMT.	0.1831	538,765	0	538,765	98.65
PINELLAS COUNTY PLN.CNCL.	0.0175	538,765	0	538,765	9.43
JUVENILE WELFARE BOARD	0.8250	538,765	0	538,765	444.48
SUNCOAST TRANSIT AUTHORITY	0.7300	538,765	0	538,765	393.30
<b>TOTAL MILLAGE</b>	<b>16.2172</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$8,737.26</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$8,737.26</b>
--	---	-------------------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
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PARCEL NO.: 10/31/15/19980/000/0010  
 SITE ADDRESS: 600 FLAMINGO DR, MADEIRA BEACH  
 PLAT: 53 PAGE: 35  
 LEGAL:  
 CRYSTAL ISLAND 1ST ADD  
 LOT 1

SANTANGELO, DANIEL L  
 SANTANGELO, JANICE D  
 600 FLAMINGO DR  
 MADEIRA BEACH, FL 33708-2328

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

DECEMBER 29, 2025

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-186

**RE Property:** 600 FLAMINGO DR

**Parcel #**10-31-15-19980-000-0010

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit – hurricane remodel.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**JANUARY 12, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

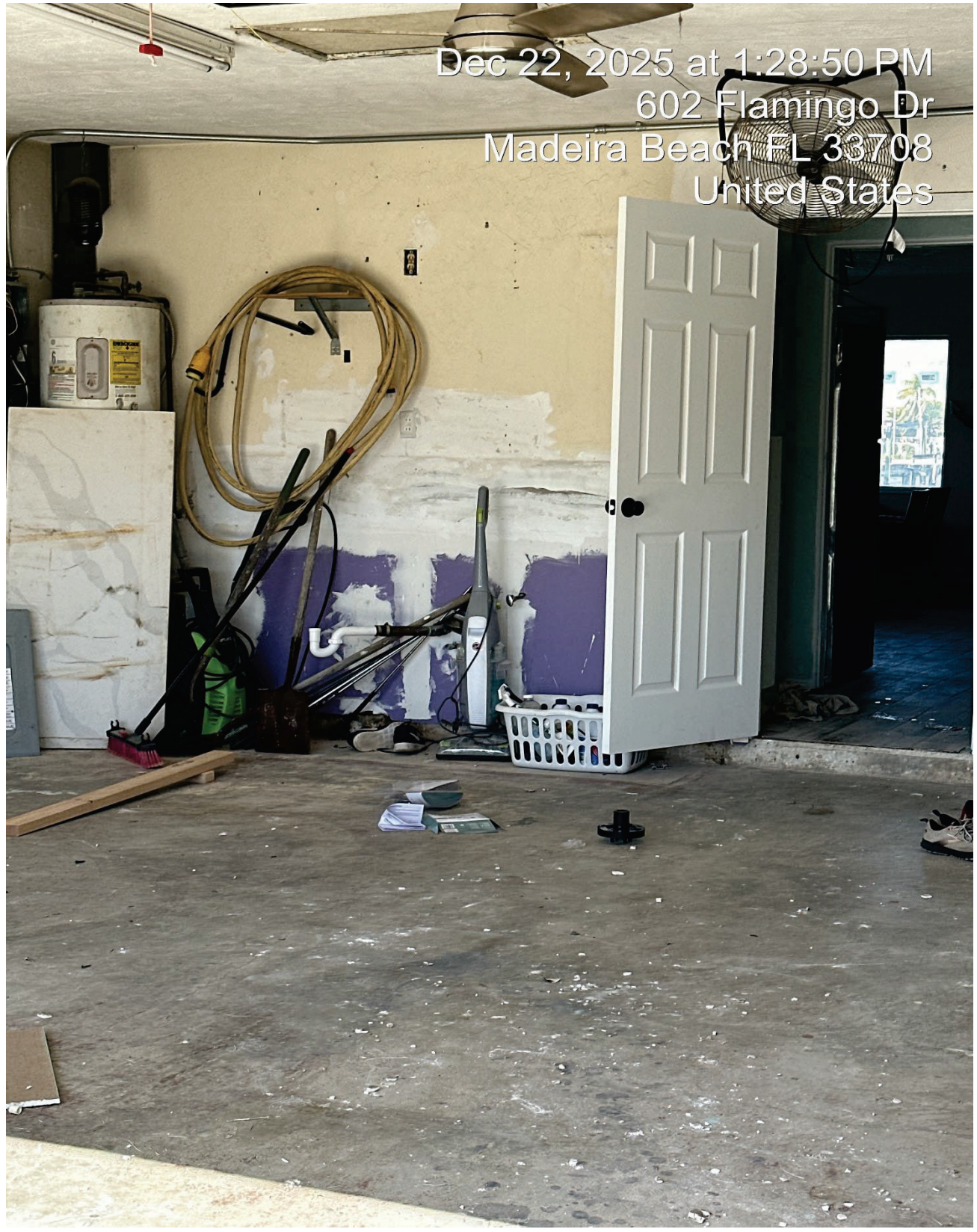
We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



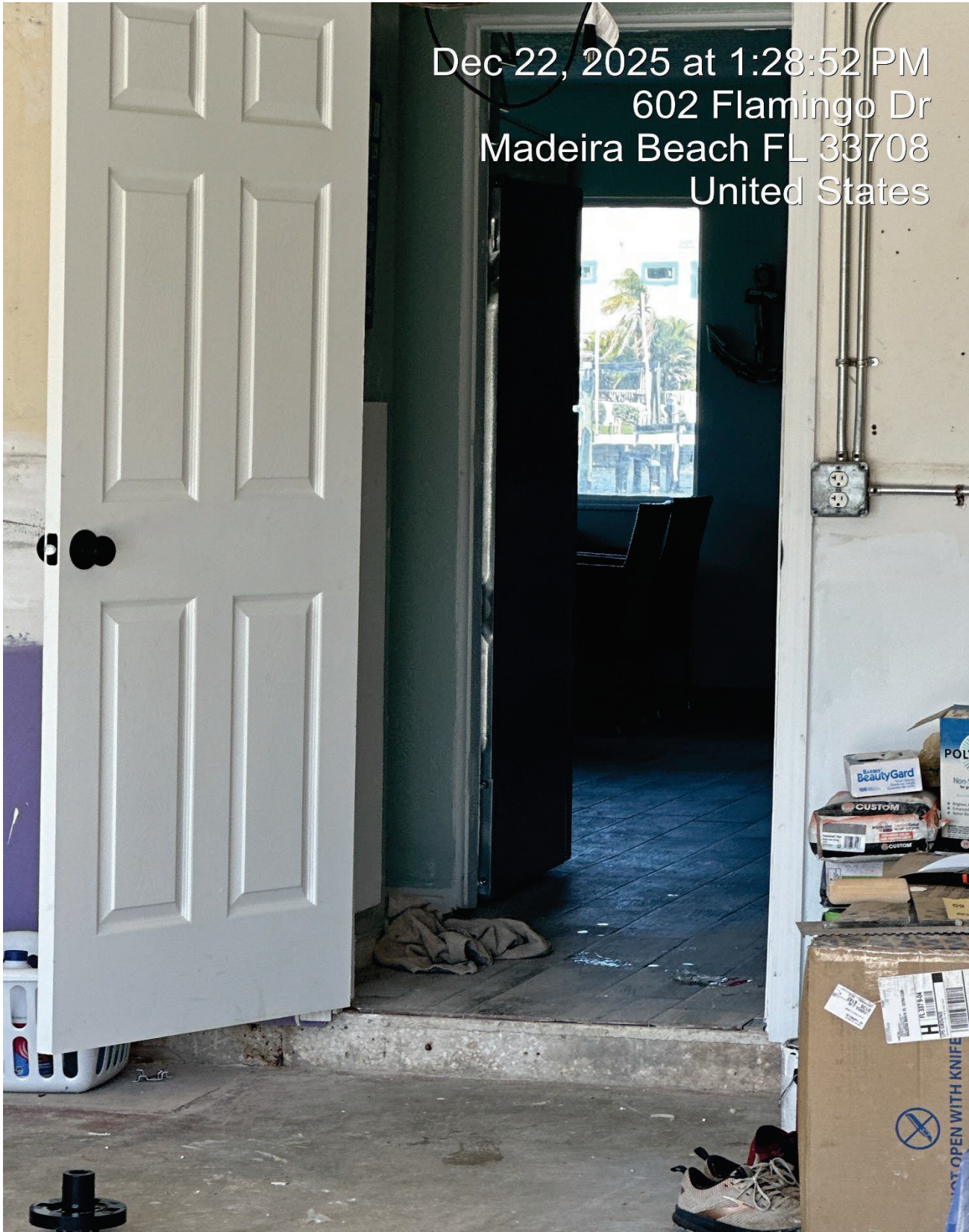
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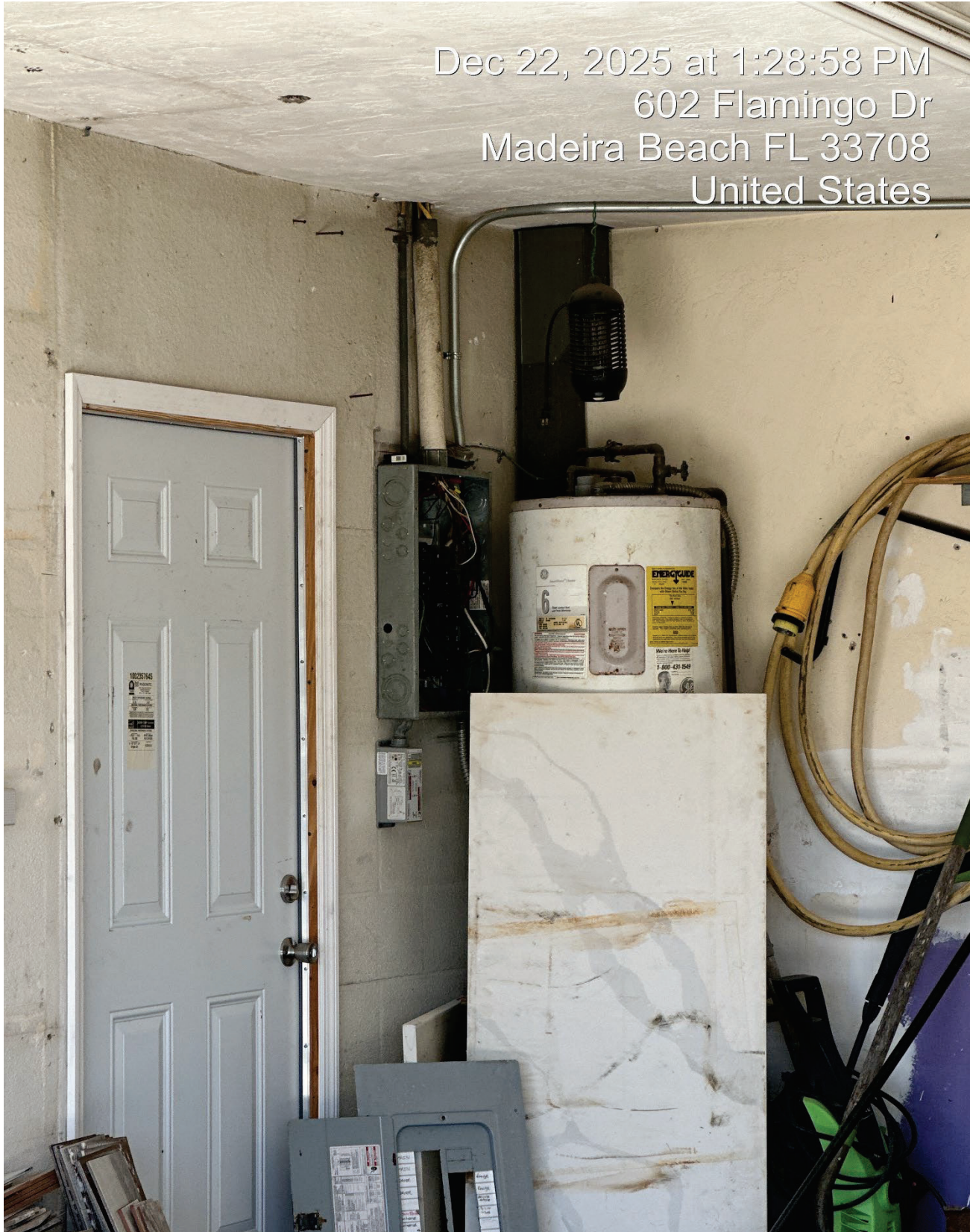
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Dec 22, 2025 at 1:28:58 PM  
602 Flamingo Dr  
Madeira Beach FL 33708  
United States

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**STOP WORK ORDER POSTED 12/22/2025**



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

JANUARY 22, 2025

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-25-186

**RE Property:** 600 FLAMINGO DR

**Parcel #**10-31-15-19980-000-0010

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit – hurricane remodel.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**FEBRUARY 5, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



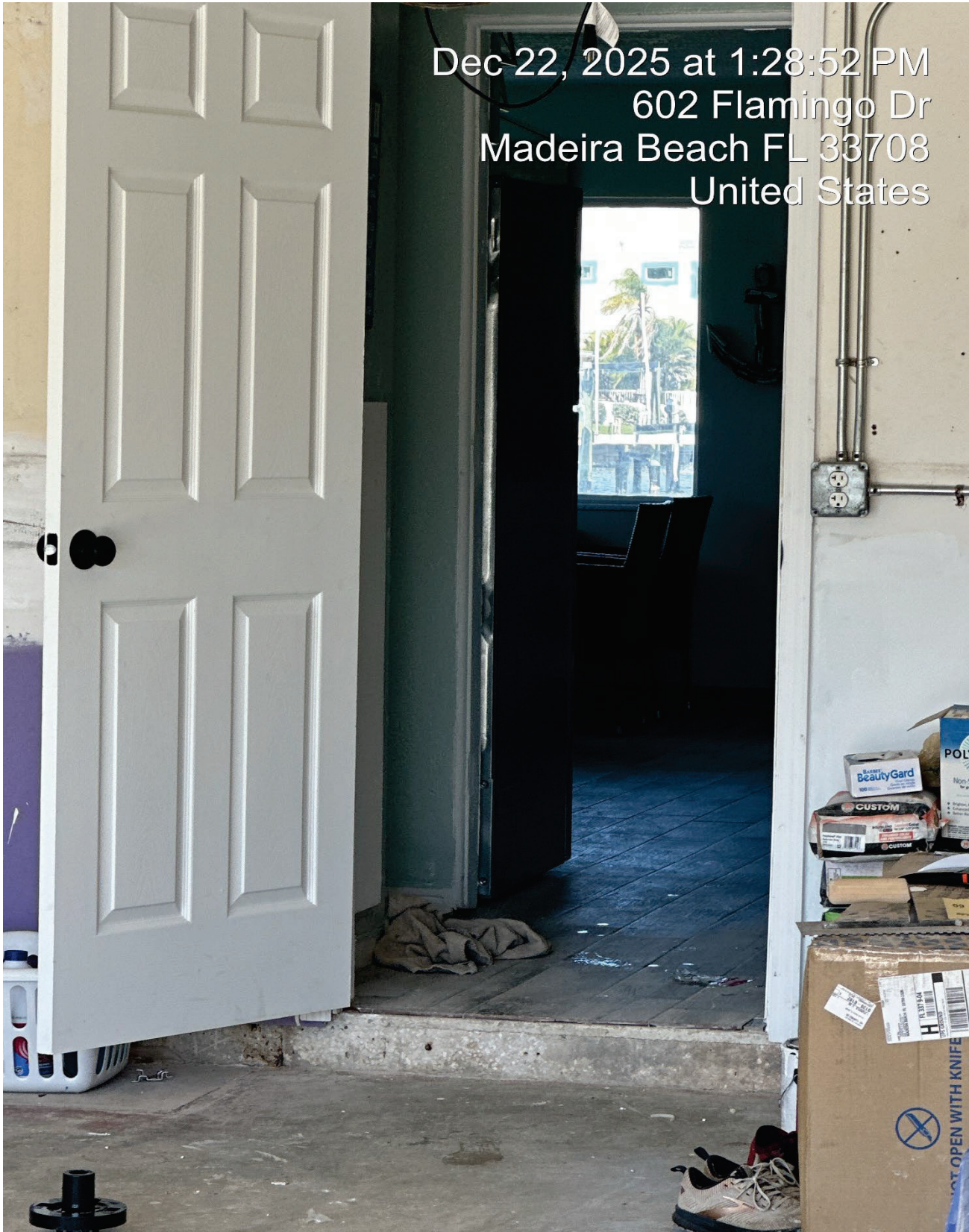
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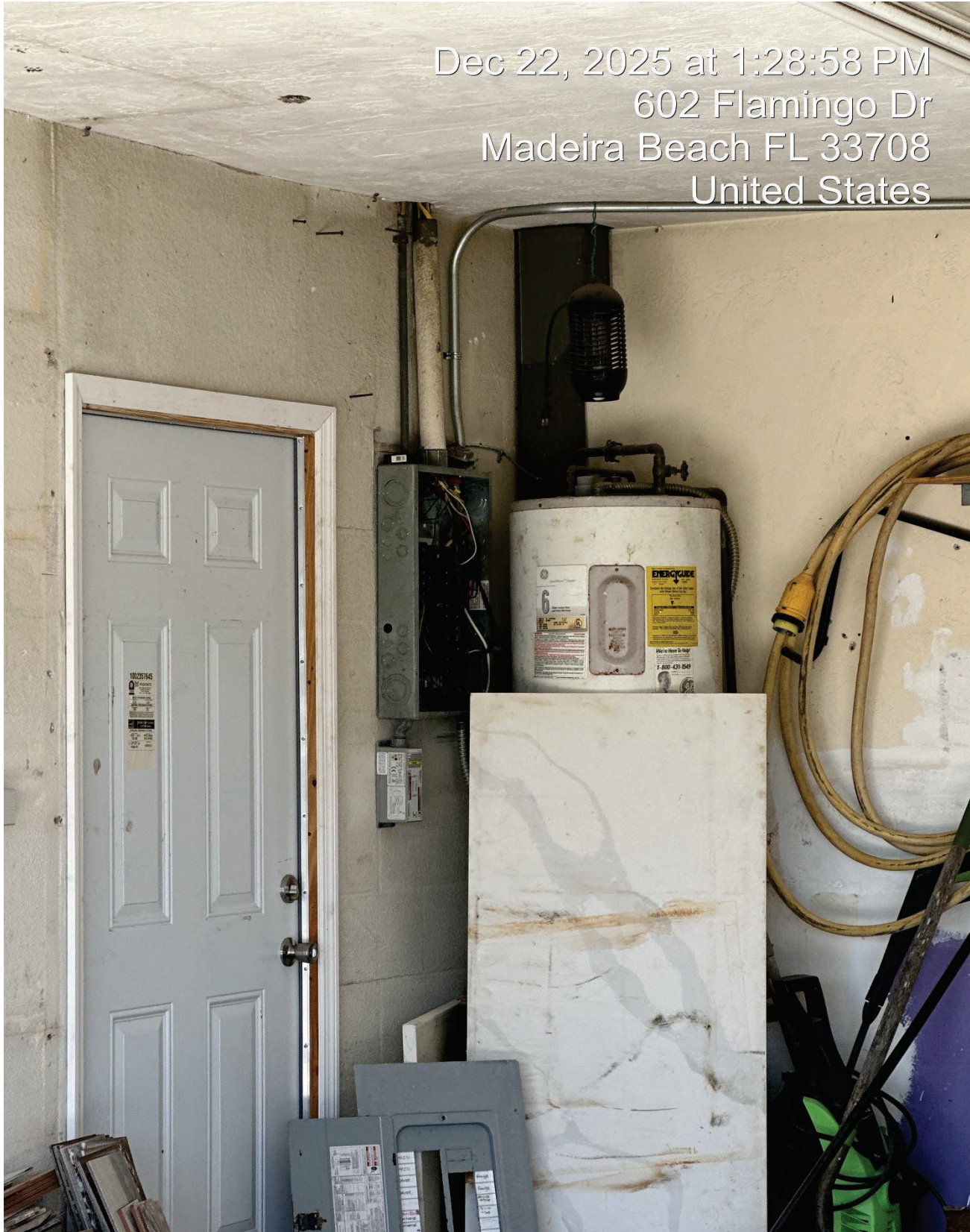
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Dec 22, 2025 at 1:28:58 PM  
602 Flamingo Dr  
Madeira Beach FL 33708  
United States

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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**STOP WORK ORDER POSTED 12/22/2025**



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Item 5F.

**CERTIFIED MAIL®**



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01/22/2026 ZIP 33708  
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**US POSTAGE**

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JANUARY 22, 2026

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
00 FLAMINGO DR  
MADEIRA BEACH, FL 33708

339 AA 1 N C0001/29/26  
UNABLE TO FORWARD/FOR REVIEW  
\*\*C052\*\*  
BC 33788232500 00 \*2301-00120-23-38

33708-2301  
9589 0710 5270 3775 0330 03

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

6/26/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.  
SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708-2328

CASE NO. CE-25-186

Respondents.

**RE Property:** 600 FLAMINGO DR

**Parcel #** 10-31-15-19980-000-0010

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an after the fact building permit or removing within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

6/26/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-186

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708-2328

Respondents.

**RE Property:** 600 FLAMINGO DR

**Parcel #10-31-15-19980-000-0010**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **JULY, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.  
Dated this 26<sup>th</sup> day of June 2026.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

6/26/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-186

SANTANGELO, DANIEL L  
SANTANGELO, JANICE D  
600 FLAMINGO DR  
MADEIRA BEACH, FL 33708-2328

Respondents.

**RE Property:** 600 FLAMINGO DR

**Parcel #**10-31-15-19980-000-0010

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 1

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit and Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 600 FLAMINGO DR, Parcel #10-31-15-19980-000-0010 the City of Madeira Beach.

On the 26 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Taylor Davis*

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 25<sup>th</sup> day of June, 2026, by Taylor Davis, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 2:11:29

Item 5F.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a public notice board with two panels. The left panel is titled "CITY OF MADEIRA BEACH" and the right panel is titled "MEETING NOTICES". Both panels contain multiple copies of meeting notices, each secured with a pushpin. The notices are organized into columns and rows. Each notice includes a header with the city name, a date, and a time. The text of the notices is dense and appears to be a standard format for public meetings, including sections for agenda items and public participation. The board is mounted on a light-colored wall.





**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

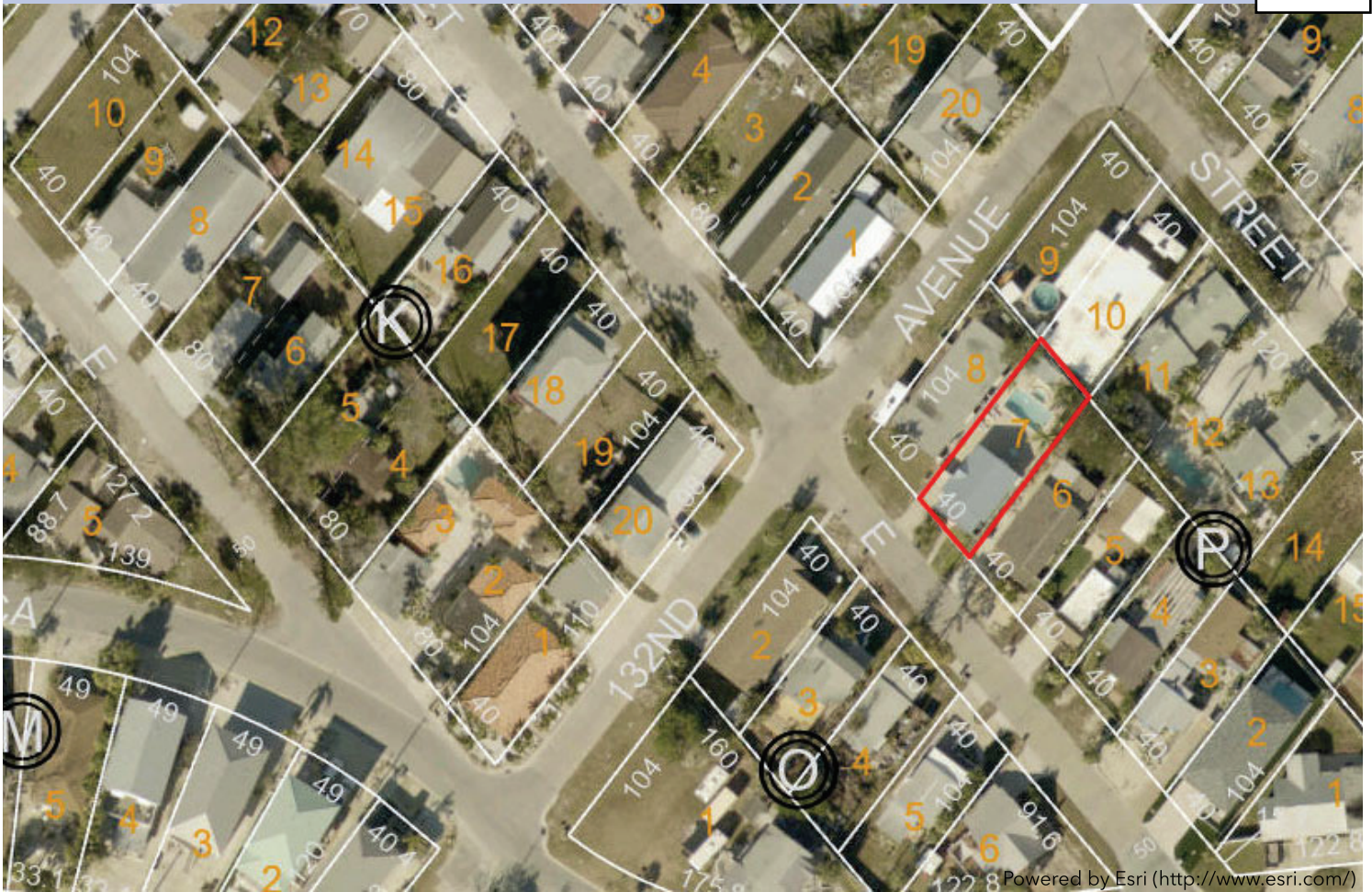
**Parcel Summary**  
 (as of 25-Jun-2026)

Parcel Number

**15-31-15-65304-016-0070**

- Owner Name  
**CLARK, VICKI L TRE**  
**CLARK, VICKI L REV LIV TRUST**
- Property Use  
**0110 Single Family Home**
- Site Address  
**13149 3RD ST E**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**13149 3RD ST E**  
**MADEIRA BEACH, FL 33708-2413**
- Legal Description  
**PAGE'S REPLAT OF MITCHELL'S BEACH BLK P, LOT 7**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1947**

Living SF	Gross SF	Living Units	Buildings
<b>730</b>	<b>908</b>	<b>1</b>	<b>1</b>



**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">23311/2210</a>	\$289,400	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	20/69

**2025 Final Values**


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$255,713	\$255,713	\$255,713	\$255,713	\$255,713

**Value History**

Item 5G.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$360,977	\$282,777	\$282,777	\$360,977	\$282,777
2023	N	\$338,461	\$257,070	\$257,070	\$338,461	\$257,070
2022	N	\$330,557	\$233,700	\$233,700	\$330,557	\$233,700
2021	N	\$278,046	\$212,455	\$212,455	\$278,046	\$212,455
2020	N	\$223,546	\$193,141	\$193,141	\$223,546	\$193,141

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	<a href="#">(MB)</a>

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Sep-2025	\$100	<a href="#">U</a>	I	CLARK VICKI L	CLARK VICKI L TRE	<a href="#">23311/2210</a>
11-Sep-2023	\$100	<a href="#">U</a>	I	CLARK CHARLES B	CLARK VICKI L	<a href="#">22564/0305</a>
25-May-2012	\$140,000	<a href="#">Q</a>	I	WALSH MICHAEL V	CLARK CHARLES B	<a href="#">17601/0524</a>
08-Dec-2006	\$160,000	<a href="#">Q</a>	I	BARTLETT-BAIGRIE KATHY	WALSH, MICHAEL V	<a href="#">15521/1282</a>
19-Jul-2004	\$100	<a href="#">U</a>	I	BARTLETT-BAIGRIE KATHY PR	BARTLETT-BAIGRIE, KATHY	<a href="#">13711/2525</a>

**2025 Land Information**

Land Area:  $\cong$  4,060 sf |  $\cong$  0.09 acres    Frontage and/or View: None    Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	40x104	\$5,800	40.00	FF	1.1845	\$274,804

**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured		
Floor System:	Slab On Grade	730	730
Exterior Walls:	Cb Stucco/Cb Reclad		

<b>Structural Elements</b>		<b>Sub Area</b>	<b>Living Area SF</b>	<b>Gross Area SF</b>
Unit Stories:	1			
Living Units:	1	Enclosed Porch (EPF):	0	160
Roof Frame:	Gable Or Hip	Open Porch (OPF):	0	18
Roof Cover:	Shingle Composition	<b>Total Area SF:</b>	<b>730</b>	<b>908</b>
Year Built:	1947			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	3			
Effective Age:	43			

Item 5G.

2025 Extra Features

Item 5G.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$4,200.00	1	\$4,200	\$4,200	1947

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Item 5G.
PATIO/DECK	\$15.00	120.0	\$1,800	\$936	2007
PATIO/DECK	\$15.00	144.0	\$2,160	\$1,123	2007
POOL	\$59,000.00	1	\$59,000	\$38,350	2013
SPA/JAC/HT	\$17,000.00	1	\$17,000	\$11,050	2013

#### Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">R920210333</a>	ROOF	04/13/2021	\$16,960
<a href="#">201311705</a>	POOL	04/12/2013	\$28,796
<a href="#">0807978</a>	ROOF	07/14/2008	\$1,200
<a href="#">PER-H-CB07-00370</a>	DEMOLITION	01/10/2007	\$575

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 5G.

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
 • E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Dec 31, 2025				
Pay this Amount	\$4022.54				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166379		MB

PARCEL NO.: 15/31/15/65304/016/0070  
 SITE ADDRESS: 13149 3RD ST E, MADEIRA BEACH  
 PLAT: 20 PAGE: 69  
 LEGAL:  
 PAGE'S REPLAT  
 OF MITCHELL'S BEACH  
 BLK P, LOT 7

CLARK, VICKI L TRE  
 CLARK, VICKI L REV LIV TRUST  
 13149 3RD ST E  
 MADEIRA BEACH, FL 33708-2413

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	255,713	0	255,713	1,161.53
HEALTH DEPARTMENT	0.0713	255,713	0	255,713	18.23
EMS	0.8050	255,713	0	255,713	205.85
SCHOOL-STATE LAW	3.0450	255,713	0	255,713	778.65
SCHOOL-LOCAL BD.	3.2480	255,713	0	255,713	830.56
MADEIRA BEACH	2.7500	255,713	0	255,713	703.21
SW FLA WTR MGMT.	0.1831	255,713	0	255,713	46.82
PINELLAS COUNTY PLN.CNCL.	0.0175	255,713	0	255,713	4.47
JUVENILE WELFARE BOARD	0.8250	255,713	0	255,713	210.96
SUNCOAST TRANSIT AUTHORITY	0.7300	255,713	0	255,713	186.67
<b>TOTAL MILLAGE</b>	<b>16.2172</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$4,146.95</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

**TAXES BECOME DELINQUENT APRIL 1ST** COMBINED GROSS TAXES AND ASSESSMENTS **\$4,146.95**

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
 • E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Dec 31, 2025				
Pay this Amount	\$4022.54				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166379		MB

PARCEL NO.: 15/31/15/65304/016/0070  
 SITE ADDRESS: 13149 3RD ST E, MADEIRA BEACH  
 PLAT: 20 PAGE: 69  
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 PAGE'S REPLAT  
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 BLK P, LOT 7

CLARK, VICKI L TRE  
 CLARK, VICKI L REV LIV TRUST  
 13149 3RD ST E  
 MADEIRA BEACH, FL 33708-2413

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

OCTOBER 1, 2025

CLARK, VICKI L  
13149 3RD ST E  
MADEIRA BEACH FL 33708-2413  
Case Number: CE-25-132

**RE Property:** 13149 3RD ST E

**Parcel #**15-31-15-65304-016-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK P, LOT 7

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit – flooded home remodeled post-storm

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**OCTOBER 15, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-742-1645**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

FEBRUARY 23, 2025

CLARK, VICKI L  
13149 3RD ST E  
MADEIRA BEACH FL 33708-2413  
Case Number: CE-25-132

**RE Property:** 13149 3RD ST E

**Parcel #**15-31-15-65304-016-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK P, LOT 7

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit – flooded home remodeled post-storm

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MARCH 9, 2025**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**CERTIFIED MAIL®**



300 Municipal Drive  
Madeira Beach, Florida 33708



9589 0710 5270 3775 0307 43



quadrant  
FIRST-CLASS MAIL  
IMI  
**\$010.44**<sup>0</sup>  
02/23/2026 ZIP 33708  
043M31233717

US POSTAGE

CLARK, VICKI L  
13149 3RD ST E  
MADEIRA BEACH FL 33708-2413  
Case Number: CE-25-132

**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:

Clark, Vicki L  
 13149 3rd STE  
 Madeira Beach, FL, 33708

CE 25-13Z




9590 9402 9061 4122 0940 00



2. Article Number (Transfer from service label)

9589 0710 5270 3775 0307 43

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature   Agent  Addressee

B. Received by (Printed Name)  Date of Delivery 

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail™ Restricted Delivery
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Signature Confirmation™ Restricted Delivery
<input type="checkbox"/> Insured Mail Restricted Delivery	<input type="checkbox"/> Registered Mail™ Restricted Delivery	

PSN \$500

Domestic Return Receipt

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

6/26/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-132

CLARK, VICKI L TRE  
CLARK, VICKI L REV LIV  
TRUST  
13149 3RD ST E  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 13149 3RD ST E

**Parcel #** 15-31-15-65304-016-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK P, LOT 7

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an after the fact building permit or removing within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

6/26/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-132

CLARK, VICKI L TRE  
CLARK, VICKI L REV LIV  
TRUST  
13149 3RD ST E  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 13149 3RD ST E

**Parcel #**15-31-15-65304-016-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK P, LOT 7

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **JULY, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.  
Dated this 26<sup>th</sup> day of June 2026.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

6/26/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-132

CLARK, VICKI L TRE  
CLARK, VICKI L REV LIV TRUST  
13149 3RD ST E  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 13149 3RD ST E

**Parcel #**15-31-15-65304-016-0070

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK P, LOT 7

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit and Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13149 3RD ST E, Parcel #15-31-15-65304-016-0070 the City of Madeira Beach.

On the 26 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.





13149

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

Case No. CE-25-132

**Plaintiff:**  
 CLARK VICKI LEE  
 13149 3RD ST E  
 MADRID BEACH, FL 33708

**Respondent:**  
 RE Property: 13149 3RD ST E Parcel # 15-31-15-63304-016-0070

**Legal Description:** PAGES REPEAT OF MITCHELL'S BEACH BLK P. LOT 7

**STATEMENT OF VIOLATION REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

**Sec. 9A-23 - When required.**  
 A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire, protecting apparatus, elevators, engines, steam boiler, furnace, incinerator, or other local installation of which is regulated by the local development regulations or other sections of the Code for exceed \$100.00, does not result in a structural change, and does not require an inspection, a permit shall not be issued by the building official. No permit is required for uncovering the shingles or its greater than 50 square feet, for work of security systems, tenant spacing, wallpapering, wallpaper, window curtains, etc.) or roof work less than \$100.00 in value.

Persons bring the property into compliance by applying for and obtaining an after the fact building permit or otherwise, within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

Page 1 of 1

**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

Multiple copies of meeting notices are posted in a metal display case. Each notice includes the following sections:

- TO:** [Name and Address]
- FROM:** [City of Madeira Beach]
- DATE:** [Date]
- RE:** [Subject]
- AGENDA:** [List of items to be discussed]
- NOTICE OF PUBLIC HEARING:** [Information regarding public participation]
- AGENDA ITEM:** [Detailed description of the item]
- THE CITY'S POSITION:** [City's stance on the matter]





**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

**Parcel Summary**  
**(as of 25-Jun-2026)**

Parcel Number

**10-31-15-43272-000-0580**

- Owner Name  
**FLA BEACH BLESSINGS LLC**  
**ADVANTA IRA SERVICES LLC**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**500 NORMANDY RD**  
**MADEIRA BEACH, FL 33708**
- Mailing Address  
**485 QUIET RIVER LN**  
**LOUDON, TN 37774-5688**
- Legal Description  
**ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1958**

Heated SF	Gross SF	Living Units	Buildings
<b>2,348</b>	<b>2,914</b>	<b>2</b>	<b>1</b>

Item 5H.

Parcel Map



Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20723/1344	Find Comps	278.02	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	25/19

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$650,000	\$650,000	\$650,000	\$650,000	\$650,000


Value History

185

Item 5H.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$980,000	\$819,785	\$819,785	\$980,000	\$819,785
2023	N	\$900,000	\$745,259	\$745,259	\$900,000	\$745,259
2022	N	\$850,000	\$677,508	\$677,508	\$850,000	\$677,508
2021	N	\$631,100	\$615,916	\$615,916	\$631,100	\$615,916
2020	N	\$559,924	\$559,924	\$559,924	\$559,924	\$559,924

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Aug-2019	\$100	<u>U</u>	I	HARDER WILLIAM B TRUSTEE	FLA BEACH BLESSINGS LLC	20723/1344
08-Jul-2019	\$540,000	<u>Q</u>	I	SCHEURINGER ERWIN F TRUSTEE	HARDER WILLIAM B TRUSTEE	20634/0939
22-Oct-2012	\$100	<u>U</u>	I	SCHEURINGER ERWIN F	SCHEURINGER ERWIN F	17771/2476
02-Oct-2002	\$350,000	<u>Q</u>	I	TOLBERT HARVEY	SCHEURINGER, ERWIN F	12255/0436
02-Apr-2002	\$306,000	<u>Q</u>	I	ZEMKE STEPHEN M	TOLBERT, HARVEY	11921/2123

**2025 Land Information**

Land Area:  $\cong$  9,483 sf |  $\cong$  0.21 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	76x120	\$10,100	76.00	FF	.9004	\$691,147

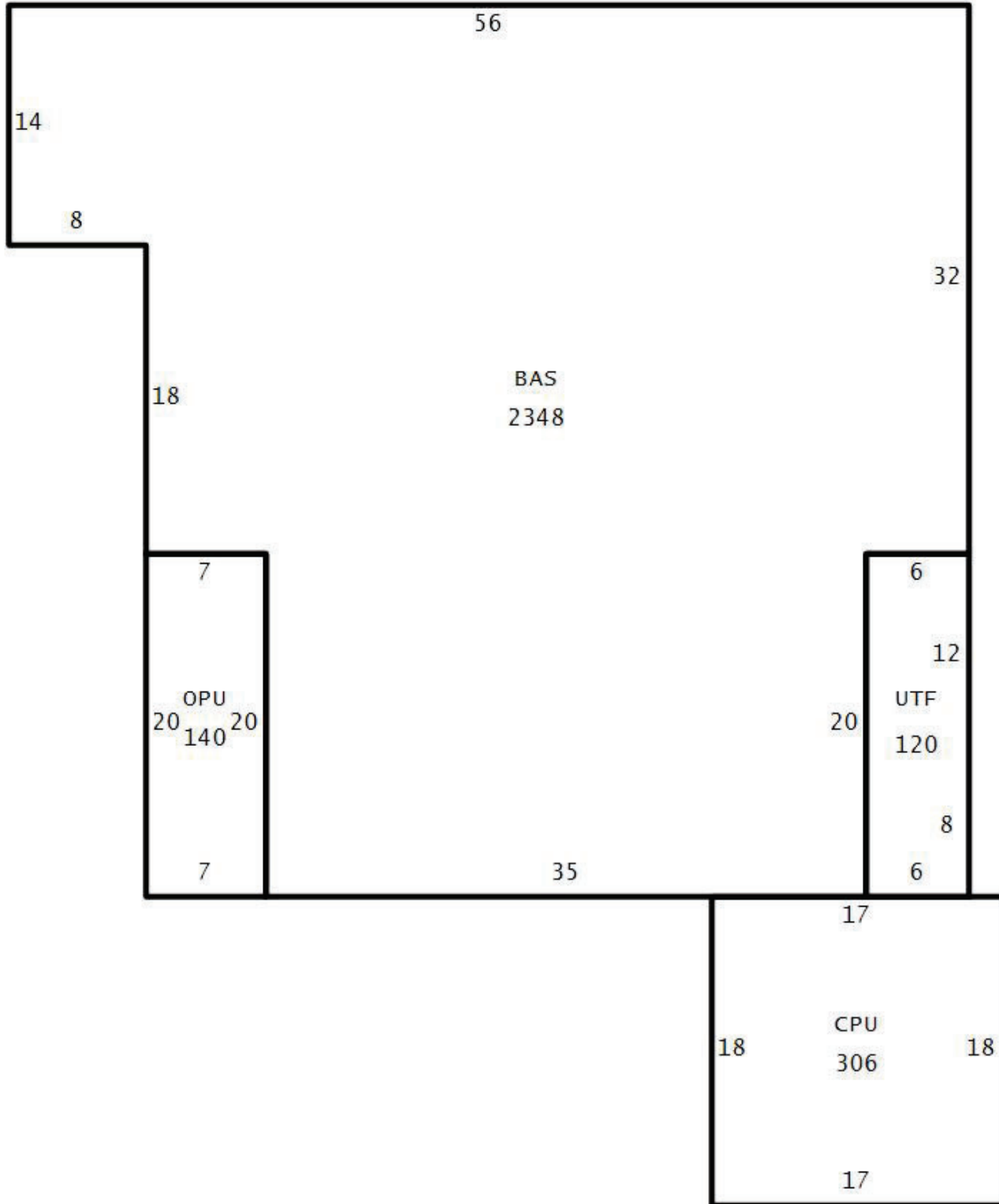
**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation: Continuous Footing Poured			
Floor System: Slab On Grade	Base (BAS):	2,348	2,348

<b>Structural Elements</b>		<b>Sub Area</b>	<b>Heated Area SF</b>	<b>Gross Area SF</b>	<i>Item 5H.</i>
Exterior Walls:	Concrete Block				
Unit Stories:	1	Carport Unfinished (CPU):	0	306	
Living Units:	2	Open Porch Unfinished (OPU):	0	140	
Roof Frame:	Gable Or Hip	Utility (UTF):	0	120	
Roof Cover:	Shingle Composition	<b>Total Area SF:</b>	<b>2,348</b>	<b>2,914</b>	
Year Built:	1958				
Building Type:	Duplex - 4-Plex				
Quality:	Average				
Floor Finish:	Carpet/ Vinyl/Asphalt				
Interior Finish:	Drywall/Plaster				
Heating:	Central Duct				
Cooling:	Cooling (Central)				
Fixtures:	9				
Effective Age:	32				

2025 Extra Features

Item 5H.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$4,000.00	2	\$8,000	\$3,200	1998

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y <span style="border: 1px solid black; padding: 2px;">Item 5H.</span>
BT LFT/DAV	\$13,000.00	1	\$13,000	\$5,460	2002
DOCK	\$62.00	250.0	\$15,500	\$6,200	2000
PATIO/DECK	\$28.00	352.0	\$9,856	\$3,942	1958
PORCH	0.00	2	\$0	\$0	1958
SHED	\$13.00	60.0	\$780	\$780	1980

### Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">B2846A</a>		08/03/2018	\$0
<a href="#">B2846</a>		08/03/2018	\$0
<a href="#">779</a>	HEAT/AIR	07/28/2016	\$1,400
<a href="#">201500402</a>	SEA WALL	06/18/2015	\$24,497
<a href="#">PER-H-CB313662</a>	ROOF	03/04/2005	\$4,410
<a href="#">P3232002</a>	DOCK	12/19/2002	\$0
<a href="#">PER-H-CB266330</a>	ROOF	12/18/2002	\$3,240
<a href="#">PER-H-CB264966</a>	BOAT LIFT/DAVIT	11/20/2002	\$8,500
<a href="#">P2918500</a>	DOCK	12/15/2000	\$0
<a href="#">9800135</a>	DOCK	05/05/1998	\$2,768

**2026 REAL ESTATE TAX**

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
(727) 464-7777 | pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

Item 5H.

• E-check - No fee • Credit card - 2.95% convenience fee

1ST QTRLY INSTALLMENT	If Received By	Jun 30, 2026			
DISCOUNTED 6%	Pay this Amount	\$2477.18			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115837		MB

PARCEL NO.: 10/31/15/43272/000/0580  
SITE ADDRESS: 500 NORMANDY RD, MADEIRA BEACH  
PLAT: 25 PAGE: 19  
LEGAL:  
ISLAND ESTATES UNIT NO. 1  
LOT 58 & RIP RTS

FLA BEACH BLESSINGS LLC  
ADVANTA IRA SERVICES LLC  
485 QUIET RIVER LN  
LOUDON, TN 37774-5688

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	650,000	0	650,000	2,952.50
HEALTH DEPARTMENT	0.0713	650,000	0	650,000	46.35
EMS	0.8050	650,000	0	650,000	523.25
SCHOOL-STATE LAW	3.0450	650,000	0	650,000	1,979.25
SCHOOL-LOCAL BD.	3.2480	650,000	0	650,000	2,111.20
MADEIRA BEACH	2.7500	650,000	0	650,000	1,787.50
SW FLA WTR MGMT.	0.1831	650,000	0	650,000	119.02
PINELLAS COUNTY PLN.CNCL.	0.0175	650,000	0	650,000	11.38
JUVENILE WELFARE BOARD	0.8250	650,000	0	650,000	536.25
SUNCOAST TRANSIT AUTHORITY	0.7300	650,000	0	650,000	474.50
<b>TOTAL MILLAGE</b>	<b>16.2172</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$10,541.20</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$10,541.20</b>
--	---	--------------------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
P.O. Box 31149, Tampa, FL 33631-3149  
(727) 464-7777 | pinellastaxcollector.gov

**2026 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

• E-check - No fee • Credit card - 2.95% convenience fee

1ST QTRLY INSTALLMENT	If Received By	Jun 30, 2026			
DISCOUNTED 6%	Pay this Amount	\$2477.18			

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R115837		MB

PARCEL NO.: 10/31/15/43272/000/0580  
SITE ADDRESS: 500 NORMANDY RD, MADEIRA BEACH  
PLAT: 25 PAGE: 19  
LEGAL:  
ISLAND ESTATES UNIT NO. 1  
LOT 58 & RIP RTS

FLA BEACH BLESSINGS LLC  
ADVANTA IRA SERVICES LLC  
485 QUIET RIVER LN  
LOUDON, TN 37774-5688

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

FEBRUARY 24, 2026

FLA BEACH BLESSINGS LLC  
ADVANTA IRA SERVICES LLC  
18700 GULF BLVD UNIT 5  
INDIAN SHORES, FL 33785-2160  
Case Number: CE-26-22

**RE Property:** 500 NORMANDY RD

**Parcel #**10-31-15-43272-000-0580

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit – hurricane remodel, duplex is now renting.  
Rental inspection not conducted here – operating without issued business tax license.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MARCH 10, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



Home sustained flooding. City has not received any hurricane remodel permits since.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Feb 3, 2026 at 3:27:07 PM  
Island Dr  
Madeira Beach FL 33708  
United States



Exterior door that was replaced.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MAY 20, 2026

FLA BEACH BLESSINGS LLC  
ADVANTA IRA SERVICES LLC  
485 QUIET RIVER LN  
LOUDON, TN 37774  
Case Number: CE-26-22

**RE Property:** 500 NORMANDY RD

**Parcel #**10-31-15-43272-000-0580

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

**NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit – hurricane remodel, duplex is now renting.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**JUNE 3, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



Electrical has been raised

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



**New interior doors**

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



New vanity

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



**New lower cabinets**

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



9589 0710 5270 3659 8651 57



quadiant  
FIRST-CLASS MAIL  
IMI  
**\$010.44**<sup>0</sup>  
05/19/2026 ZIP 33708  
043M31233717

US POSTAGE

FLA BEACH BLESSINGS LLC  
ADVANTA IRA SERVICES LLC  
485 QUIET RIVER LN  
LOUDON, TN 37774  
Case Number: CF-26-22

**CERTIFIED MAIL®**



9589 0710 5270 3775 0306 68





quadrant  
FIRST-CLASS MAIL  
IMI  
**\$010.44<sup>9</sup>**  
03/17/2026 ZIP 33708  
043M31233717

US POSTAGE



300 Municipal Drive  
Madeira Beach, Florida 33708

FLA BEACH BLESSINGS LLC  
ADVANTA IRA SERVICES LLC  
18700 GULF BLVD UNIT 5  
INDIAN SHORES, FL 33785-2160  
Case Number: CF-26-22

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:  <b>FLA Beach Blessings LLC</b>  <b>Atlanta IRA Services LLC</b>  <b>485 Quiet River Ln</b>  <b>Loudon, TN, 31774</b></p> <p>CE 26-22</p>  9590 9402 6356 0296 4004 50		<p>A. Signature <input type="checkbox"/> Agent  <b>X</b>  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p>C. Is delivery address different from item 1? <input type="checkbox"/> Yes            If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service label)  <b>9589 0710 5270 3659 8651 57</b></p> <p>PS Form 3811, July 2020 PSN 7530-02-000-9053</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®  <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™  <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™  <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery  <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Registered Mail Restricted Delivery  <input type="checkbox"/> Registered Mail Restricted Delivery \$500</p>	
		Domestic Return Receipt	

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

6/26/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-22

FLA BEACH BLESSINGS LLC  
ADVANTA IRA SERVICES LLC  
485 QUIET RIVER LN  
LOUDON, TN 37774

Respondents.

**RE Property:** 500 NORMANDY RD

**Parcel #** 10-31-15-43272-000-0580

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

**STATEMENT OF VIOLATION/REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an after the fact building permit or removing within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



---

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

6/26/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-22

FLA BEACH BLESSINGS  
LLC  
ADVANTA IRA SERVICES  
LLC  
485 QUIET RIVER LN  
LOUDON, TN 37774

Respondents.

**RE Property:** 500 NORMANDY RD

**Parcel #**10-31-15-43272-000-0580

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **JULY, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 26<sup>th</sup> day of June 2026.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

6/26/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-22

FLA BEACH BLESSINGS LLC  
ADVANTA IRA SERVICES LLC  
485 QUIET RIVER LN  
LOUDON, TN 37774

Respondents.

**RE Property:** 500 NORMANDY RD

**Parcel #**10-31-15-43272-000-0580

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 58 & RIP RTS

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit and Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 500 NORMANDY RD, Parcel #10-31-15-43272-000-0580 the City of Madeira Beach.

On the 26 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Taylor Davis*

Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_ online notarization, this 25<sup>th</sup> day of June, 2026, by Taylor Davis, who is personally known to me, or produced \_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

*MARY ANN HEARN*

Print or type Name.





**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

Multiple copies of meeting notices are posted in a metal display case. Each notice includes the following information:

- DATE:** June 23, 2026
- TIME:** 10:00 AM
- LOCATION:** City of Madeira Beach, 10000 US Highway 1, Madeira Beach, FL 33708
- AGENDA:** A list of items to be discussed, including the City Manager's Report, Mayor's Report, and various council items.
- CONTACT:** Information for the City Clerk, including name, phone number, and email address.
- ADDITIONAL INFORMATION:** Details regarding public participation, including the right to speak and the location of the public hearing.





**Parcel Summary**  
 (as of 25-Jun-2026)

Parcel Number

**15-31-15-97830-000-0320**

- Owner Name  
**PELICAN BAY APARTMENTS & MARINA LLC**
- Property Use  
**0822 Apartments (5-9 units)**
- Site Address  
**12971 PELICAN LN  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**12971 PELICAN LN  
MADEIRA BEACH, FL 33708-2782**
- Legal Description  
**WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 32 AND 33**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1949 | 1955 | 1955**

Heated SF	Gross SF	Living Units	Buildings
<b>3,415</b>	<b>3,917</b>	<b>6</b>	<b>3</b>

**Parcel Map**



**Exemptions**

Item 51.


Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16796/1871	Find Comps	<a href="#">278.02</a>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	25/67

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$885,000	\$885,000	\$885,000	\$885,000	\$885,000

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$1,200,000	\$825,486	\$825,486	\$1,200,000	\$825,486
2023	N	\$1,075,000	\$750,442	\$750,442	\$1,075,000	\$750,442
2022	N	\$930,000	\$682,220	\$682,220	\$930,000	\$682,220
2021	N	\$620,200	\$620,200	\$620,200	\$620,200	\$620,200
2020	N	\$590,920	\$590,920	\$590,920	\$590,920	\$590,920

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Dec-2009	\$575,000	<a href="#">U</a>	I	FLORIDA BANK	PELICAN BAY APARTMENTS & MARINA LLC	16796/1871
16-Mar-2009	\$879,400	<a href="#">U</a>	I	PRICE TERENCE	FLORIDA BANK	16552/1828
26-Sep-2003	\$510,000	<a href="#">Q</a>	I	PAAUW MARYANNE	PRICE, TERENCE	13100/1345
31-Dec-1984	\$235,000	<a href="#">Q</a>				05887/1899
31-Aug-1982	\$205,000	<a href="#">Q</a>				05445/1947

**2025 Land Information**

Land Area:  $\cong$  9,200 sf |  $\cong$  0.21 acres      Frontage and/or View: Canal/River      Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	80x115	\$11,500	80.00	FF	1.0388	\$955,696

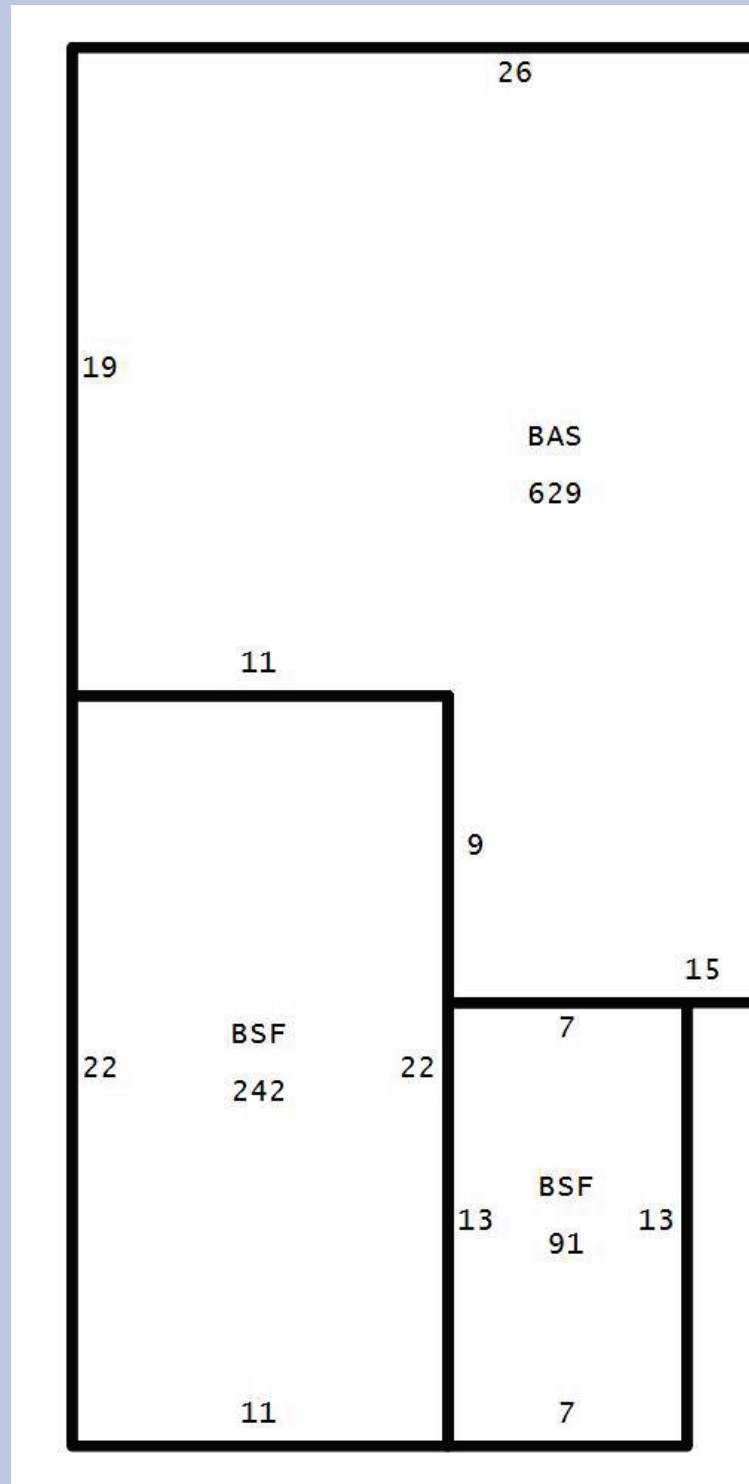
**2025 Building 1 Structural Elements and Sub Area Information**

Item 5l.

**Structural Elements**

Foundation:	Continuous Footing Poured
Floor System:	Wood
Exterior Walls:	Frame Siding
Unit Stories:	1
Living Units:	2
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1949
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Unit/Space/Wall/Floor
Cooling:	None
Fixtures:	6
Effective Age:	25

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	629	629
Base Semi-finished (BSF):	333	333
Open Porch (OPF):	0	18
<b>Total Area SF:</b>	<b>962</b>	<b>980</b>



**2025 Building 2 Structural Elements and Sub Area Information**

**Structural Elements**

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Concrete Block
Unit Stories:	2

Sub Area	Heated Area SF	Gross Area SF
Upper Story (USF):	486	486
Base (BAS):	315	315
Open Porch (OPF):	0	60
Utility (UTF):	0	70

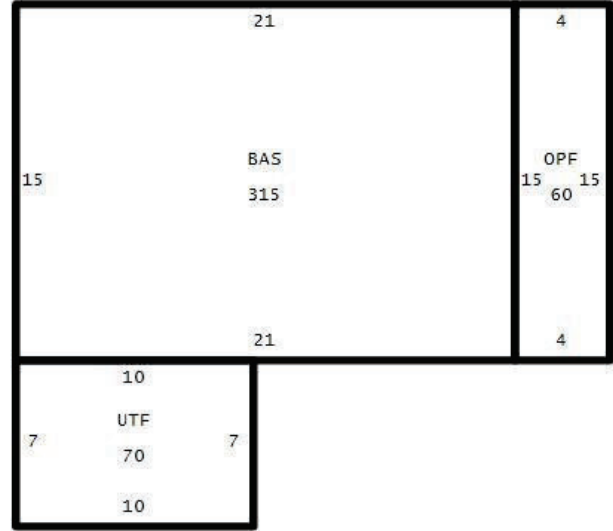
215

**Structural Elements**

Living Units: 2  
 Roof Frame: Flat Shed  
 Roof Cover: Bu Tar & Gravel Alt  
 Year Built: 1955  
 Building Type: Duplex - 4-Plex  
 Quality: Average  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Heating: Unit/Space/Wall/Floor  
 Cooling: None  
 Fixtures: 6  
 Effective Age: 25

Sub Area	Heated Area SF	Gross Area SF
<b>Total Area SF:</b>	<b>801</b>	<b>931</b>

Item 51.



**2025 Building 3 Structural Elements and Sub Area Information**

**Structural Elements**

Foundation: Continuous Footing Poured  
 Floor System: Slab On Grade  
 Exterior Walls: Concrete Block  
 Unit Stories: 1  
 Living Units: 2  
 Roof Frame: Flat Shed  
 Roof Cover: Bu Tar & Gravel Alt  
 Year Built: 1955  
 Building Type: Duplex - 4-Plex  
 Quality: Average  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Heating: Unit/Space/Wall/Floor  
 Cooling: None  
 Fixtures: 9  
 Effective Age: 25

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,652	1,652
Open Porch (OPF):	0	354
<b>Total Area SF:</b>	<b>1,652</b>	<b>2,006</b>

6	28
59 OPF 354 59	BAS 1652
6	59
6	28

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$5.00	2,250.0	\$11,250	\$11,250	0
DOCK	\$51.00	120.0	\$6,120	\$2,448	1969

**Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Val	Item 5l.
<a href="#">B20230135</a>	WINDOWS/DOORS	02/13/2023	\$3,600	
<a href="#">BR20220566</a>	ADDITION/REMODEL/RENOVATION	06/28/2022	\$4,895	
<a href="#">P3889</a>		07/24/2019	\$750	
<a href="#">P3009</a>	MISCELLANEOUS	09/25/2018	\$0	
<a href="#">BR1764</a>	MISCELLANEOUS	07/19/2017	\$40,378	
<a href="#">599</a>	DEMOLITION	06/01/2016	\$1,200	
<a href="#">387</a>	MISCELLANEOUS	03/24/2016	\$125	
<a href="#">201111083</a>	ROOF	10/04/2011	\$6,000	
<a href="#">PER-H-CB07-08879</a>	MISCELLANEOUS	06/20/2007	\$1,000	
<a href="#">PER-H-CB238885</a>	MISCELLANEOUS	07/17/2001	\$2,400	

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Asses

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov) Item 5l.  
 • E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Feb 28, 2026				
Pay this Amount	\$14208.72				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166759		MB

PARCEL NO.: 15/31/15/97830/000/0320  
 SITE ADDRESS: 12971 PELICAN LN, MADEIRA BEACH  
 PLAT: 25 PAGE: 67  
 LEGAL:  
 WILLIAM'S, BILL  
 MADEIRA HARBOR SUB 1ST ADD  
 LOTS 32 AND 33

PELICAN BAY APARTMENTS & MARINA LLC  
 12971 PELICAN LN  
 MADEIRA BEACH, FL 33708-2782

AD VALOREM TAXES							
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED		
GENERAL FUND	4.5423	885,000	0	885,000	4,019.94		
HEALTH DEPARTMENT	0.0713	885,000	0	885,000	63.10		
EMS	0.8050	885,000	0	885,000	712.43		
SCHOOL-STATE LAW	3.0450	885,000	0	885,000	2,694.83		
SCHOOL-LOCAL BD.	3.2480	885,000	0	885,000	2,874.48		
MADEIRA BEACH	2.7500	885,000	0	885,000	2,433.75		
SW FLA WTR MGMT.	0.1831	885,000	0	885,000	162.04		
PINELLAS COUNTY PLN.CNCL.	0.0175	885,000	0	885,000	15.49		
JUVENILE WELFARE BOARD	0.8250	885,000	0	885,000	730.13		
SUNCOAST TRANSIT AUTHORITY	0.7300	885,000	0	885,000	646.05		
<b>TOTAL MILLAGE</b> 16.2172					<b>GROSS AD VALOREM TAXES</b>	\$14,352.24	

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	
\$0.00	

**TAXES BECOME DELINQUENT APRIL 1ST**      **COMBINED GROSS TAXES AND ASSESSMENTS**      \$14,352.24

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)  
 • E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Feb 28, 2026				
Pay this Amount	\$14208.72				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166759		MB

PARCEL NO.: 15/31/15/97830/000/0320  
 SITE ADDRESS: 12971 PELICAN LN, MADEIRA BEACH  
 PLAT: 25 PAGE: 67  
 LEGAL:  
 WILLIAM'S, BILL  
 MADEIRA HARBOR SUB 1ST ADD  
 LOTS 32 AND 33

PELICAN BAY APARTMENTS & MARINA LLC  
 12971 PELICAN LN  
 MADEIRA BEACH, FL 33708-2782

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

FEBRUARY 24, 2026

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708-2782  
Case Number: CE-26-33

**RE Property:** 12971 PELICAN LN

**Parcel #**15-31-15-97830-000-0320

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit - hurricane remodel on nightly rental units.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MARCH 9, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MARCH 11, 2026

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708-2782  
Case Number: CE-26-33

**RE Property:** 12971 PELICAN LN

**Parcel #**15-31-15-97830-000-0320

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

**NOTICE OF CODE VIOLATION**

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

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**Violation Detail(s):**

Work without a permit - hurricane remodel on nightly rental units.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MARCH 25, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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**CERTIFIED MAIL®**



300 Municipal Drive  
Madeira Beach, Florida 33708



9589 0710 5270 3511 8519 46



quodient  
FIRST-CLASS MAIL  
IMI  
**\$010.44**<sup>0</sup>  
03/10/2026 ZIP 33708  
043M31233717

US POSTAGE

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708-2782  
Case Number: CE-26-33

**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:  
 Pelican Bay Apartments & Marina LLC  
 12971 Pelican Ln  
 Madeira Beach, FL 33708

CE 26-33



9590 9402 9061 4122 0946 35

2. Article Number (Transfer from service label)  
 9589 0710 5270 3511 8519 46

PS Form 3811, July 2020 PSN 7530-02-000-9053

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**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) PKMS C. Date of Delivery 3/13/20

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

3. Service Type  
 Adult Signature Restricted Delivery  
 Certified Mail® Restricted Delivery  
 Collect on Delivery Restricted Delivery  
 Insured Mail over \$500

Priority Mail Express®  
 Registered Mail Confirmation™  
 Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

June 26, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 26-33

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 12971 PELICAN LN

**Parcel #** 15-31-15-97830-000-0320

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 32 AND 33

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



---

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

June 26, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-33

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 12971 PELICAN LN

**Parcel #** 15-31-15-97830-000-0320

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 32 AND 33

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **JULY, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 26 day of JUNE, 2026.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

June 26, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-33

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 12971 PELICAN LN

**Parcel #**15-31-15-97830-000-0320

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 32 AND 33

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 12971 PELICAN LN, Parcel #15-31-15-97830-000-0320 the City of Madeira Beach.

On the 26 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Taylor Davis*

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of  physical presence or  online notarization, this 25<sup>th</sup> day of June, 2026, by Taylor Davis, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 1:50:53

Item 5I.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a double-door metal notice board for the City of Madeira Beach. The left door is titled "CITY OF MADEIRA BEACH" and the right door is titled "MEETING NOTICES". Both doors are filled with multiple copies of meeting notices, each secured with a pushpin. The notices contain detailed information about city council meetings, including dates, times, and agendas. The text on the notices is partially legible but mostly too small to read clearly. The board is mounted on a light-colored, textured wall.





**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

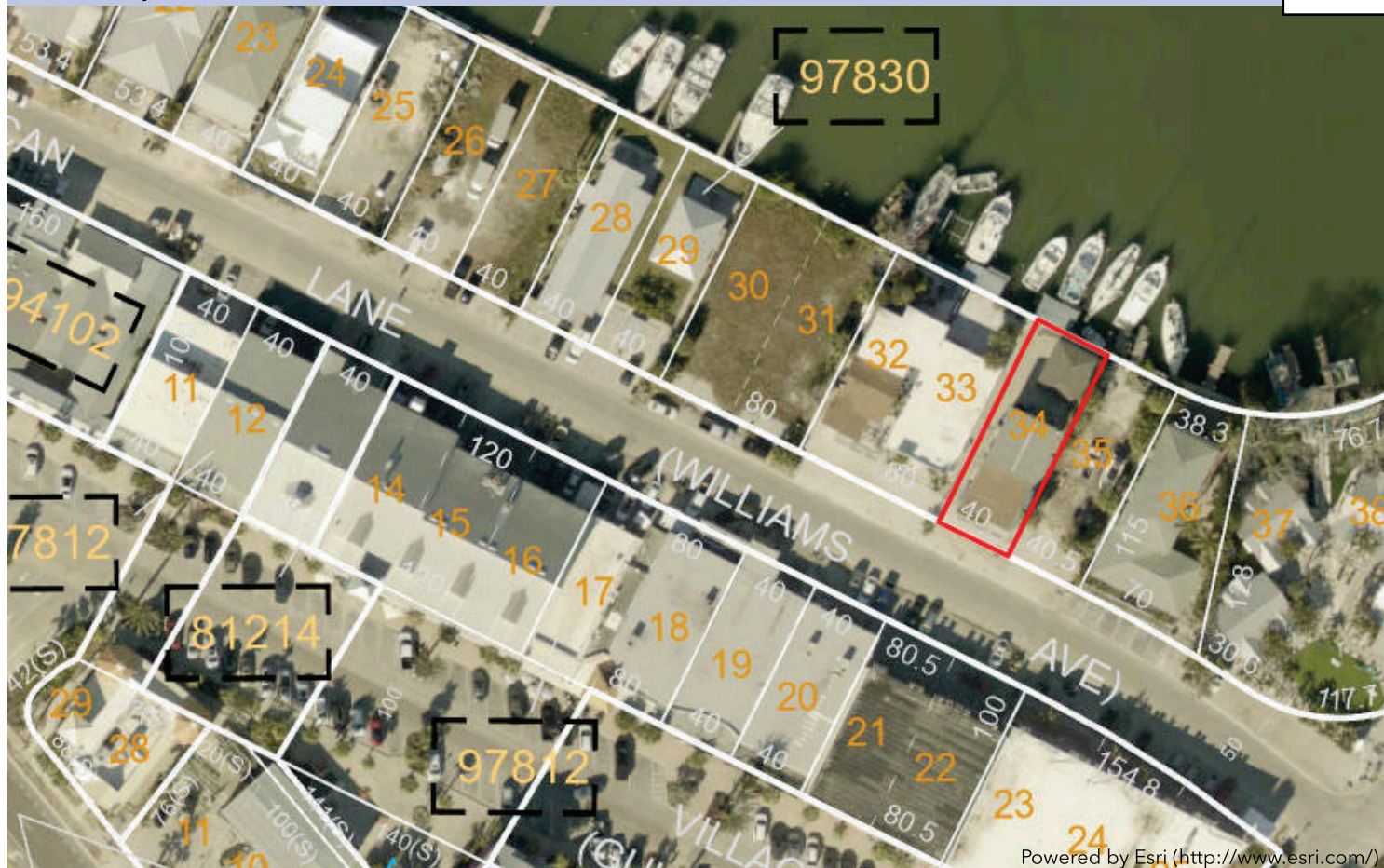
**Parcel Summary**  
**(as of 25-Jun-2026)**

Parcel Number

**15-31-15-97830-000-0340**

- Owner Name  
**PELICAN BAY APARTMENTS & MARINA LLC**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**12959 PELICAN LN  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**12971 PELICAN LN  
MADEIRA BEACH, FL 33708-2782**
- Legal Description  
**WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1950 | 1950**

Heated SF	Gross SF	Living Units	Buildings
<b>2,304</b>	<b>2,603</b>	<b>3</b>	<b>2</b>



**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16796/1871	Find Comps	278.02	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	25/67

**2025 Final Values**


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$815,000	\$567,672	\$567,672	\$815,000	\$567,672
2023	N	\$720,000	\$516,065	\$516,065	\$720,000	\$516,065
2022	N	\$575,000	\$469,150	\$469,150	\$575,000	\$469,150
2021	N	\$426,500	\$426,500	\$426,500	\$426,500	\$426,500
2020	N	\$411,689	\$395,428	\$395,428	\$411,689	\$395,428

Item 5J.

### 2025 Tax Information

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

### Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Dec-2009	\$575,000	<u>U</u>	I	FLORIDA BANK	PELICAN BAY APARTMENTS & MARINA LLC	16796/1871
16-Mar-2009	\$879,400	<u>U</u>	I	PRICE TERENCE	FLORIDA BANK	16552/1828
23-Sep-2003	\$380,000	<u>Q</u>	I	MAXSON LARRY A	PRICE, TERENCE	13089/1900
15-May-2000	\$150,000	<u>U</u>	I	WESTPHALL GENE H TR	MAXSON, LARRY A	10910/0176
31-Dec-1992	\$100	<u>U</u>	I	WESTPHALL GENE H	WESTPHALL, GENE H. TRE	08139/0550

### 2025 Land Information

Land Area:  $\cong$  4,600 sf |  $\cong$  0.10 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x115	\$11,500	40.00	FF	1.2190	\$560,740

### 2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured		
Floor System:	Wood	Base (BAS): 1,210	1,210
Exterior Walls:	Cb Stucco/Cb Reclad	Upper Story (USF): 622	

<b>Structural Elements</b>		<b>Sub Area</b>	<b>Heated Area SF</b>	<b>Gross Area SF</b>
Unit Stories:	2			
Living Units:	2	Enclosed Porch (EPF):	0	165
Roof Frame:	Gable Or Hip	Open Porch (OPF):	0	78
Roof Cover:	Shingle Composition	<b>Total Area SF:</b>	<b>1,832</b>	<b>2,075</b>
Year Built:	1950			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	6			
Effective Age:	48			

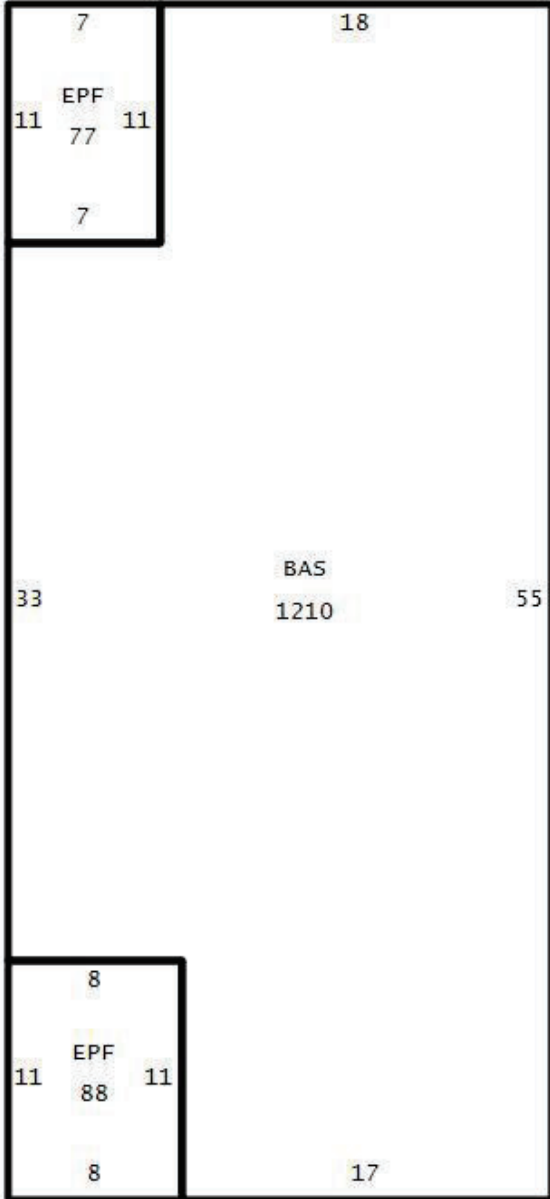
Item 5J.

**2025 Building 2 Structural Elements and Sub Information**

Item 5J.

**Structural Elements**

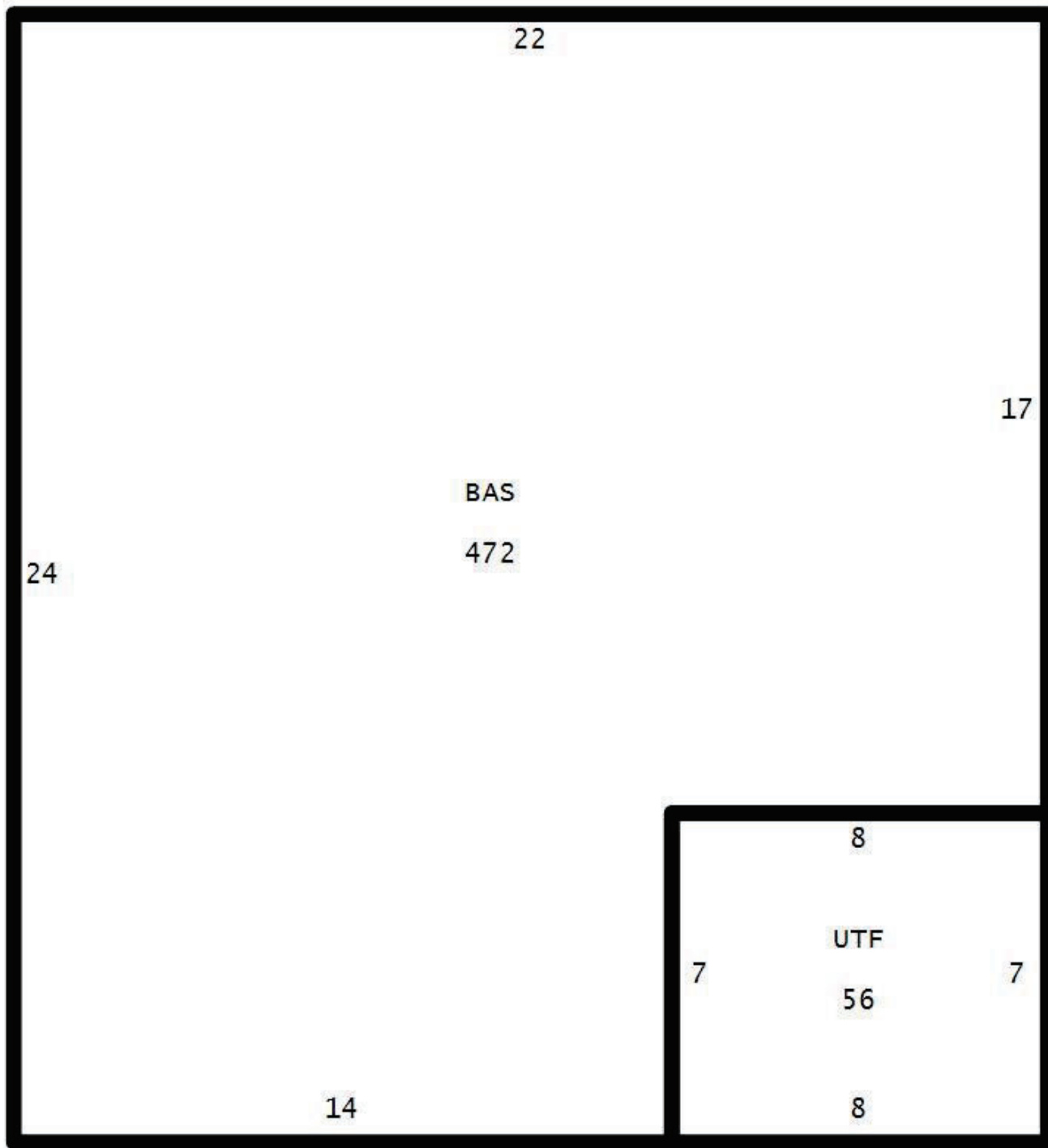
Foundation: Continuous Footing Poured  
 Floor System: Slab On Grade  
 Exterior Walls: Frame/Reclad Alum/Viny  
 Unit Stories: 1  
 Living Units: 1  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Year Built: 1950  
 Building Type: Single Family  
 Quality: Fair  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Heating: Unit/Space/Wall/Floor  
 Cooling: None  
 Fixtures: 3  
 Effective Age: 53



Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	472	472
Utility (UTF):	0	56
<b>Total Area SF:</b>	<b>472</b>	<b>528</b>

2025 Extra Features

Item 5J.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	0.00	1	\$0	\$0	0

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y <span style="border: 1px solid black; padding: 2px;">Item 5J.</span>
DOCK	\$62.00	253.0	\$15,686	\$11,137	1986
PATIO/DECK	\$15.00	132.0	\$1,980	\$792	1960
PORCH	0.00	1	\$0	\$0	1985

#### Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">2025-3327-DOCK</a>	DOCK	06/24/2025	\$8,000
<a href="#">R20221106</a>	HEAT/AIR	12/05/2022	\$61,506
<a href="#">R5235</a>	ROOF	12/16/2020	\$2,483
<a href="#">D3448</a>	DOCK	03/05/2019	\$6,650
<a href="#">RM48631-18</a>	DOCK	03/01/2019	\$0
<a href="#">201200568</a>	ROOF	08/07/2012	\$2,600



**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

FEBRUARY 24, 2026

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708-2782  
Case Number: CE-26-34

**RE Property:** 12959 PELICAN LN

**Parcel #**15-31-15-97830-000-0340

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**Violation Detail(s):**

Work without a permit - hurricane remodel on nightly rental units.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MARCH 9, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MARCH 11, 2026

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708-2782  
Case Number: CE-26-34

**RE Property:** 12959 PELICAN LN

**Parcel #**15-31-15-97830-000-0340

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

**NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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**Violation Detail(s):**

Work without a permit - hurricane remodel on nightly rental units.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MARCH 25, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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**CERTIFIED MAIL®**



9589 0710 5270 3511 8519 53

quadrant  
 FIRST-CLASS MAIL  
 IMI  
**\$010.44**<sup>0</sup>  
 03/10/2026 ZIP 33708  
 043M31233717

**US POSTAGE**



300 Municipal Drive  
Madeira Beach, Florida 33708

PELICAN BAY APARTMENTS & MARINA LLC  
 12971 PELICAN LN  
 MADEIRA BEACH, FL 33708-2782  
 Case Number: CE-26-34

**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:**

Pelican Bay Apartments & Marina LLC  
 12971 Pelican Ln  
 Madeira Beach, FL, 33708

CE 26-3A



9590 9402 9061 4122 0946 28

**2. Article Number (Transfer from service label)**

9589 0710 5270 3511 8519 53

PS Form 3811, July 2020 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature *[Signature]*  Agent  Addressee  
 B. Received by (Printed Name) *[Signature]* Date of Delivery *8/3/20*

D. Is delivery address different from item 1?  Yes  No

- 3. Service Type**
- Adult Signature Restricted Delivery
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Mail Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

June 26, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 26-34

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 12959 PELICAN LN

**Parcel #** 15-31-15-97830-000-0340

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

June 26, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-34

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 12959 PELICAN LN

**Parcel #** 15-31-15-97830-000-0340

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **JULY, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 26 day of JUNE, 2026.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

June 26, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-34

PELICAN BAY APARTMENTS & MARINA LLC  
12971 PELICAN LN  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 12959 PELICAN LN

**Parcel #**15-31-15-97830-000-0340

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 12959 PELICAN LN, Parcel # 15-31-15-97830-000-0340 the City of Madeira Beach.

On the 26 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Taylor Davis*

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_ online notarization, this 25<sup>th</sup> day of June, 2026, by Taylor Davis, who is personally known to me, or produced \_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

*Mary Ann Hearn*

Print or type Name.



OF STREET

June 25, 2026 at 1:50:46

Item 5J.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a double-door metal notice board for the City of Madeira Beach. The left door is titled "CITY OF MADEIRA BEACH" and the right door is titled "MEETING NOTICES". Both doors are filled with multiple copies of meeting notices, each secured with a pushpin. The notices contain detailed information about city council meetings, including dates, times, and agendas. The text on the notices is partially legible but mostly too small to read clearly. The board is mounted on a light-colored, textured wall.





**Mike Twitty, MAI, CFA**  
**Pinellas County Property Appraiser**

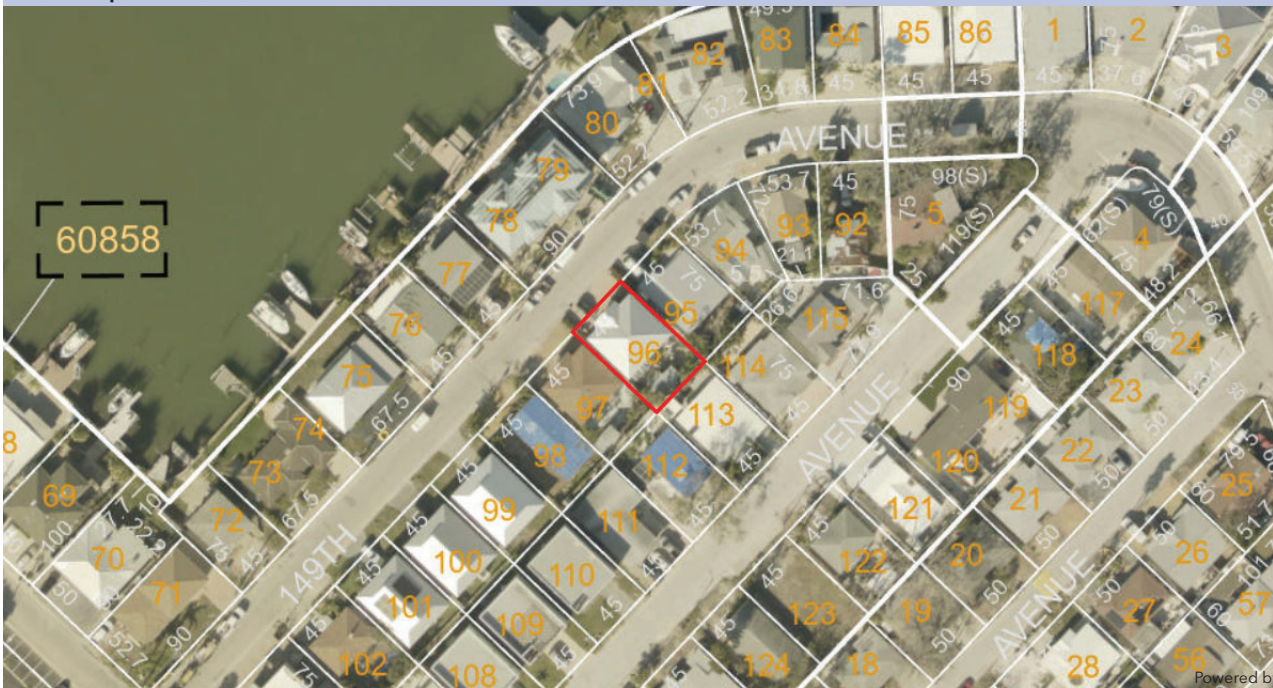
**Parcel Summary**  
 (as of 25-Jun-2026)

Parcel Number  
**09-31-15-60858-000-0960**

- Owner Name  
**CHIVINGTON, JEAN L**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**14902 N BAYSHORE DR  
 MADEIRA BEACH, FL 33708**
- Mailing Address  
**14902 N BAYSHORE DR  
 MADEIRA BEACH, FL 33708-2144**
- Legal Description  
**NORTH MADEIRA SHORES LOT 96**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1949**

Heated SF	Gross SF	Living Units	Buildings
<b>2,292</b>	<b>2,488</b>	<b>2</b>	<b>1</b>

**Parcel Map**



Powered by Esri (<http://www.esri.com/>)

**Exemptions**

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


**Miscellaneous Parcel Info**

<b>Last Recorded Deed</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b>	<b>Flood Zone</b>	<b>Elevation Certificate</b>	<b>Zoning</b>	<i>Item 5K.</i>
09835/1547	Find Comps	<a href="#">278.01</a>	A	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	23/68

2025 Final Values						
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	
2025	\$400,000	\$165,507	\$114,785	\$140,507	\$114,785	

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$500,000	\$160,843	\$110,843	\$135,843	\$110,843
2023	Y	\$480,000	\$156,158	\$106,158	\$131,158	\$106,158
2022	Y	\$425,000	\$151,610	\$101,610	\$126,610	\$101,610
2021	Y	\$292,000	\$147,194	\$97,194	\$122,194	\$97,194
2020	Y	\$288,030	\$145,162	\$95,162	\$120,162	\$95,162

**2025 Tax Information**

 Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

<b>Tax Bill</b>	<b>2025 Millage Rate</b>	<b>Tax District</b>
<a href="#">View 2025 Tax Bill</a>	16.2172	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
11-Sep-1997	\$56,000	<a href="#">U</a>	I	OVERTON PAUL LESTER BY GDN	CHIVINGTON, HELEN P	<a href="#">09835/1547</a>

**2025 Land Information**

Land Area:  $\cong$  3,376 sf |  $\cong$  0.07 acres      Frontage and/or View: None      Seawall: No

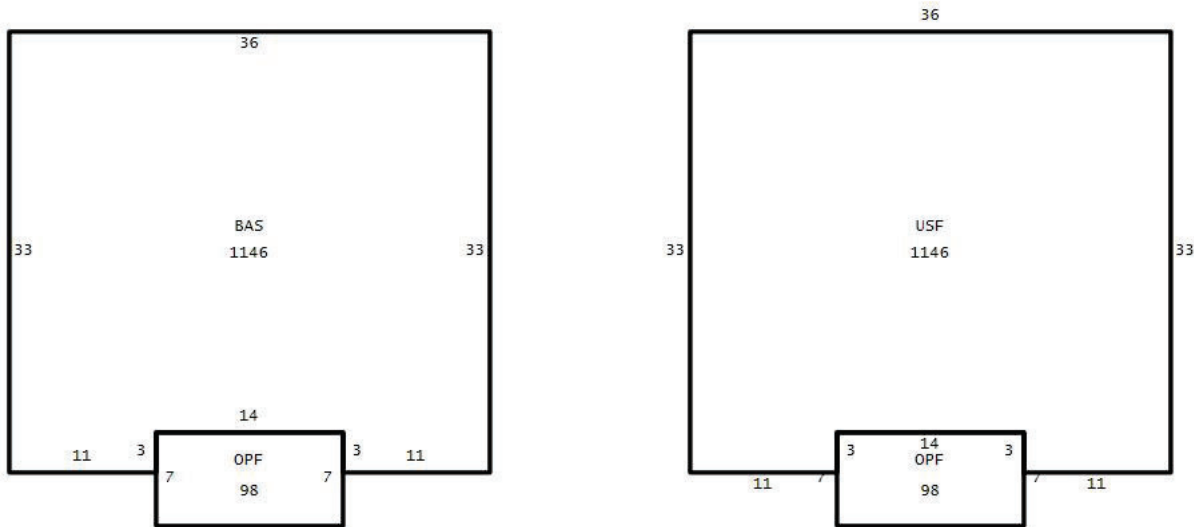
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	45x75	\$5,200	45.00	FF	1.0000	\$234,000

**2025 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,146
Floor System:	Slab On Grade	Upper Story (USF):	1,146
Exterior Walls:	Concrete Block	Open Porch (OPF):	0
Unit Stories:	1	<b>Total Area SF:</b>	<b>2,292</b>
Living Units:	2		<b>2,488</b>
Roof Frame:	Gable Or Hip		
Roof Cover:	Concrete Tile/Metal		
Year Built:	1949		
Building Type:	Duplex - 4-Plex		
Quality:	Average		
Floor Finish:	Carpet/Hardtile/Hardwood		
Interior Finish:	Drywall/Plaster		
Heating:	Central Duct		
Cooling:	Cooling (Central)		
Fixtures:	9		
Effective Age:	27		

2025 Extra Features

Item 5K.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$47.00	90.0	\$4,230	\$3,130	2016
SHED	\$54.00	180.0	\$9,720	\$8,554	2017

**Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">B4718</a>	WINDOWS/DOORS	06/04/2020	\$9,000
<a href="#">BR4592</a>	ADDITION/REMODEL/RENOVATION	04/21/2020	\$7,600
<a href="#">BR2009</a>	PATIO/DECK	10/19/2017	\$1,500
<a href="#">53</a>	ADDITION/REMODEL/RENOVATION	11/20/2015	\$48,705

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 5K.

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Dec 31, 2025				
Pay this Amount	\$1962.66				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R103905		MB

PARCEL NO.: 09/31/15/60858/000/0960  
 SITE ADDRESS: 14902 N BAYSHORE DR, MADEIRA BEACH  
 PLAT: 23 PAGE: 68  
 LEGAL:  
 NORTH MADEIRA SHORES  
 LOT 96

CHIVINGTON, JEAN L  
 14902 N BAYSHORE DR  
 MADEIRA BEACH, FL 33708-2144

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	165,507	50,722	114,785	521.39
HEALTH DEPARTMENT	0.0713	165,507	50,722	114,785	8.18
EMS	0.8050	165,507	50,722	114,785	92.40
SCHOOL-STATE LAW	3.0450	165,507	25,000	140,507	427.84
SCHOOL-LOCAL BD.	3.2480	165,507	25,000	140,507	456.37
MADEIRA BEACH	2.7500	165,507	50,722	114,785	315.66
SW FLA WTR MGMT.	0.1831	165,507	50,722	114,785	21.02
PINELLAS COUNTY PLN.CNCL.	0.0175	165,507	50,722	114,785	2.01
JUVENILE WELFARE BOARD	0.8250	165,507	50,722	114,785	94.70
SUNCOAST TRANSIT AUTHORITY	0.7300	165,507	50,722	114,785	83.79
<b>TOTAL MILLAGE</b>	<b>16.2172</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$2,023.36</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$2,023.36</b>
--	---	-------------------

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Dec 31, 2025				
Pay this Amount	\$1962.66				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R103905		MB

PARCEL NO.: 09/31/15/60858/000/0960  
 SITE ADDRESS: 14902 N BAYSHORE DR, MADEIRA BEACH  
 PLAT: 23 PAGE: 68  
 LEGAL:  
 NORTH MADEIRA SHORES  
 LOT 96

CHIVINGTON, JEAN L  
 14902 N BAYSHORE DR  
 MADEIRA BEACH, FL 33708-2144

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MARCH 4, 2026

CHIVINGTON, JEAN L  
14902 N BAYSHORE DR  
MADEIRA BEACH, FL 33708-2144  
Case Number: CE-26-45

**RE Property:** 14902 N BAYSHORE DR

**Parcel #**09-31-15-60858-000-0960

**Legal Description:** NORTH MADEIRA SHORES LOT 96

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Sec. 62-33. - Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Sec. 14-130.4. - License required.

(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

**Violation Detail(s):**

Work without a permit – hurricane remodel.  
For rent without necessary business tax license.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MARCH 18, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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**FURNISHED**  
1-12 MONTH LEASES

**\$1,799** per month

**14902 N Bayshore Dr**  
Madeira Beach, FL 33708

**1** Bed

**1** Bath

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MARCH 30, 2026

CHIVINGTON, JEAN L  
14902 N BAYSHORE DR  
MADEIRA BEACH, FL 33708-2144  
Case Number: CE-26-45

**RE Property:** 14902 N BAYSHORE DR

**Parcel #**09-31-15-60858-000-0960

**Legal Description:** NORTH MADEIRA SHORES LOT 96

**NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

**Sec. 86-52. – When required.**

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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Sec. 62-33. - Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Sec. 14-130.4. - License required.

(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

**Violation Detail(s):**

Work without a permit – hurricane remodel.  
For rent without necessary business tax license.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
**APRIL 13, 2026**

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

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**\$1,799** per month

**14902 N Bayshore Dr**  
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**1** Bed

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**CERTIFIED MAIL®**



300 Municipal Drive  
Madeira Beach, Florida 33708



7019 2970 0000 5514 1919



quadjent  
FIRST-CLASS MAIL  
IMI  
**\$010.44**<sup>0</sup>  
03/27/2026 ZIP 33708  
043M31233717

US POSTAGE

CHIVINGTON, JEAN L  
14902 N BAYSHORE DR  
MADEIRA BEACH, FL 33708-2144  
Case Number: CE-26-45

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

June 26, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 26-45

CHIVINGTON, JEAN L  
14902 N BAYSHORE DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 14902 N BAYSHORE DR

**Parcel #**09-31-15-60858-000-0960

**Legal Description:** NORTH MADEIRA SHORES LOT 96

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Sec. 62-33. - Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Sec. 14-130.4. - License required.

(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

June 26, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-45

CHIVINGTON, JEAN L  
14902 N BAYSHORE DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 14902 N BAYSHORE DR

**Parcel #**09-31-15-60858-000-0960

**Legal Description:** NORTH MADEIRA SHORES LOT 96

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **JULY, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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Sec. 14-130.4. - License required.

(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

(b) No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), 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 Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 26 day of JUNE, 2026.



---

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**



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

June 26, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-45

CHIVINGTON, JEAN L  
14902 N BAYSHORE DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 14902 N BAYSHORE DR

**Parcel #** 09-31-15-60858-000-0960

**Legal Description:** NORTH MADEIRA SHORES LOT 96

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14902 N BAYSHORE DR, Parcel # 09-31-15-60858-000-0960 the City of Madeira Beach.

On the 26 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Taylor Davis*

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 25<sup>th</sup> day of June, 2026, by Taylor Davis, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 2:54:44

Item 5K.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a double-door metal notice board for the City of Madeira Beach. The left door is titled "CITY OF MADEIRA BEACH" and the right door is titled "MEETING NOTICES". Both doors are filled with multiple copies of meeting notices, each secured with a pushpin. The notices contain detailed information about city council meetings, including dates, times, and agendas. The text on the notices is partially legible but mostly too small to read clearly. The board is mounted on a light-colored, textured wall.





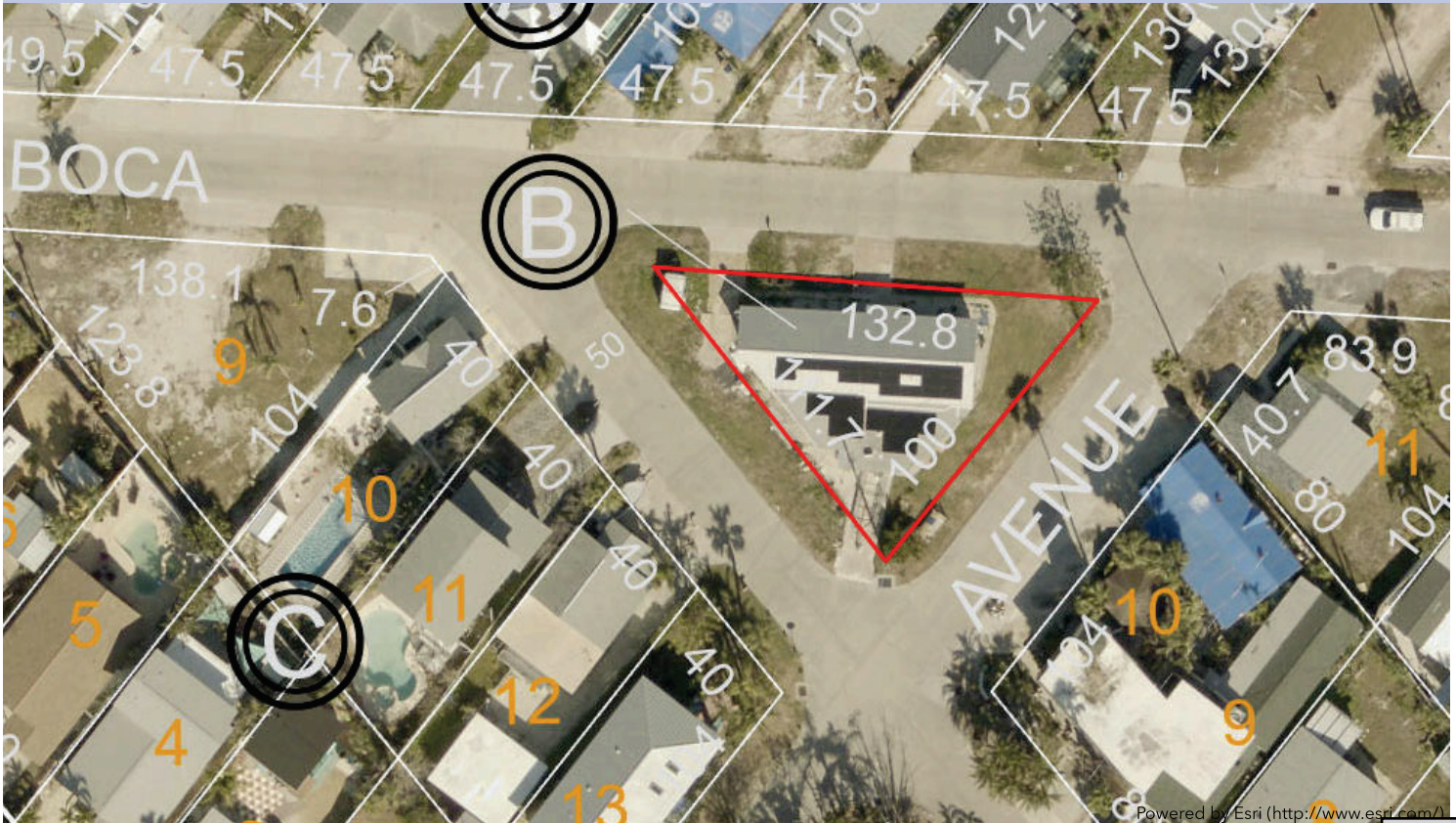
**Parcel Summary**  
 (as of 09-Jun-2026)

Parcel Number  
**15-31-15-65304-002-0010**

- Owner Name  
**VOLPE, JOHN A REV LIV TRUST  
 VOLPE, VINCENT III**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**13406 BOCA CIEGA AVE  
 MADEIRA BEACH, FL 33708**
- Mailing Address  
**13715 GULF BLVD  
 MADEIRA BEACH, FL 33708-2532**
- Legal Description  
**PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1955**

Heated SF	Gross SF	Living Units	Buildings
<b>1,714</b>	<b>2,285</b>	<b>4</b>	<b>1</b>

**Parcel Map**



**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22357/2648	Find Comps	<a href="#">278.02</a>	<a href="#">A</a>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	Zoning Map	20/69

**2025 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$400,000	\$380,208	\$380,208	\$400,000	\$380,208

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$700,000	\$345,644	\$345,644	\$700,000	\$345,644
2023	N	\$600,000	\$314,222	\$314,222	\$600,000	\$314,222
2022	N	\$487,000	\$285,656	\$285,656	\$487,000	\$285,656
2021	N	\$349,300	\$259,687	\$259,687	\$349,300	\$259,687
2020	N	\$301,121	\$236,079	\$236,079	\$301,121	\$236,079

**2025 Tax Information**



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
<a href="#">View 2025 Tax Bill</a>	16.2172	<a href="#">(MB)</a>

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
24-Feb-2023	\$100	<a href="#">U</a>	I	VOLPE JOHN A	VOLPE JOHN A REV LIV TRUST	<a href="#">22355/2681</a>
10-Feb-2023	\$0	<a href="#">U</a>	I	VOLPE VINCENT III	VOLPE JOHN A	<a href="#">22357/2648</a>
10-Feb-2023	\$0	<a href="#">U</a>	I	VOLPE JOHN A PR	VOLPE JOHN A TRE	<a href="#">22350/2196</a>
01-Dec-2017	\$100	<a href="#">U</a>	I	VOLPE VINCENT III	VOLPE VINCENT III	<a href="#">19864/0115</a>
27-Mar-2013	\$165,000	<a href="#">Q</a>	I	HICKSON RICHARD	VOLPE VINCENT III	<a href="#">17949/1449</a>

**2025 Land Information**

Land Area:  $\cong$  5,454 sf |  $\cong$  0.12 acres

Frontage and/or View: None

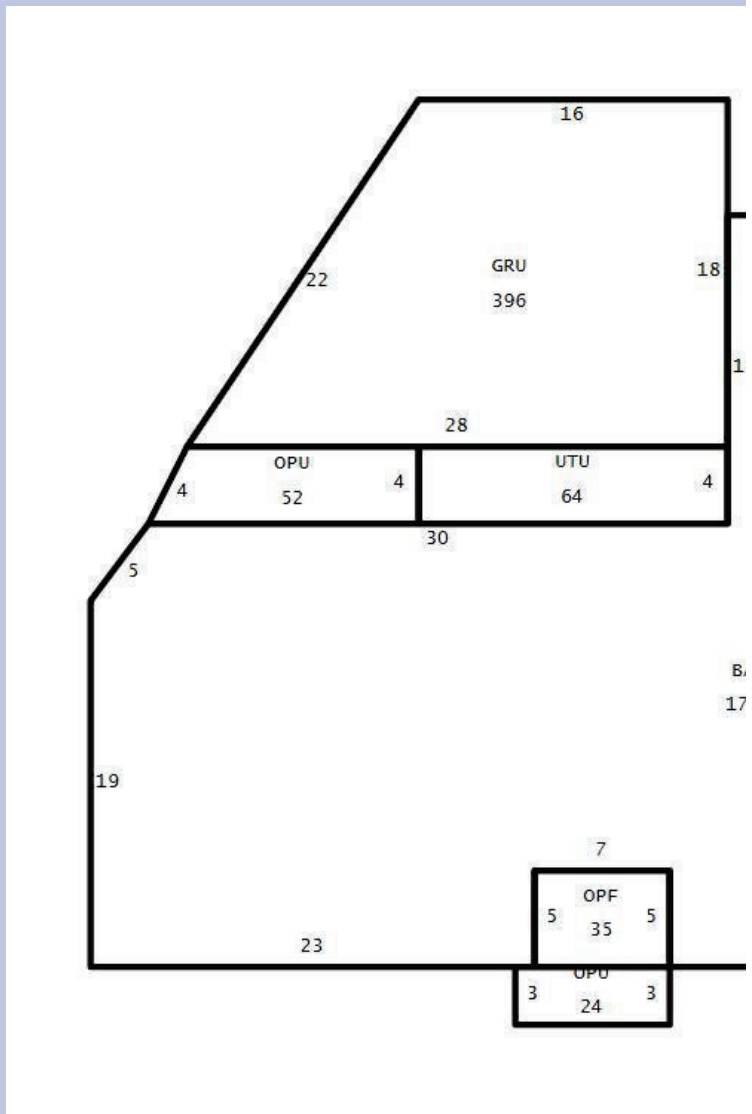
Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	65x62	\$5,800	65.00	FF	.8262	\$311,477

**2025 Building 1 Structural Elements and Sub Area Information**

Item 6A.

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,714	1,714
Floor System:	Slab On Grade	Garage Unfinished (GRU):	0	396
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch (OPF):	0	35
Unit Stories:	1	Open Porch Unfinished (OPU):	0	76
Living Units:	4	Utility Unfinished (UTU):	0	64
Roof Frame:	Gable Or Hip	<b>Total Area SF:</b>	<b>1,714</b>	<b>2,285</b>
Roof Cover:	Concrete Tile/Metal			
Year Built:	1955			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	15			
Effective Age:	38			



**2025 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
AIR COND	\$13.00	1,065.0	\$13,845	\$5,538	1980
PATIO/DECK	\$15.00	220.0	\$3,300	\$1,452	1955
SOLAR	0.00	37.0	\$0	\$0	2024

**Permit Data**

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value	Item 6A.
<a href="#">2024-2308-SOLA</a>	SOLAR PANELS	04/03/2024	\$89,669	

**Adam Ross, Pinellas County Tax Collector**

P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 6A.

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$6038.84				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166246		MB

PARCEL NO.: 15/31/15/65304/002/0010  
 SITE ADDRESS: 13406 BOCA CIEGA AVE, MADEIRA BEACH  
 PLAT: 20 PAGE: 69  
 LEGAL:  
 PAGE'S REPLAT  
 OF MITCHELL'S BEACH  
 BLK B, UNSUBDIVIDED BLK B

VOLPE, JOHN A REV LIV TRUST  
 VOLPE, VINCENT III  
 13715 GULF BLVD  
 MADEIRA BEACH, FL 33708-2532

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	380,208	0	380,208	1,727.02
HEALTH DEPARTMENT	0.0713	380,208	0	380,208	27.11
EMS	0.8050	380,208	0	380,208	306.07
SCHOOL-STATE LAW	3.0450	400,000	0	400,000	1,218.00
SCHOOL-LOCAL BD.	3.2480	400,000	0	400,000	1,299.20
MADEIRA BEACH	2.7500	380,208	0	380,208	1,045.57
SW FLA WTR MGMT.	0.1831	380,208	0	380,208	69.62
PINELLAS COUNTY PLN.CNCL.	0.0175	380,208	0	380,208	6.65
JUVENILE WELFARE BOARD	0.8250	380,208	0	380,208	313.67
SUNCOAST TRANSIT AUTHORITY	0.7300	380,208	0	380,208	277.55
<b>TOTAL MILLAGE</b>	<b>16.2172</b>			<b>GROSS AD VALOREM TAXES</b>	<b>\$6,290.46</b>

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	AMOUNT
<b>GROSS NON-AD VALOREM ASSESSMENTS</b>	<b>\$0.00</b>

<b>TAXES BECOME DELINQUENT APRIL 1ST</b>	<b>COMBINED GROSS TAXES AND ASSESSMENTS</b>	<b>\$6,290.46</b>
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PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

**Adam Ross, Pinellas County Tax Collector**

Pay in U.S. funds to **Pinellas County Tax Collector**  
 P.O. Box 31149, Tampa, FL 33631-3149  
 (727) 464-7777 | pinellastaxcollector.gov

**2025 REAL ESTATE TAX**

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at [pinellastaxcollector.gov](http://pinellastaxcollector.gov)

• E-check - No fee • Credit card - 2.95% convenience fee

If Postmarked By	Nov 30, 2025				
Pay this Amount	\$6038.84				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R166246		MB

PARCEL NO.: 15/31/15/65304/002/0010  
 SITE ADDRESS: 13406 BOCA CIEGA AVE, MADEIRA BEACH  
 PLAT: 20 PAGE: 69  
 LEGAL:  
 PAGE'S REPLAT  
 OF MITCHELL'S BEACH  
 BLK B, UNSUBDIVIDED BLK B

VOLPE, JOHN A REV LIV TRUST  
 VOLPE, VINCENT III  
 13715 GULF BLVD  
 MADEIRA BEACH, FL 33708-2532

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MARCH 4, 2026

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT IIIVOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532  
Case Number: CE-26-44

**RE Property:** 13406 BOCA CIEGA AVE

**Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Sec. 62-33. - Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Sec. 14-130.4. - License required.

(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-58. - Citation for delinquency.

All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

**Violation Detail(s):**

Work without a permit – hurricane remodel.  
Rental is operating without necessary business tax license.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit.  
Business tax receipt must be obtained to avoid fines.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

**MARCH 18, 2026**

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

We are now using My Government Online (MGO). Please scan the QR code below, or go to [www.mgoconnect.org/cp/portal](http://www.mgoconnect.org/cp/portal) to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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**\$2,000** per month

**13406 Boca Ciega Ave**  
Madeira Beach, FL 33708



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**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

MARCH 30, 2026

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT IIIVOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532  
Case Number: CE-26-44

**RE Property:** 13406 BOCA CIEGA AVE

**Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

**NOTICE OF CODE VIOLATION**

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Sec. 14-130.4. - License required.

(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

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**Violation Detail(s):**

Work without a permit – hurricane remodel.  
Rental is operating without necessary business tax license.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit.  
Business tax receipt must be obtained to avoid fines.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:  
**APRIL 13, 2026**

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

**City of Madeira Beach**  
**Building Department**  
[buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov)  
**727-391-9951**

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**\$2,000** per month

**13406 Boca Ciega Ave**

Madeira Beach, FL 33708



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300 Municipal Drive  
Madeira Beach, Florida 33708

**CERTIFIED MAIL®**



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FIRST-CLASS MAIL  
IMI  
**\$010.44**<sup>0</sup>  
03/27/2026 ZIP 33708  
043M31233717

US POSTAGE

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT III VOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH FL 33708 7530

**CERTIFIED MAIL®**

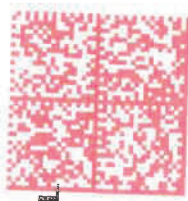


300 Municipal Drive  
Madeira Beach, Florida 33708



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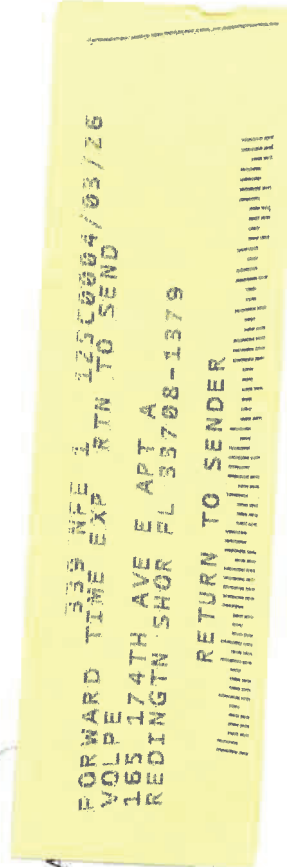
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US POSTAGE  
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043M31233717

*FWD.*

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT III VOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532



339 NEE L 125C0004/03/26  
FORWARD TIME EXP RTN TO SEND  
VOLPE  
165 174TH AVE E APT A  
REDINGTN SHOR FL 33708-1379

RETURN TO SENDER  
[Barcode]

FWD  
[Barcode]

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-44

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT IIIVOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532

Respondents.

**RE Property:** 13406 BOCA CIEGA AVE

**Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **July, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

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(b) No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-58. - Citation for delinquency.

All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time 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 \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations 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 still be presented to the Special Magistrate of the City of Madeira Beach 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(s), should you be found in violation of the City Code.

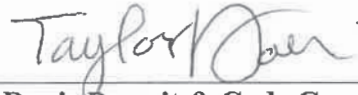
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 25 day of JUNE, 2026.



---

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-26-44

VOLPE, JOHN A REV LIV TRUST  
VOLPE, VINCENT IIIVOLPE, JENNIFER A  
VOLPE, THERESA  
13715 GULF BLVD  
MADEIRA BEACH, FL 33708-2532

Respondents.

**RE Property:** 13406 BOCA CIEGA AVE

**Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

**AFFIDAVIT OF SERVICE**

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 25<sup>th</sup> day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25<sup>th</sup> day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25<sup>th</sup> day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13406 BOCA CIEGA AVE, Parcel #15-31-15-65304-002-0010 the City of Madeira Beach.

On the 25<sup>th</sup> day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Taylor Davis*

**Taylor Davis, Permit & Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or      online notarization, this 25<sup>th</sup> day of June, 2026, by Taylor Davis, who is personally known to me, or produced      as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

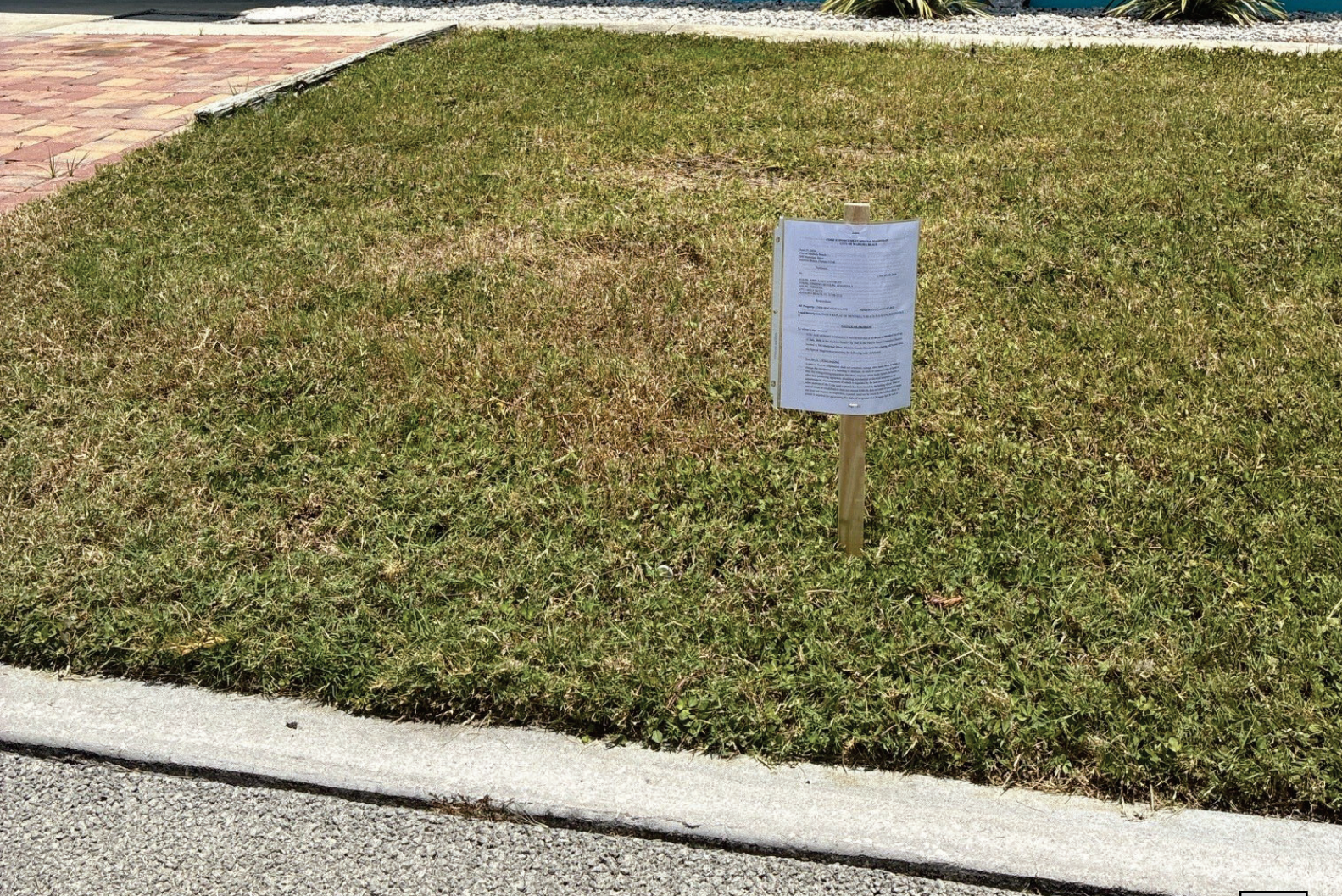
MARY ANN HEARN

Print or type Name.



June 25, 2026 at 2:02:26

Item 6A.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a public notice board with two panels. The left panel is titled "CITY OF MADEIRA BEACH" and the right panel is titled "MEETING NOTICES". Both panels contain multiple copies of meeting notices, each secured with a pushpin. The notices are organized into columns and contain text regarding city meetings, including dates, times, and locations. The text is small and difficult to read in detail, but the layout is consistent across the pages.



CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-25-137

Petitioner,

vs.

LA POINT, BRIDGET,  
913 Bay Point Dr.  
Madeira Beach, FL 33708,

Respondent.

\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on April 6, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Holden Pinkard, and Deputy Chief of the Fire Department, John Mortellite, provided testimony on behalf of the City.
2. Bridget La Point and Audi Glen Lewis appeared on behalf of the Respondent.
3. Lori Hopkins provided public comment.
4. The property in question is located at 913 Bay Point Dr., Madeira Beach, Florida 33708 (“Property”). The legal description for the Property is as follows:

**BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3**

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

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

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and

welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

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

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before June 5, 2026.

**BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 14-69, of the Code of Ordinances of the City of Madeira Beach.


10. The Respondent shall correct the above stated violation on or before June 5, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to remove the sailboat from the property.

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

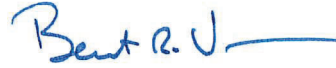
12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$25.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after June 5, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 14<sup>th</sup> day of April, 2026.

  
\_\_\_\_\_  
Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **LA POINT, BRIDGET, 913 Bay Point Dr., Madeira Beach, FL 33708, and 4250 34<sup>th</sup> St. S., St. Petersburg, Florida 33711**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 14<sup>th</sup> day of April, 2026.



Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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

June 25, 2026

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

Petitioner,

vs.

CASE NO. CE-25-137

LA POINT, BRIDGET  
4250 34TH ST S  
ST PETERSBURG, FL 33711-4545

Respondents,

**AFFIDAVIT OF COMPLIANCE**

I, Connor Mecko, *Code Compliance Specialist*, have personally examined the property described in:

Madeira Beach Notice of Violation: 01-06-2026  
Madeira Beach Special Magistrate Order: 06-05-2026

In the above-mentioned case and find that said property is in compliance with Sec. 14-69 of the Code of City of Madeira Beach, Florida, as of 06-04-2026

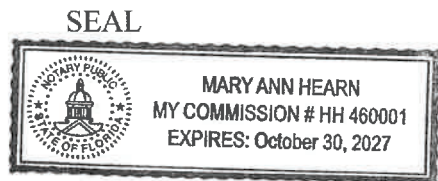
*Connor Mecko*  
\_\_\_\_\_  
Connor Mecko, Code Compliance Specialist

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

Before me on this 25<sup>th</sup> day of June 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

*Mary Ann Hearn*  
\_\_\_\_\_  
Notary



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

June 25, 2026

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

Petitioner,

vs.

CASE NO. CE-25-137

LA POINT, BRIDGET  
4250 34TH ST S  
ST PETERSBURG, FL 33711-4545

Respondents.

**RE Property:** 913 BAY POINT DR

**Parcel #**10-31-15-04536-000-0030

**Legal Description:** BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

**NOTICE OF HEARING**  
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6th** day of **July**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

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

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 Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 25 day of June, 2026.

*Connor Mecko*

---

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

6/25/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-137

LA POINT, BRIDGET  
4250 34TH ST S  
ST PETERSBURG, FL 33711-4545

Respondents.

**RE Property:** 913 BAY POINT DR

**Parcel #10-31-15-04536-000-0030**

**Legal Description:** BAY POINT ESTATES PARTIAL REPLAT OF 3RD ADD LOT 3

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 913 BAY POINT DR, Parcel # 10-31-15-04536-000-0030 the City of Madeira Beach.

On the 25 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

*Connor Mecko*

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or      online notarization, this 26<sup>th</sup> day of June, 2026, by Connor Mecko, who is personally known to me, or produced      as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 2:37:43

Item 6B.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

The image shows a double-door metal cabinet with two doors. Each door is open, revealing a collection of printed meeting notices. The notices are organized into three columns on each door. Each notice includes a header with the City of Madeira Beach logo and name, followed by a title, date, time, and location. The notices are pinned to the cabinet doors with pushpins. The text on the notices is small and difficult to read, but the layout is consistent across all pages.



CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-254

Petitioner,

vs.

MCFARLANE, SHIRLEY A,  
433 Boca Ciega Dr.  
Madeira Beach, FL 33708,

Respondent.

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on April 28, 2025, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Holden Pinkard provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondent.
3. No one provided public comment.
4. The property in question is located at 433 Boca Ciega Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3**

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

**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.

**Sec. 14-70.- Same- General maintenance.**

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

7. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before May 28, 2025.

**BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 14-69 and 14-70 of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before May 28, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain all required building permits or remove and demolish the structure.

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

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violations set forth in

Paragraph 6 above for each day the Respondent has failed to correct the violations after May 28, 2025, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 6<sup>th</sup> day of May, 2025.

Bart R. Valdes  
Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **MCFARLANE, SHIRLEY A, 433 Boca Ciega Dr., Madeira Beach, FL 33708; and 864 N. Milford Rd., Highland, MI 48357;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal);** and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 6<sup>th</sup> day of May, 2025.

Bart R. Valdes  
Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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

June 25, 2026

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

Petitioner,

vs.

CASE NO. CE-24-254

MCFARLANE, SHIRLEY A  
864 N MILFORD RD  
HIGHLAND, MI 48357-4548

Respondents,

**AFFIDAVIT OF COMPLIANCE**

I, Connor Mecko, *Code Compliance Specialist*, have personally examined the property described in:

Madeira Beach Notice of Violation: 03-19-2025

Madeira Beach Special Magistrate Order: 05-28-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-69 and 14-70 of the Code of City of Madeira Beach, Florida, as of 05-11-2026

*Connor Mecko*

**Connor Mecko, Code Compliance Specialist**

**STATE OF FLORIDA**

**COUNTY OF PINELLAS**

Before me on this 25<sup>th</sup> day of June 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

*Mary Ann Hearn*  
\_\_\_\_\_  
Notary

SEAL



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

June 25, 2026

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

Petitioner,

vs.

CASE NO. CE-24-254

MCFARLANE, SHIRLEY A  
864 N MILFORD RD  
HIGHLAND, MI 48357-4548

Respondents.

**RE Property:** 433 BOCA CIEGA DR

**Parcel #**15-31-15-65322-026-0020

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

**NOTICE OF HEARING**  
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6th** day of **July**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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.

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be

preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

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 Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 25 day of June, 2026.

*Connor Mecko*

**Connor Mecko, Code Compliance Specialist  
City of Madeira Beach**

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

6/25/2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-254

MCFARLANE, SHIRLEY A  
864 N MILFORD RD  
HIGHLAND, MI 48357-4548

Respondents.

**RE Property:** 433 BOCA CIEGA DR

**Parcel #15-31-15-65322-026-0020**

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 433 BOCA CIEGA DR, Parcel #15-31-15-65322-026-0020 the City of Madeira Beach.

On the 25 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, 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.

Connor Mecko  
Connor Mecko, Code Compliance Specialist  
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_ online notarization, this 26<sup>th</sup> day of June, 2026, by Connor Mecko, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 1:54:33

Item 6C.



**CITY OF MADEIRA BEACH**

**MEETING NOTICES**

Multiple copies of meeting notices are posted in a silver metal frame on a wall. The notices are organized into two columns. Each notice includes the City of Madeira Beach logo, the title 'CITY OF MADEIRA BEACH' or 'MEETING NOTICES', and detailed information about upcoming meetings, including dates, times, and locations. Some notices are pinned with blue pushpins.



CODE ENFORCEMENT SPECIAL MAGISTRATE  
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2025.003

Petitioner,

vs.

ANTOLOVICH, DAVE  
ANTOLOVICH, JUNLI,  
4<sup>th</sup> St. E.  
Madeira Beach, FL 33708,

Respondents.

\_\_\_\_\_ /

**FINDINGS OF FACT, CONCLUSIONS OF LAW  
AND ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on January 26, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

1. The City was represented by the City Attorney, and Deputy Cory Snyder provided testimony on behalf of the City.
2. No one appeared on behalf of the Respondents.
3. No one provided public comment.
4. The property in question is located at 4<sup>th</sup> St. E., Madeira Beach, Florida 33708 (“Property”). The legal description for the Property is as follows:

**PAGE'S REPLAT OF MITCHELL'S BEACH BLKJ, LOT 15**

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.
6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

**Sec. 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.

(6) Vegetation and organic material including, but not limited to, sod, vines, hedges, and shrubs, shall be maintained so as not to encroach upon sidewalks, streets, and public rights-of-way. Trees, bushes, shrubs and other vegetation which extends over sidewalks, streets, and public rights-of-way shall be maintained so as to allow the safe travel of pedestrians, bicyclists, and motorists.

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

**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.

7. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before February 25, 2026.

**BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 14-68 and 14-69, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violations on or before February 26, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on

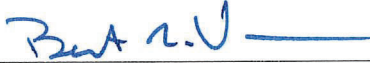
the record at the Hearing, including clearing debris and trash, cleaning property and other items noted.

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

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$50.00 per day for the violations set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after February 25, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 11<sup>th</sup> day of February, 2026.

  
Bart R. Valdes  
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Dave and Junli Antolovich, 4<sup>th</sup> St. E., Madeira Beach, Florida 33708, and 37195 Deer Run, Solon, OH 44139**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 11<sup>th</sup> day of February, 2026.

  
Bart R. Valdes

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APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

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

JUNE 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 2025.003

ANTOLOVICH, DAVE  
ANTOLOVICH, JUNLI  
37195 DEER RUN  
SOLON, OH 44139-2554

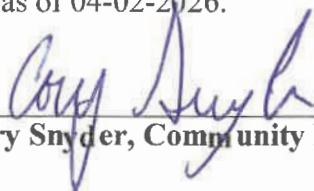
Respondents.

**AFFIDAVIT OF COMPLIANCE**

I, Deputy Cory Snyder, *Pinellas County Sheriff Deputy*, have personally examined the property described in

Madeira Beach Notice of Violation: 10-02-2025  
Madeira Beach Special Magistrate Order: 02-11-2026

In the above-mentioned case and find that said property is in compliance with Sec. 14-68 and Sec. 14-69 of the Code of City of Madeira Beach, Florida, as of 04-02-2026.

  
Cory Snyder, Community Policing Officer

**STATE OF FLORIDA**  
COUNTY OF PINELLAS

Before me on this 25<sup>th</sup> day of June 2026, Cory Snyder personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

  
Notary



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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2025.003

ANTOLOVICH, DAVE  
ANTOLOVICH, JUNLI  
37195 DEER RUN  
OLON, OH 44139-2554

Respondents.

**RE Property:** 4TH ST E

**Parcel #**15-31-15-65304-010-0150

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 15

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **6<sup>th</sup>** day of **July, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

(l)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.

(6)Vegetation and organic material including, but not limited to, sod, vines, hedges, and shrubs, shall be maintained so as not to encroach upon sidewalks, streets, and public rights-of-way. Trees, bushes, shrubs and other vegetation which extends over sidewalks, streets, and public rights-of-way shall be maintained so as to allow the safe travel of pedestrians, bicyclists, and motorists.

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

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

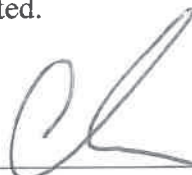
Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

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

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 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.  
Dated this 25 day of JUNE, 2026.



**Cory Snyder, Community Policing Officer  
City of Madeira Beach**

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

June 25, 2026  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2025.003

ANTOLOVICH, DAVE  
ANTOLOVICH, JUNLI  
37195 DEER RUN  
SOLON, OH 44139-2554

Respondents.

**RE Property:** 4TH ST E

**Parcel #**15-31-15-65304-010-0150

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK J, LOT 15

**AFFIDAVIT OF SERVICE**

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

That pursuant to Florida Statute 162.12,

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 4TH ST E, Parcel #15-31-15-65304-010-0150 the City of Madeira Beach.

On the 25 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

  
Cory Snyder, Community Policing Officer  
City of Madeira Beach

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or \_\_\_\_\_ online notarization, this 26<sup>th</sup> day of June, 2026, by Cory Snyder, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



June 25, 2026 at 1:57:41

Item 6D.



