



**SPECIAL MAGISTRATE-  
VARIANCE/SPECIAL  
EXCEPTION/CODE ENFORCEMENT  
MEETING FEBRUARY 2025 AGENDA**  
Monday, February 24, 2025 at 12:00 PM  
Commission Chambers, 300 Municipal Drive,  
Madeira Beach, FL 33708

---

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

---

**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. VAR 2025-02 530 S BAYSHORE DR- CANCELLED**

**B. CE-24-76 13119 4th St E**

**C. CE-24-63 435 S BAYSHORE DR**

**D. CE-24-53 13063 BOCA CIEGA AVE**

**E. CE-24-110 14065 PALM ST - CANCELLED**

F. CE-24-111 14051 PALM ST- CANCELLED

G. CE-24-116 / CE-24-218 40 140TH AVE - CANCELLED

**6. OLD BUSINESS**

**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 Grace Mills, Code Compliance II, at 727-391-9951 Ext 298 or 727-742-1645, or email a written request to gmills@madeirabeachfl.gov*



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

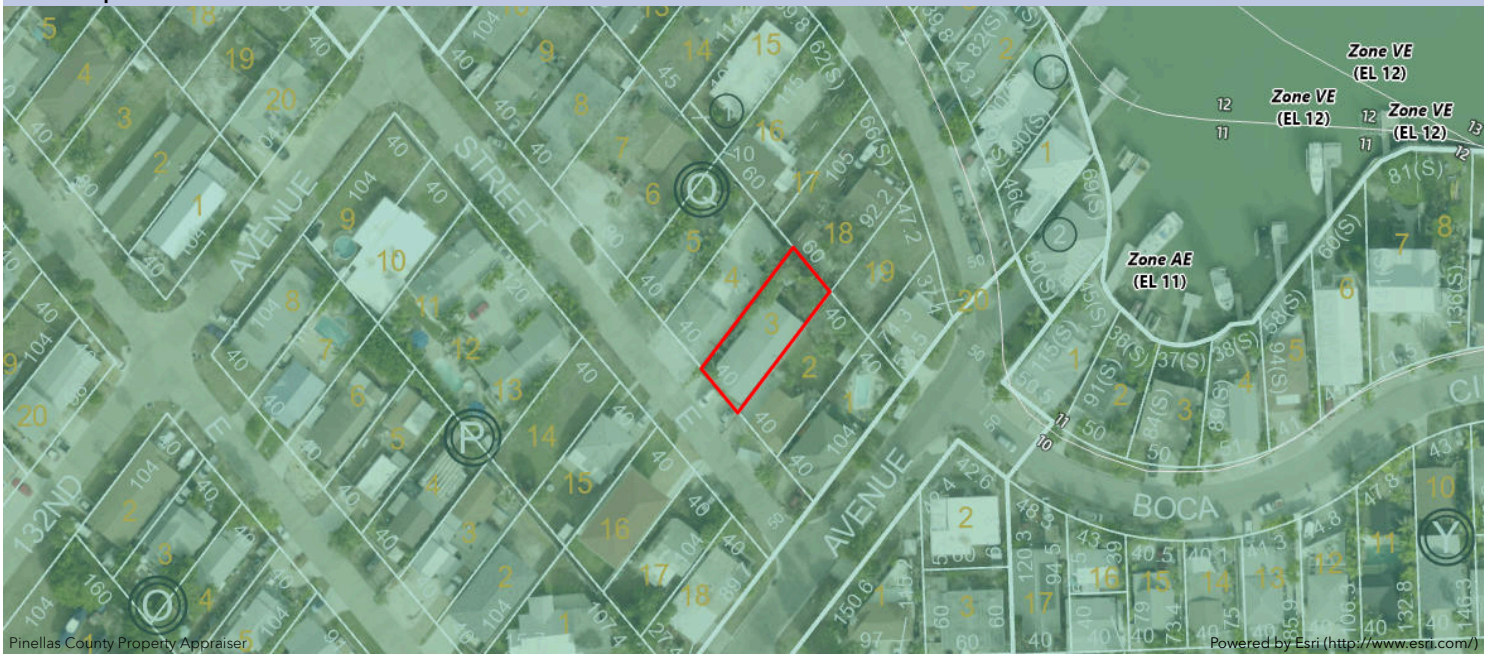
**Parcel Summary**  
(as of 13-Feb-2025)

Parcel Number  
**15-31-15-65304-017-0030**

- Owner Name  
**KEL PROPERTIES LLC**
- Property Use  
**0820 Duplex-Triplex-Fourplex**
- Site Address  
**13119 4TH ST E  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**2288 EDYTHE DR  
DUNEDIN, FL 34698-2522**
- Legal Description  
**PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1945**

Heated SF	Gross SF	Living Units	Buildings
<b>1,273</b>	<b>1,833</b>	<b>4</b>	<b>1</b>

**Parcel Map**



**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	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).
2024	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">20523/2146</a>	<a href="#">Find Comps</a>	<a href="#">278.02</a>	<b>A</b>	<a href="#">Current FEMA Maps</a>	<a href="#">Check for EC</a>	<a href="#">Zoning Map</a>	20/69

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5B.
2024	\$500,000	\$323,433	\$323,433	\$500,000	\$323,433	

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$440,000	\$294,030	\$294,030	\$440,000	\$294,030
2022	N	\$360,000	\$267,300	\$267,300	\$360,000	\$267,300
2021	N	\$243,000	\$243,000	\$243,000	\$243,000	\$243,000
2020	N	\$232,314	\$232,314	\$232,314	\$232,314	\$232,314
2019	N	\$203,739	\$177,454	\$177,454	\$203,739	\$177,454

**2024 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	2024 Millage Rate	Tax District
<a href="#">View 2024 Tax Bill</a>	15.8131	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Apr-2019	\$60,000	<a href="#">U</a>	I	ST LOUIS PHILIP T	KEL PROPERTIES LLC	20523/2146
25-Nov-2013	\$130,000	<a href="#">Q</a>	I	WYCKOFF MICHAEL A	ST LOUIS PHILIP T	18245/1081
04-Dec-2006	\$100	<a href="#">U</a>	I	WYCKOFF MICHAEL A	WYCKOFF, MICHAELA	15510/2291
21-Jul-2004	\$255,000	<a href="#">Q</a>	I	BRIDGE ROBERT E	WYCKOFF, MICHAELA	13718/0331
01-Nov-2001	\$128,000	<a href="#">Q</a>	I	DICKINSON JOHN M	BRIDGE, ROBERT E	11655/1889

**2024 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
Multi-Fam <10 Units	40x104	\$7,500	40.00	FF	1.1845	\$355,350

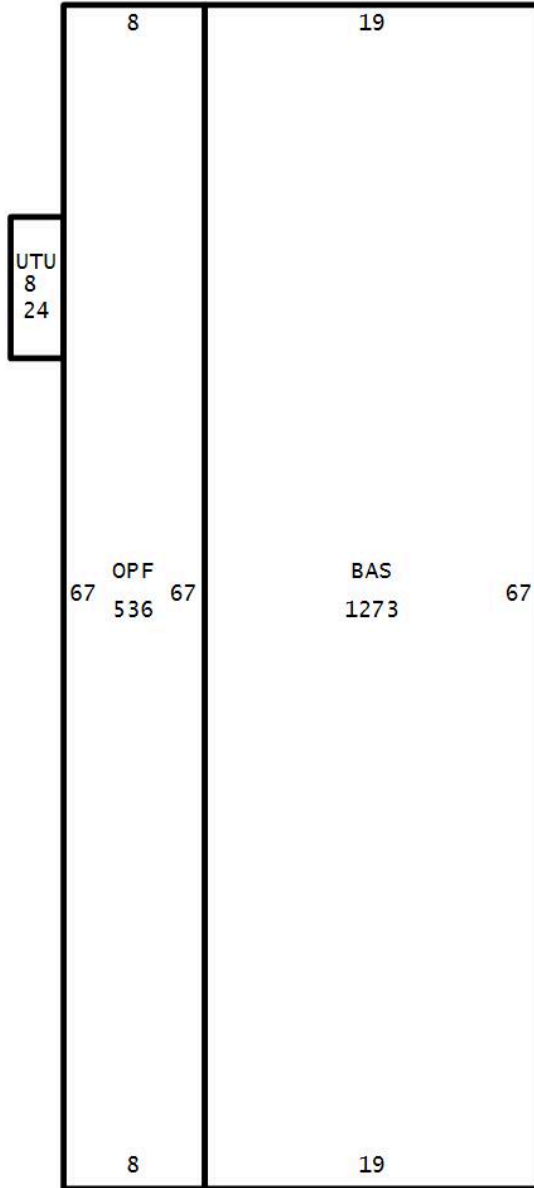
**2024 Building 1 Structural Elements and Sub Area Information**

Structural Elements	Sub Area	Heated Area SF	Gross Area SF
Foundation: Piers	Base (BAS):	1,273	1,273
Floor System: Wood	Open Porch (OPF):	0	536
Exterior Walls: Frame/Reclad Alum/Viny	Utility Unfinished (UTU):	0	24
Unit Stories: 1	<b>Total Area SF:</b>	<b>1,273</b>	<b>1,833</b>
Living Units: 4			
Roof Frame: Gable Or Hip			
Roof Cover: Shingle Composition			
Year Built: 1945			
Building Type: Duplex - 4-Plex			
Quality: Average			
Floor Finish: Carpet/Hardtile/Hardwood			
Interior Finish: Drywall/Plaster			
Heating: Unit/Space/Wall/Floor			
Cooling: None			
Fixtures: 12			
Effective Age: 33			



2024 Extra Features

Item 5B.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$14.00	175.0	\$2,450	\$980	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="#">20230115</a>	ADDITION/REMODEL/RENOVATION	02/08/2023	\$1,000
<a href="#">BR20210578</a>	ADDITION/REMODEL/RENOVATION	06/16/2021	\$63,622
<a href="#">P2690</a>	PLUMBING	06/08/2018	\$500
<a href="#">1441</a>	ROOF	03/21/2017	\$6,862



[Search](#) > Account Summary

# Real Estate Account #R166391

**Owner:**

KEL PROPERTIES LLC

**Situs:**

13119 4TH ST E  
MADEIRA BEACH

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

## Amount Due

Your account is **paid in full**. There is nothing due at this time.  
Your last payment was made on **11/14/2024** for **\$5,896.74**.

[Apply for the 2025 installment payment plan](#)

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2024 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$5,896.74 11/14/2024	<b>Receipt</b> #1665-24-030129 <a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$5,444.36 12/28/2023	<b>Receipt</b> #1665-23-094395 <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$4,702.38 11/28/2022	<b>Receipt</b> #0-22-147681 <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,992.97 11/22/2021	<b>Receipt</b> #0-21-126840 <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,876.50 11/30/2020	<b>Receipt</b> #0-20-116999 <a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,156.21 11/22/2019	<b>Receipt</b> #0-19-072031 <a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,869.16 12/28/2018	<b>Receipt</b> #755-18-111913 <a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,569.83 11/17/2017	<b>Receipt</b> #755-17-048816 <a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,479.13 03/13/2017	<b>Receipt</b> #755-16-142677 <a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,154.55 11/30/2015	<b>Receipt</b> #755-15-097506 <a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,933.98 12/31/2014	<b>Receipt</b> #755-14-112804 <a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,736.22 12/01/2013	<b>Receipt</b> #907-13-005976 <a href="#">Print (PDF)</a>
<a href="#">2012</a> ⓘ			
<a href="#">2012 Annual Bill</a>	\$0.00	<b>Paid</b> \$1,942.20 12/01/2013	<b>Receipt</b> #907-13-005976 <a href="#">Print (PDF)</a>
<a href="#">Certificate #4905</a>		<b>Redeemed</b> 12/04/2013	<b>Face</b> \$1,843.76, <b>Rate</b> 0.25%
		<b>Paid \$1,942.20</b>	
<a href="#">2011</a> ⓘ			
<a href="#">2011 Annual Bill</a>	\$0.00	<b>Paid</b> \$2,125.61 04/26/2013	<b>Receipt</b> #903-12-000580 <a href="#">Print (PDF)</a>
<a href="#">Certificate #5810</a>		<b>Redeemed</b> 04/26/2013	<b>Face</b> \$2,018.44, <b>Rate</b> 0.25%
		<b>Paid \$2,125.61</b>	
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,095.23 05/16/2011	<b>Receipt</b> #755-10-158483 <a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,567.56 04/09/2010	<b>Receipt</b> #735-09-000838 <a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,180.56 03/11/2009	<b>Receipt</b> #901-08-006537 <a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,737.10 12/03/2007	<b>Receipt</b> #052-07-00003768 <a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$4,353.58 03/29/2007	<b>Receipt</b> #052-06-00008444 <a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$3,758.13 03/23/2006	<b>Receipt</b> #052-05-00004909 <a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,927.55 02/25/2005	<b>Receipt</b> #052-04-00002141 <a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,428.23 11/18/2003	<b>Receipt</b> #064-03-00006241 <a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,228.35 11/22/2002	<b>Receipt</b> #064-02-00005045 <a href="#">Print (PDF)</a>
<a href="#">2001 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,677.93 11/21/2001	<b>Receipt</b> #055-01-00077157 <a href="#">Print (PDF)</a>
<a href="#">2000 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,064.17 11/21/2000	<b>Receipt</b> #004-00-00000416 <a href="#">Print (PDF)</a>
<a href="#">1999 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,897.51 11/20/1999	<b>Receipt</b> #011-99-00005961 <a href="#">Print (PDF)</a>

**Total Amount Due**

**\$0.00**



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
 KEL PROPERTIES, LLC

### Filing Information

**Document Number** L22000447305  
**FEI/EIN Number** 27-0103463  
**Date Filed** 10/11/2022  
**Effective Date** 04/15/2004  
**State** FL  
**Status** ACTIVE  
**Last Event** LC AMENDMENT  
**Event Date Filed** 01/22/2024  
**Event Effective Date** NONE

### Principal Address

2288 EDYTHE DRIVE  
 DUNEDIN, FL 34698

### Mailing Address

P.O. BOX 2226  
 PALM HARBOR, FL 34682

### Registered Agent Name & Address

ST. LOUIS, KESI, ESQ  
 2288 EDYTHE DRIVE  
 DUNEDIN, FL 34698

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

ST. LOUIS, KESI  
 2288 EDYTHE DRIVE  
 DUNEDIN, FL 34698

Title AMBR

ST. LOUIS, PHILIP

Item 5B.

P.O. BOX 2226  
PALM HARBOR, FL 34682

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	02/18/2023
2024	02/13/2024
2025	02/03/2025

**Document Images**

<a href="#">02/03/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/13/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/22/2024 -- LC Amendment</a>	View image in PDF format
<a href="#">12/08/2023 -- LC Amendment</a>	View image in PDF format
<a href="#">02/18/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/11/2022 -- Florida Limited Liability</a>	View image in PDF format



City of Madeira Beach  
Code Compliance Department  
300 Municipal Drive  
Madeira Beach, FL 33708  
PH: 727-391-9951 ext. 298



JUL 26 12 16 PM '11  
BUILDING DEPT

### CODE COMPLAINT FORM

**FOR OFFICE USE:**

DATE: _____	RECEIVED BY: _____
TIME: _____	

Thank you for your concern and contacting Madeira Beach Code Compliance/Enforcement.  
Please fill out the following form and email it [code@madeirabeachfl.gov](mailto:code@madeirabeachfl.gov)

Complainant Name: ANDREW ANDERSON 727-307-3971

Complainant Address: 13119 4th ST EAST 33708

Nature of Complaint: MIKE LIVING IN TOOL SHED

- Junk/litter  
  Building  
  Zoning  
  Environmental  
  Landscape  
  Rental

Property Address: 13119 4th ST EAST MADEIRA BEACH

Parcel (if no address): NO ADDRESS

Property Owner (if known): PAUL

Please describe the issue: MIKE LIVING IN TOOL SHED

---



---



---



---

*Pursuant to Subsection (4) of section 125.69, Florida Statutes, (b) A person designated as a code inspector may not initiate an investigation of a potential violation of a duly enacted code or ordinance by way of an **anonymous complaint**. A person who reports a potential violation of a code or an ordinance **must** provide his or her name and address to the governing body of the respective board of county commissioners before an investigation occurs. This paragraph does not apply if the person designated as a code inspector has reason to believe that the violation presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources.*


zillow.com/homedetails/13119-4th-St-E-Madeira-Beach-FL-33708/81391316\_zpid/?mmlb=g,11

Photos listing

Take a tour

Save Home

Share



12 of 19

**\$779,000**  
2 bd 4 ba 1,273 sqft  
13119 4th St E  
Madeira Beach, FL 33708

Request a tour  
as early as tomorrow at 3:00 pm

For Sale: \$779,000 (2 beds, 4 baths, 1,273 Square Feet)

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

August 1, 2024

KEL PROPERTIES LLC  
2288 EDYTHE DR  
DUNEDIN, FL 34698-2522  
Case Number: CE-24-76

**RE Property:** 13119 4TH ST E      **Parcel #**15-31-15-65304-017-0030

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3

---

**COURTESY NOTICE OF CODE VIOLATION**

To whom it may concern:

Due to a recent complaint , 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):**

Unpermitted accessory structure located on property.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. 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:  
August 15, 2024

**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.



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.



8/1/2024

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.





Photo via Zillow Listing

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**

August 19, 2024

KEL PROPERTIES LLC  
2288 EDYTHE DR  
DUNEDIN, FL 34698-2522  
Case Number: CE-24-76

**RE Property:** 13119 4TH ST E      **Parcel #**15-31-15-65304-017-0030

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3

---

**NOTICE OF CODE VIOLATION**

To whom it may concern:

Due to a recent complaint, 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):**

Unpermitted accessory structure located on property.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. 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:  
September 2, 2024

**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.



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.



8/1/2024

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.





Photo via Zillow Listing

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



7019 1120 0000 4383 0463

Item 5B.

municipal Drive  
Dunedin, Florida 33708

KEL PROPERTIES LLC  
2288 EDYTHE DR  
DUNEDIN, FL 34698-2522  
Case Number: CE-24-76

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

Item 5B.

**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:

Kei Properties LLC  
 2288 E dythe Dr  
 Dunedin FL 34698  
 Ce-24-76



9590 9402 7951 2305 9236 42

2. Article Number (Transfer from service label)

7019 1120 0000 4383 0463

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 X  Agent  
 Addressee

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

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

3. Service Type
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                         | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery     | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" 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 |   |
- Registered Mail Restricted Delivery (500)

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

Domestic Return Receipt

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

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-76

KEL PROPERTIES  
2288 Edythe Dr  
Dunedin, FL 34698-2522

Respondents.

**RE Property:** 13119 4<sup>th</sup> St E      **Parcel #15-31-15-65304-017-0030**

**Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3**

**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.

  
\_\_\_\_\_  
**Grace Mills, Code Compliance Officer**  
**City of Madeira Beach**

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

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.  
KEL PROPERTIES LLC  
2288 Edythe Dr  
Dunedin, FL 34698-2522

CASE NO. CE-24-76

Respondents.

**RE Property:** 13119 4<sup>th</sup> St E      **Parcel # 15-31-15-65304-017-0030**

**Legal Description: PAGE’S REPLAT OF MITCHEL’S BEACH BLK Q, LOT 3**

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **24<sup>th</sup>** day of February, **2025** 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 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 14 day of February, 2025.

  
 Grace Mills, Code Compliance Officer  
 City of Madeira Beach

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

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-76

KEL PROPERTIES LLC  
2288 Edythe Dr  
Dunedin, FL 34698

Respondents.

**RE Property:** 13119 4<sup>th</sup> St E      **Parcel #15-31-15-65304-017-0030**

**Legal Description:** PAGES REPLAT OF MITCHELLS BEACH BLK Q, LOT 3

**AFFIDAVIT OF SERVICE**

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 14 day of February, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 14 day of February, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 14 day of February, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 13119 4<sup>th</sup> St E, Parcel # 15-31-15-65304-017-0030 the City of Madeira Beach.

On the 14 day of February, 2025, 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.

*Grace Mills*  
\_\_\_\_\_  
Grace Mills, Code Compliance Officer  
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 14 day of February, 2025, by Grace Mills, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

*Samantha Arison*  
\_\_\_\_\_  
Print or type Name. Samantha Arison





9589 0710 5270 2237 2054 60

Item 5B.

Municipal Drive  
Orange Beach, Florida 33708

vs.  
KEL PROPERTIES LLC  
2288 Edythe Dr  
Dunedin, FL 34698-2522

Respondents.

**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:**

Kei Properties  
 2288 Edythe Dr  
 Dunedin, FL 34698



9590 9402 7951 2305 9227 51

**2. Article Number (Transfer from service label)**

9589 0710 5270 2237 2054 60

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

**COMPLETE THIS SECTION ON DELIVERY**

**A. Signature**

X

- Agent
- Addressee

**B. Received by (Printed Name)**

**C. Date of Delivery**

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

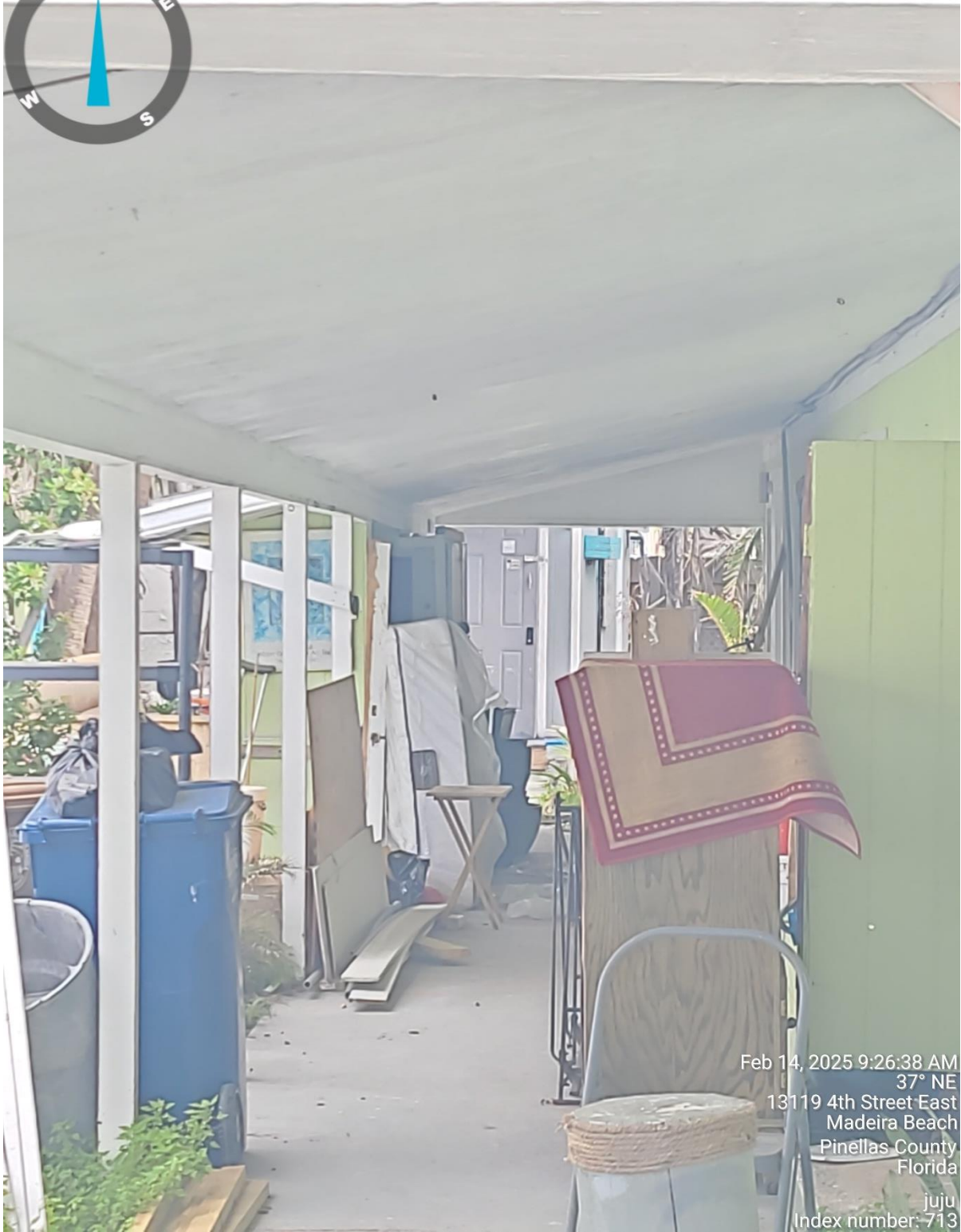
**3. Service Type**

- Adult Signature
- 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

Domestic Return Receipt

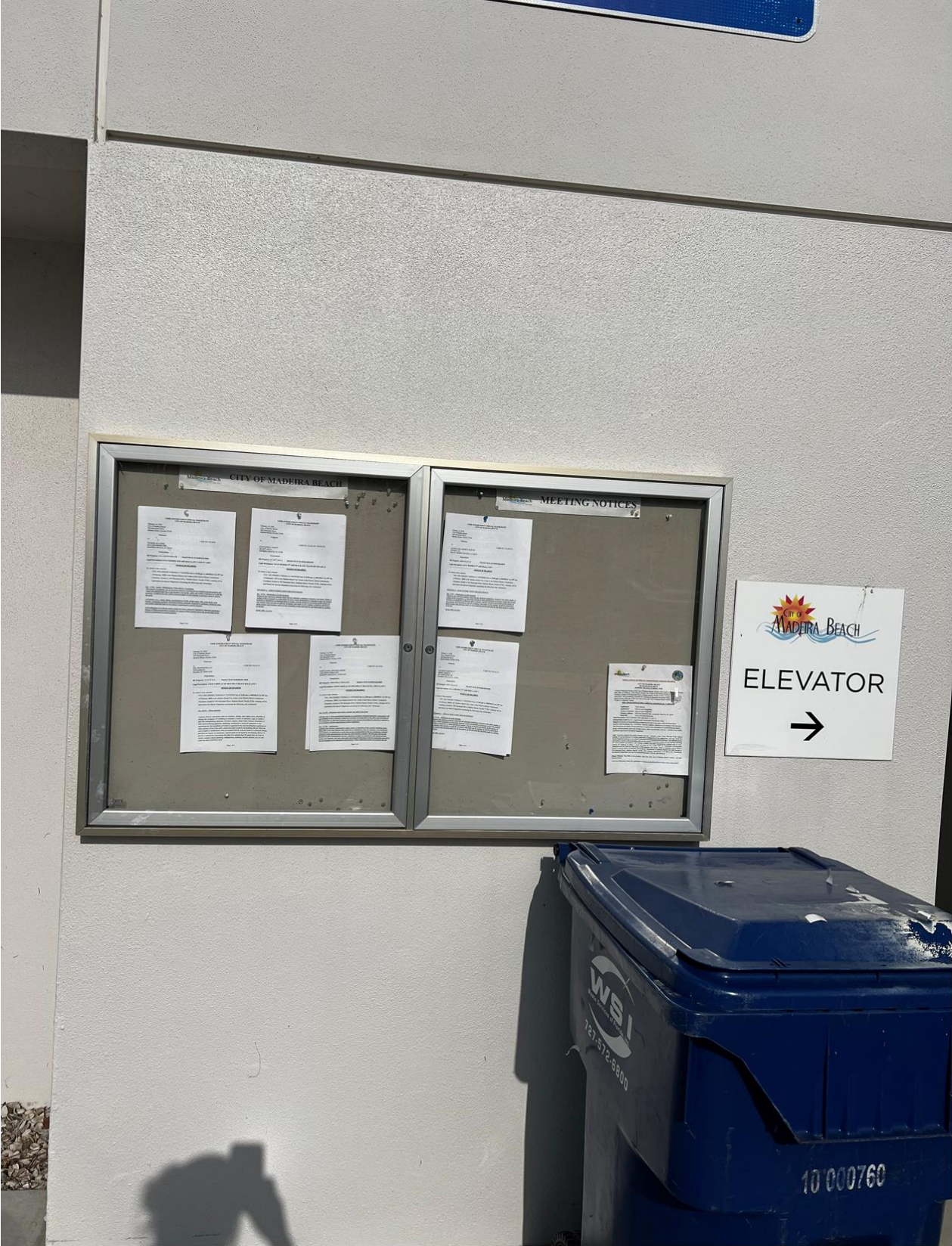






Feb 14, 2025 9:26:38 AM  
37° NE  
13119 4th Street East  
Madeira Beach  
Pinellas County  
Florida  
juju  
Index number: 713





2/14/2025





Mike Twitty, MAI, CFA  
Pinellas County Property Appraiser

Parcel Summary  
(as of 27-Jun-2024)

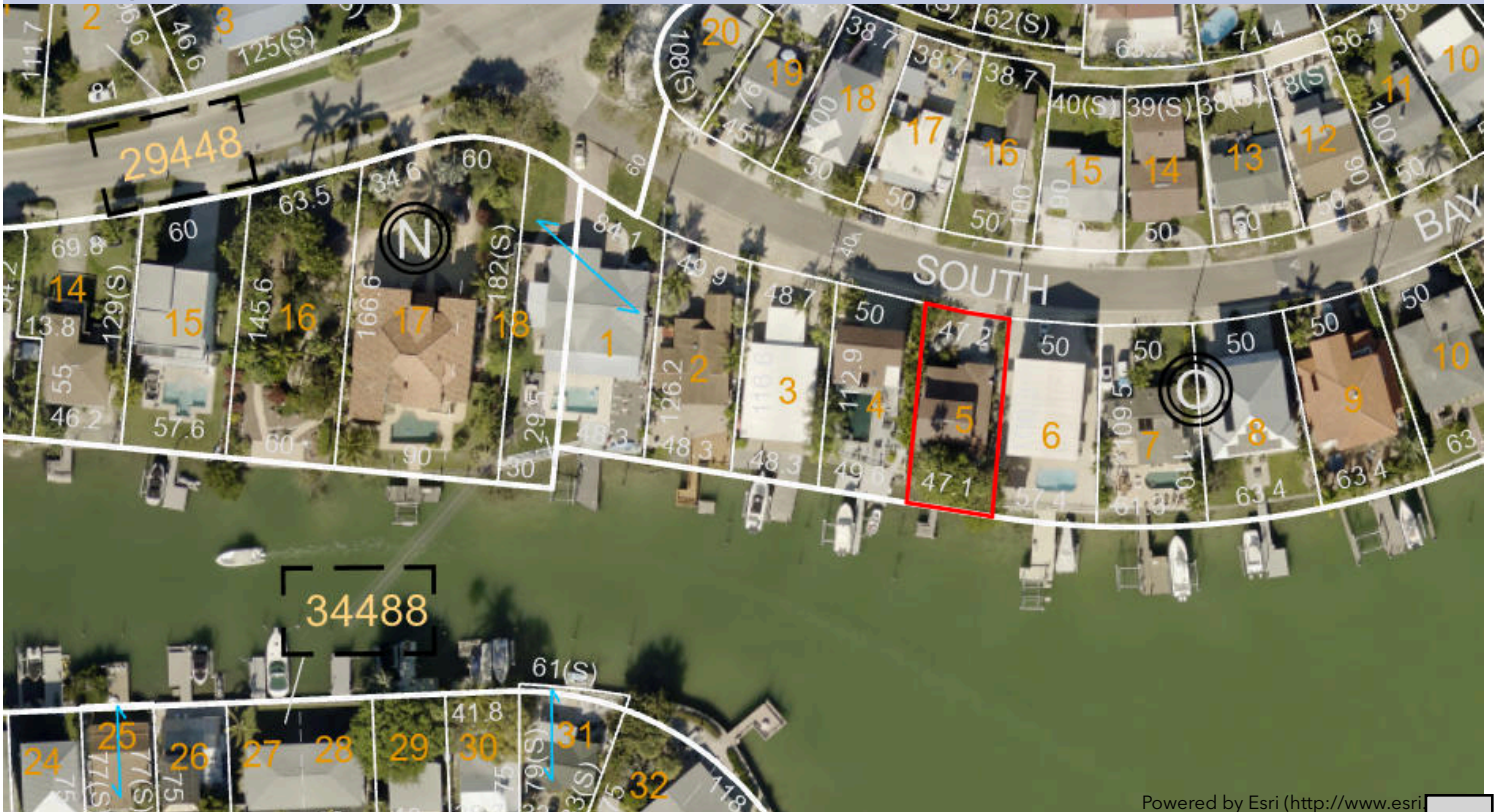
Parcel Number

**10-31-15-34380-015-0050**

- Owner Name  
**TUCKER, BLAZIA P**
- Property Use  
**0110 Single Family Home**
- Site Address  
**435 S BAYSHORE DR  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**435 S BAYSHORE DR  
MADEIRA BEACH, FL 33708-2305**
- Legal Description  
**GULF SHORES 4TH ADD BLK O, LOT 5 LESS W 1.25FT**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1950**

Living SF	Gross SF	Living Units	Buildings
<b>1,759</b>	<b>2,197</b>	<b>1</b>	<b>1</b>

Parcel Map



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

Item 5C.

**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2024	Yes	100%		
2023	Yes	100%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
<a href="#">10630/1569</a>	\$799,100	<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>	23/61

**2023 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$692,358	\$231,336	\$176,336	\$201,336	\$176,336

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Y	\$542,015	\$224,598	\$174,098	\$199,098	\$174,098
2021	Y	\$424,982	\$218,056	\$167,556	\$192,556	\$167,556
2020	Y	\$374,219	\$215,045	\$164,545	\$189,545	\$164,545
2019	Y	\$362,162	\$210,210	\$159,710	\$184,710	\$159,710
2018	Y	\$353,702	\$206,290	\$155,790	\$180,790	\$155,790

**2023 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	2023 Millage Rate	Tax District
<a href="#">View 2023 Tax Bill</a>	16.1412	<a href="#">(MB)</a>

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
18-Aug-1999	\$155,000	<a href="#">Q</a>	I	O CONNOR JOHN J	TUCKER, BLAZIA P	<a href="#">10630/1569</a>
01-Aug-1994	\$140,000	<a href="#">Q</a>	I	GENTZEL J ERIC	O'CONNOR, JOHN J.	<a href="#">08742/0227</a>
23-Feb-1987	\$95,000	<a href="#">Q</a>				<a href="#">06432/1089</a>

**2023 Land Information**

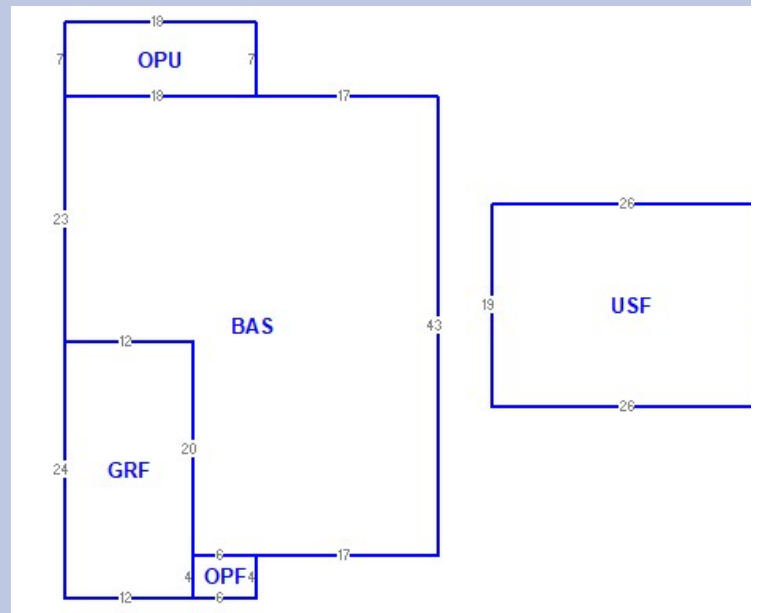
Land Area: 5,101 sf | 0.11 acres      Frontage and/or View: Intracoastal      Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjust Value	Item 5C.
Single Family	46x110	\$15,000	46.50	FF	1.1544	\$805,194	

**2023 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):	1,265	1,265
Exterior Walls:	Cb Stucco/Cb Reclad	Upper Story (USF):	494	494
Unit Stories:	2	Garage (GRF):	0	288
Living Units:	1	Open Porch (OPF):	0	24
Roof Frame:	Gable Or Hip	Open Porch Unfinished (OPU):	0	126
Roof Cover:	Shingle Composition	<b>Total Area SF:</b>	<b>1,759</b>	<b>2,197</b>
Year Built:	1950			

Building Type: Single Family  
 Quality: Average  
 Floor Finish: Carpet/Hardtile/Hardwood  
 Interior Finish: Drywall/Plaster  
 Heating: Central Duct  
 Cooling: Cooling (Central)  
 Fixtures: 8  
 Effective Age: 46



**2023 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	0.00	1	\$0	\$0	1960
DOCK	\$48.00	168.0	\$8,064	\$3,226	1960
PATIO/DECK	\$24.00	208.0	\$4,992	\$1,997	1980
PATIO/DECK	\$14.00	112.0	\$1,568	\$627	1960

**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="#">PER-H-CB269558</a>	ROOF	02/19/2003	\$4,795





[Search](#) > Account Summary

# Real Estate Account #R115588

**Owner:** TUCKER, BLAZIA P  
**Situs:** 435 S BAYSHORE DR  
 MADEIRA BEACH  
[Parcel details](#)  
[Property Appraiser](#)  
 Homestead Exemption



[Get bills by email](#)

## Amount Due

Your account is **paid in full**. There is nothing due at this time.  
 Your last payment was made on **11/25/2024** for **\$2,921.97**.

[Apply for the 2025 installment payment plan](#)

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2024 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,921.97	11/25/2024 <b>Receipt</b> #952-24-070824	<a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,904.88	12/11/2023 <b>Receipt</b> #1665-23-088555	<a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,860.22	11/08/2022 <b>Receipt</b> #1665-22-013911	<a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,906.00	11/12/2021 <b>Receipt</b> #1655-21-034284	<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,900.00	11/16/2020 <b>Receipt</b> #1655-20-032821	<a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,849.12	11/13/2019 <b>Receipt</b> #235-19-002393	<a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,727.93	11/08/2018 <b>Receipt</b> #215-18-002135	<a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,708.38	11/03/2017 <b>Receipt</b> #215-17-001816	<a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,689.48	11/04/2016 <b>Receipt</b> #215-16-001606	<a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,740.02	11/06/2015 <b>Receipt</b> #219-15-002263	<a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,697.52	11/05/2014 <b>Receipt</b> #234-14-002123	<a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,657.50	11/05/2013 <b>Receipt</b> #202-13-002288	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,605.35	11/07/2012 <b>Receipt</b> #217-12-001242	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,394.78	11/08/2011 <b>Receipt</b> #216-11-002472	<a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,312.13	11/05/2010 <b>Receipt</b> #205-10-000440	<a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,241.18	11/03/2009 <b>Receipt</b> #209-09-000596	<a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,202.41	11/05/2008 <b>Receipt</b> #202-08-000369	<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,289.64	11/20/2007 <b>Receipt</b> #009-07-00002067	<a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,497.17	11/03/2006 <b>Receipt</b> #009-06-00000631	<a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,561.40	11/02/2005 <b>Receipt</b> #009-05-00000417	<a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,449.26	11/05/2004 <b>Receipt</b> #010-04-00001275	<a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,409.48	11/04/2003 <b>Receipt</b> #009-03-00000400	<a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,366.68	11/26/2002 <b>Receipt</b> #063-02-00042396	<a href="#">Print (PDF)</a>
<a href="#">2001 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,329.71	11/28/2001 <b>Receipt</b> #063-01-00039058	<a href="#">Print (PDF)</a>
<a href="#">2000 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,459.24	11/27/2000 <b>Receipt</b> #063-00-00047843	<a href="#">Print (PDF)</a>
<a href="#">1999 Annual Bill</a> ⓘ	\$0.00 <b>Paid</b> \$2,156.94	11/30/1999 <b>Receipt</b> #063-99-00058340	<a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>		

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

June 27, 2024

TUCKER, BLAZIA P  
435 S BAYSHORE DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-24-63

**RE Property:** 435 S BAYSHORE    **Parcel #**10-31-15-34380-015-0050

**Legal Description:** GULF SHORES 4<sup>TH</sup> ADD BLK 0, LOT 5 LESS W 1.25FT

---

**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.

(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.

(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.

Sec. 110-446. - Applicability of division.

This division applies to all fences, hedges, and walls that are not specifically exempted from this division. This division does not apply to seawalls (see chapter 14, article V of this Code for regulations on seawalls).

(7)Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

**Violation Detail(s):**

Building on property requiring maintenance, exterior of property requiring maintenance.  
Fence on property requiring maintenance.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit, if required to make repairs/ modifications, to comply. If a permit cannot be obtained, the structure/changes must be removed.

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

Follow up date:  
July 11, 2024

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.

**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.



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.



6/27/2024

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.





6/27/2024

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.





6/27/2024

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.



6/27/2024

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.



6/27/2024

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.





6/27/2024

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**

July 16, 2024

TUCKER, BLAZIA P  
435 S BAYSHORE DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-24-63

**RE Property:** 435 S BAYSHORE    **Parcel #**10-31-15-34380-015-0050

**Legal Description:** GULF SHORES 4<sup>TH</sup> ADD BLK 0, LOT 5 LESS W 1.25FT

---

**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.

(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.

(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.

Sec. 110-446. - Applicability of division.

This division applies to all fences, hedges, and walls that are not specifically exempted from this division. This division does not apply to seawalls (see chapter 14, article V of this Code for regulations on seawalls).

(7)Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

**Violation Detail(s):**

Building on property requiring maintenance, exterior of property requiring maintenance.  
Fence on property requiring maintenance.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit, if required to make repairs/ modifications, to comply. If a permit cannot be obtained, the structure/changes must be removed.

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

Follow up date:  
July 30, 2024

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.



**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.



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.



6/27/2024

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.



6/27/2024

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.





6/27/2024

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.



6/27/2024

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.



6/27/2024

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.





6/27/2024

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.

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

Item 5C.

**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:

Tucker, Blazia P  
435 S Bayshore Dr  
Madeira Beach FL 33708



9590 9402 7951 2305 9234 68

2. Article Number (Transfer from service label)

7019 2970 0000 5515 2809

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

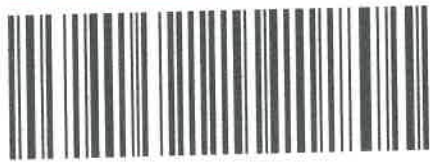
C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



7019 2970 0000 5515 2809

Item 5C.

Principal Drive  
1, Florida 33708

TUCKER, BLAZIA P  
435 S BAYSHORE DR  
MADEIRA BEACH, FL 33708  
Case Number: CE-24-63

TUCKER, BLAZIA P 435 S BAYSHORE DR MADEIRA BEACH FL 33708

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

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-63

TUCKER, BLAZIA P  
435 S BAYSHORE DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 435 S BAYSHORE DR

**Parcel #10-31-15-34380-015-0050**

**Legal Description:** GULF SHORES 4TH ADD BLK 0, LOT 5 LESS W 1.25 FT

**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):

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.

(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.



(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.

Sec. 110-446. - Applicability of division.

This division applies to all fences, hedges, and walls that are not specifically exempted from this division. This division does not apply to seawalls (see chapter 14, article V of this Code for regulations on seawalls).

(7)Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

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.

  
\_\_\_\_\_  
**Grace Mills, Code Compliance Officer**  
**City of Madeira Beach**

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

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-63

TUCKER, BLAZIA P  
435 S BAYSHORE DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 435 S BAYSHORE DR      **Parcel #**10-31-15-34380-015-0050

**Legal Description:** GULF SHORES 4TH ADD BLK 0, LOT 5 LESS W 1.25FT

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **24<sup>th</sup>** day of February, **2025** 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.

(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.

**Sec. 110-446. - Applicability of division.**

This division applies to all fences, hedges, and walls that are not specifically exempted from this division. This division does not apply to seawalls (see chapter 14, article V of this Code for regulations on seawalls).

(7)Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

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 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 14 day of February, 2025.

  
\_\_\_\_\_  
Grace Mills, Code Compliance Officer  
City of Madeira Beach

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

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-63

TUCKER, BLAZIA P  
435 S BAYSHORE DR  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 435 S BAYSHORE Parcel #10-31-15-34380-015-0050

**Legal Description:** GULF SHORES 4<sup>TH</sup> ADD BLK 0, LOT 5 LESS W 1.25 FT

---

**AFFIDAVIT OF SERVICE**

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 14 day of February, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 14 day of February, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 14 day of February, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 435 S Bayshore, Parcel # 10-31-15-34380-015-0050 the City of Madeira Beach.

On the 14 day of February, 2025, 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.

*Grace Mills*  
Grace Mills, Code Compliance 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 14 day of February, 2025, by Grace Mills, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 06/26/2025

Notary Public- State of Florida

*[Handwritten Signature]*

Print or type Name.

HOLDEN PINKARD





9589 0710 5270 2237 2054 91

Item 5C.

Municipal Drive  
Madeira Beach, Florida 33708

vs.

TUCKER, BLAZIA P  
435 S BAYSHORE DR  
MADEIRA BEACH, FL 33708



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS AND IN THE MIDDLE OF THE STICKER AT TOP OF ENVELOPE TO THE RIGHT

Item 5C.

**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:

Tucker, Blazia P  
435 S Baysshore Dr  
Madison Beach FL 33708



9590 9402 7951 2305 9227 20

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2054 91

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

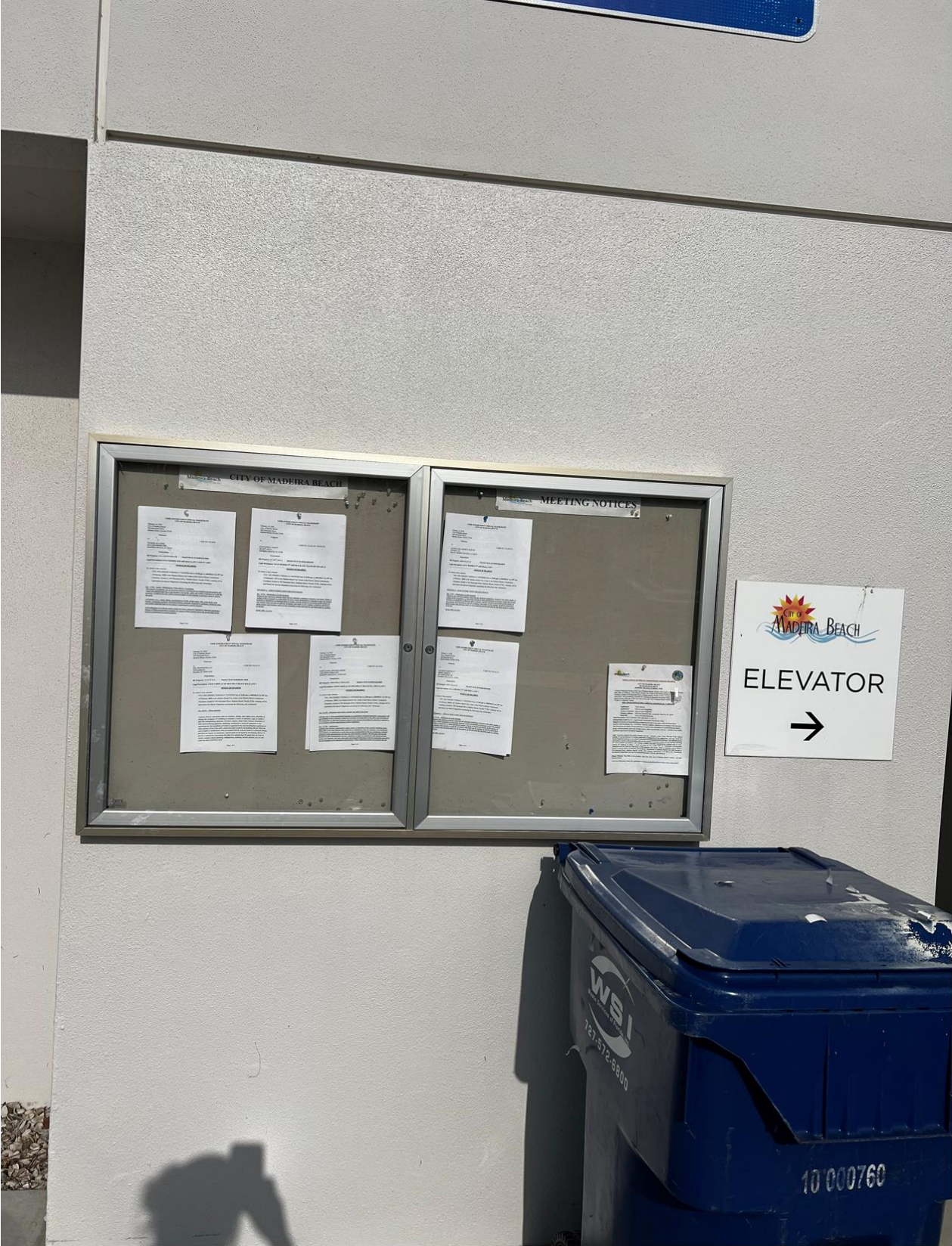
3. Service Type

- Adult Signature
- 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

Domestic Return Receipt







2/14/2025



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

**Parcel Summary**  
(as of 13-Feb-2025)

Parcel Number  
**15-31-15-65322-024-0020**

- Owner Name  
**FORTUNATO, MICHAEL DAVID**
- Property Use  
**0110 Single Family Home**
- Site Address  
**13063 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708**
- Mailing Address  
**13063 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2437**
- Legal Description  
**PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2**
- Current Tax District  
**MADEIRA BEACH (MB)**
- Year Built  
**1952**

Living SF      Gross SF      Living Units      Buildings  
**648            865            1                1**

**Parcel Map**



**Exemptions**

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	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).
2024	No	0%		

**Miscellaneous Parcel Info**

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat BK/Pg
<a href="#">15569/1911</a>	\$625,900	<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>	<a href="#">23/66</a>

**2024 Final Values**

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$535,791	\$422,239	\$422,239	\$535,791	\$422,239

**Value History**

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$438,160	\$383,854	\$383,854	\$438,160	\$383,854



Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Tax Value	Item 5D.
2022	N	\$530,692	\$348,958	\$348,958	\$530,692	\$348,958	
2021	N	\$319,544	\$318,006	\$318,006	\$319,544	\$318,006	
2020	N	\$289,096	\$289,096	\$289,096	\$289,096	\$289,096	
2019	N	\$296,863	\$283,858	\$283,858	\$296,863	\$283,858	

**2024 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	2024 Millage Rate	Tax District
<a href="#">View 2024 Tax Bill</a>	15.8131	(MB)

**Sales History**

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Dec-2006	\$300,000	<u>U</u>	I	STEPHENS RUDOLPH A	FORTUNATO, MICHAEL DAVID	15569/1911

**2024 Land Information**

Land Area: ≈ 3,659 sf | ≈ 0.08 acres      Frontage and/or View: Intracoastal      Seawall: Yes

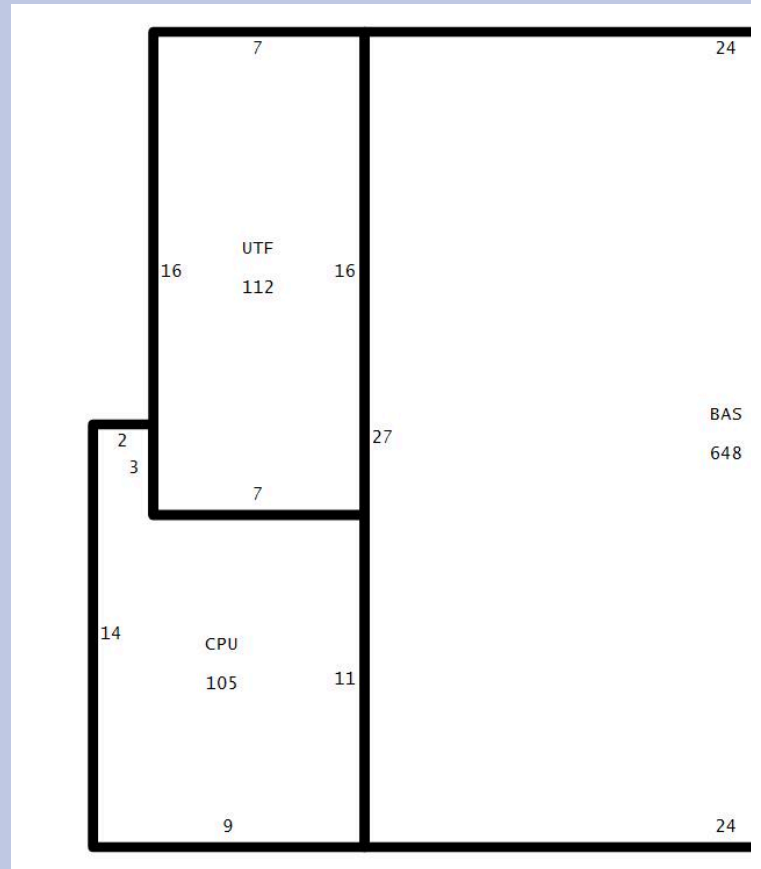
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	40x95	\$15,500	40.00	FF	1.0040	\$622,480

**2024 Building 1 Structural Elements and Sub Area Information**

**Structural Elements**

Foundation:	Piers
Floor System:	Wood
Exterior Walls:	Frame Siding
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1952
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:	52

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	648	648
Carport Unfinished (CPU):	0	105
Utility (UTF):	0	112
<b>Total Area SF:</b>	<b>648</b>	<b>865</b>



**2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	0.00	2	\$0	\$0	1960
DOCK	\$48.00	190.0	\$9,120	\$3,648	1986

**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 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.

Item 5D.

Permit Number	Description	Issue Date	Estimated Value
No Permits on Record.			



[Search](#) > Account Summary

# Real Estate Account #R166420

**Owner:**  
FORTUNATO, MICHAEL DAVID

**Situs:**  
13063 BOCA CIEGA AVE  
MADEIRA BEACH

[Parcel details](#)  
[Property Appraiser](#)



[Get bills by email](#)

## Amount Due

PINELLAS COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
<a href="#">2024 Annual Bill</a>	\$7,264.63	<a href="#">Add To Cart</a> <a href="#">Print (PDF)</a>
<a href="#">2023 Annual Bill</a>	\$7,480.88	<a href="#">Add To Cart</a> <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a>	\$8,078.65	<a href="#">Add To Cart</a> <a href="#">Print (PDF)</a>
<b>Total Amount Due: \$22,824.16</b>		<a href="#">Add All To Cart</a>




[Apply for the 2025 installment payment plan](#)

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2024 Annual Bill</a> ⓘ	\$7,264.63	Unpaid	<a href="#">Print (PDF)</a>
<a href="#">2023</a> ⓘ			
<a href="#">2023 Annual Bill</a>	\$7,480.88	Unpaid	<a href="#">Print (PDF)</a>
<a href="#">Certificate #3988</a>		Issued	06/01/2024 Face \$7,076.57, Rate 7.5%
<a href="#">2022</a> ⓘ			
<a href="#">2022 Annual Bill</a>	\$8,078.65	Unpaid	<a href="#">Print (PDF)</a>
<a href="#">Certificate #3850</a>		Issued	06/01/2023 Face \$7,334.38, Rate 5.75%
<a href="#">2021</a> ⓘ			
<a href="#">2021 Annual Bill</a>	\$0.00	Paid \$6,226.78	03/16/2024 Receipt #952-23-127022 <a href="#">Print (PDF)</a>
<a href="#">Certificate #3509</a>		Redeemed	03/16/2024 Face \$5,924.31, Rate 0.25%
		Paid \$6,226.78	
<a href="#">2020</a> ⓘ			
<a href="#">2020 Annual Bill</a>		Paid \$5,175.76	04/30/2021 Receipt #900-20-002239
<a href="#">Tax Deed Application #9854</a>		Paid off	04/16/2021
		Paid \$5,175.76	
<a href="#">2019</a> ⓘ			
<a href="#">2019 Annual Bill</a>		Paid \$5,789.59	04/30/2021 Receipt #900-20-002239
<a href="#">Tax Deed Application #9854</a>		Paid off	04/16/2021
		Paid \$5,789.59	
<a href="#">2018</a> ⓘ			
<a href="#">2018 Annual Bill</a>	\$0.00	Paid \$5,480.71	04/30/2021 Receipt #900-20-002239
<a href="#">2018 TDA Fees Bill</a> ⓘ	\$0.00	Paid \$385.00	04/30/2021 Receipt #900-20-002239
<b>Refund</b>		<b>Processed \$80.00</b>	05/26/2021

<b>Refund</b>		<b>Processed \$130.00</b>	05/12/2021		
<b><a href="#">Tax Deed Application #9854</a></b>		<b>Paid off</b>	04/16/2021		
		<b>Paid \$5,865.71</b>			
<b>2017</b> ⓘ					
<b><a href="#">2017 Annual Bill</a></b>	\$0.00	<b>Paid \$4,817.36</b>	03/31/2020	<b>Receipt #902-19-003993</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #4213</a></b>		<b>Redeemed</b>	03/31/2020	<b>Face \$4,582.01, Rate 0.25%</b>	
		<b>Paid \$4,817.36</b>			
<b>2016</b> ⓘ					
<b><a href="#">2016 Annual Bill</a></b>	\$0.00	<b>Paid \$4,559.42</b>	03/22/2019	<b>Receipt #223-18-001882</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #4464</a></b>		<b>Redeemed</b>	03/22/2019	<b>Face \$4,336.35, Rate 0.25%</b>	
		<b>Paid \$4,559.42</b>			
<b>2015</b> ⓘ					
<b><a href="#">2015 Annual Bill</a></b>	\$0.00	<b>Paid \$4,217.77</b>	03/28/2018	<b>Receipt #228-17-003768</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #4616</a></b>		<b>Redeemed</b>	03/28/2018	<b>Face \$4,010.97, Rate 0.25%</b>	
		<b>Paid \$4,217.77</b>			
<b>2014</b> ⓘ					
<b><a href="#">2014 Annual Bill</a></b>	\$0.00	<b>Paid \$3,748.18</b>	03/27/2017	<b>Receipt #431-16-003915</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #4996</a></b>		<b>Redeemed</b>	03/27/2017	<b>Face \$3,563.74, Rate 0.25%</b>	
		<b>Paid \$3,748.18</b>			
<b>2013</b> ⓘ					
<b><a href="#">2013 Annual Bill</a></b>	\$0.00	<b>Paid \$3,322.92</b>	03/29/2016	<b>Receipt #239-15-003666</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #4856</a></b>		<b>Redeemed</b>	03/29/2016	<b>Face \$3,158.73, Rate 0.25%</b>	
		<b>Paid \$3,322.92</b>			
<b>2012</b> ⓘ					
<b><a href="#">2012 Annual Bill</a></b>	\$0.00	<b>Paid \$1,916.86</b>	03/25/2015	<b>Receipt #202-14-003279</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #4907</a></b>		<b>Redeemed</b>	03/25/2015	<b>Face \$1,819.63, Rate 0.25%</b>	
		<b>Paid \$1,916.86</b>			
<b>2011</b> ⓘ					
<b><a href="#">2011 Annual Bill</a></b>	\$0.00	<b>Paid \$1,820.00</b>	03/20/2014	<b>Receipt #219-13-002455</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #5812</a></b>		<b>Redeemed</b>	03/20/2014	<b>Face \$1,727.38, Rate 0.25%</b>	
		<b>Paid \$1,820.00</b>			
<b>2010</b> ⓘ					
<b><a href="#">2010 Annual Bill</a></b>	\$0.00	<b>Paid \$2,659.22</b>	03/27/2013	<b>Receipt #228-12-004204</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #6245</a></b>		<b>Redeemed</b>	03/27/2013	<b>Face \$2,526.64, Rate 0.25%</b>	
		<b>Paid \$2,659.22</b>			
<b>2009</b> ⓘ					
<b><a href="#">2009 Annual Bill</a></b>	\$0.00	<b>Paid \$3,274.80</b>	03/28/2012	<b>Receipt #229-11-003663</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #7229</a></b>		<b>Redeemed</b>	03/28/2012	<b>Face \$3,112.90, Rate 0.25%</b>	
		<b>Paid \$3,274.80</b>			
<b>2008</b> ⓘ					
<b><a href="#">2008 Annual Bill</a></b>	\$0.00	<b>Paid \$4,578.72</b>	03/30/2011	<b>Receipt #202-10-001201</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #8115</a></b>		<b>Redeemed</b>	03/30/2011	<b>Face \$3,987.62, Rate 8%</b>	
		<b>Paid \$4,578.72</b>			
<b>2007</b> ⓘ					
<b><a href="#">2007 Annual Bill</a></b>	\$0.00	<b>Paid \$5,566.13</b>	03/26/2010	<b>Receipt #201-09-003484</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">Certificate #7923</a></b>		<b>Redeemed</b>	03/26/2010	<b>Face \$5,295.12, Rate 0.25%</b>	
		<b>Paid \$5,566.13</b>			
<b><a href="#">2006 Annual Bill</a></b> ⓘ	\$0.00	<b>Paid \$5,936.97</b>	11/30/2006	<b>Receipt #055-06-00137555</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">2005 Annual Bill</a></b> ⓘ	\$0.00	<b>Paid \$4,735.12</b>	11/15/2005	<b>Receipt #055-05-00053265</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">2004 Annual Bill</a></b> ⓘ	\$0.00	<b>Paid \$4,139.88</b>	11/19/2004	<b>Receipt #055-04-00075673</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">2003 Annual Bill</a></b> ⓘ	\$0.00	<b>Paid \$3,418.27</b>	11/18/2003	<b>Receipt #055-03-00039147</b>	<b><a href="#">Print (PDF)</a></b>
<b><a href="#">2002 Annual Bill</a></b> ⓘ	\$0.00	<b>Paid \$2,650.91</b>	11/20/2002	<b>Receipt #012-02-00006670</b>	<b><a href="#">Print (PDF)</a></b>



<a href="#">2001 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$2,240.40	11/30/2001	<b>Receipt</b> #055-01-00102164	 <a href="#">Print (PDF)</a>
<a href="#">2000 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,948.87	11/21/2000	<b>Receipt</b> #003-00-00006414	 <a href="#">Print (PDF)</a>
<a href="#">1999 Annual Bill</a> ⓘ	\$0.00	<b>Paid</b> \$1,614.86	11/30/1999	<b>Receipt</b> #055-99-00121375	 <a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$22,824.16</b>				

Item 5D.

**CODE ENFORCEMENT  
CITY OF MADEIRA BEACH**

June 11, 2024

FORTUNATO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2437  
Case Number: CE-24-53

**RE Property:** 13063 Boca Ciega Ave      **Parcel #**15-31-15-65322-024-0020

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

---

**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. 14-164. - Structures upon docks, seawall, cap, jetties and groins**

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

**Sec. 14-186. - Application.**

(a)Before the erection, construction, repair, razing, or alteration of any seawall, bulkhead, groin, dock, jetty or any part thereof, there shall first be submitted to the city manager or his designated representative an application in such form as may be prescribed by the city, containing a detailed statement of the specifications and plans for such structure, together with plot plan showing the location of such contemplated structure, alteration or repair in conjunction with adjoining lands, waters and channels, and such other plans and structural drawings as may be reasonable required by the city manager or his designated representative. When additional permits are required, the city

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.

manager or his designated representative will direct the contractor to get such permits from other governmental agencies.

**Violation Detail(s):**

Damaged dock on property, and additional floating docks.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain building permit(s) to bring the dock and property back into compliance. For additional floating docks, please submit proper permitting documentation if priorly permitted, or apply for and obtain proper permitting for each floating dock structure. If a permit cannot be obtained, the structures must be removed.

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

Follow up date:  
June 25, 2024

---

**Grace Mills, Code Compliance Officer II**  
**City of Madeira Beach**  
[gmills@madeirabeachfl.gov](mailto:gmills@madeirabeachfl.gov)  
**727.391.9951 ext. 298**

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.



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**

June 25, 2024

FORTUNATO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2437  
Case Number: CE-24-53

**RE Property:** 13063 Boca Ciega Ave      **Parcel #**15-31-15-65322-024-0020

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

---

**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. 14-164. - Structures upon docks, seawall, cap, jetties and groins**

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

**Sec. 14-186. - Application.**

(a)Before the erection, construction, repair, razing, or alteration of any seawall, bulkhead, groin, dock, jetty or any part thereof, there shall first be submitted to the city manager or his designated representative an application in such form as may be prescribed by the city, containing a detailed statement of the specifications and plans for such structure, together with plot plan showing the location of such contemplated structure, alteration or repair in conjunction with adjoining lands, waters and channels, and such other plans and structural drawings as may be reasonable required by the city manager or his designated representative. When additional permits are required, the city

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.

manager or his designated representative will direct the contractor to get such permits from other governmental agencies.

**Violation Detail(s):**

Damaged dock on property, and additional floating docks.

**Corrective Action(s):**

Either the property owner and/or licensed contractor will need to apply for and obtain building permit(s) to bring the dock and property back into compliance. For additional floating docks, please submit proper permitting documentation if priorly permitted, or apply for and obtain proper permitting for each floating dock structure. If a permit cannot be obtained, the structures must be removed.

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

Follow up date:  
July 9, 2024

**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.



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.

**CERTIFIED MAIL®**



7019 2970 0000 5515 2823

Item 5D.



Municipal Drive  
Madeira Beach, Florida 33708

June 25, 2024

FORTUNATO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2437  
Case Number: CF-24-53



Item 5D.

**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:  
 Fortunato, michael david  
 13063 Boca ciega ave  
 Madeira Beach FL 33708



9590 9402 7951 2305 9234 06

2. Article Number (Transfer from service label)  
 7019 2970 0000 5515 2823

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee  
**X**

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
- |  |   |
|--|---|
| <input type="checkbox"/> Adult Signature                               | <input type="checkbox"/> Priority Mail Express®                     |
| <input type="checkbox"/> Adult Signature Restricted Delivery           | <input type="checkbox"/> Registered Mail™                           |
| <input checked="" 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"/> Insured Mail Restricted Delivery (over \$500) |   |

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

Domestic Return Receipt

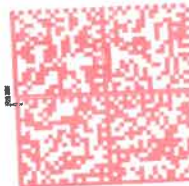
**CERTIFIED MAIL®**



7019 2970 0000 5515 2823

TAMPA FL 335

25 JUN 2024 PM 7 L



quadiant

FIRST-CLASS  
IMI

\$008.69

06/25/2024 ZIP 33708  
043M31233717

Item 5D.

US POSTAGE

Municipal Drive  
Mach, Florida 33708

UN 6-27

June 25, 2024

FORTUNATO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2437  
Case Number: CE-24 52

NIXIE 339 DE 1 0007/18/24

RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

BC: 33708191600 \*2901-00314-25-41

RE  
33708191600

**CERTIFIED MAIL**



7019 2970 0000 5515 2755

Item 5D.

municipal Drive  
Madeira Beach, Florida 33708

July 23, 2024

FORTUNATO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2437  
Case Number: CE-24-53

**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:

Fortunato, Michael David  
 13063 Boca Ciega ave  
 Madeira Beach FL 33708  
 ce-24-53



9590 9402 7951 2305 9236 97

Article Number (Transfer from service label)

7019 2970 0000 5515 2755

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- Adult Signature
- 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

Item 5D.

Domestic Return Receipt



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

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-53

FORTUNATO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 13063 Boca Ciega Ave      **Parcel #15-31-15-65322-024-0020**

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

**AFFIDAVIT OF SERVICE**

I, Grace Mills, Building Code Compliance Officer II of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 14 day of February, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 14 day of February, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 14 day of February, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 13063 Boca Ciega Ave, Parcel # 15-31-15-65322-024-0020 the City of Madeira Beach.

On the 14 day of February ,2025, 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.

*Grace Mills*  
Grace Mills, Code Compliance Officer  
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 14 day of February, 2025, by Grace Mills, who is personally known to me, or produced \_\_\_\_\_ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

*Samantha Arison*  
Print or type Name. Samantha Arison





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

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-53

FORTUNADO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH FL, 33708-2437

Respondents.

**RE Property:** 13063 BOCA CIEGA AVE

**Parcel #** 15-31-15-65322-024-0020

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **24<sup>th</sup>** day of February, **2025** 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. 14-164. - Structures upon docks, seawall, cap, jetties and groins

(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

Sec. 14-186. - Application.

(a)Before the erection, construction, repair, razing, or alteration of any seawall, bulkhead, groin, dock, jetty or any part thereof, there shall first be submitted to the city manager or his designated representative an application in such form as may be prescribed by the city, containing a detailed statement of the specifications and plans for such structure, together with plot plan showing the location of such contemplated structure, alteration or repair in conjunction with adjoining lands, waters and channels, and such other plans and structural drawings as may be reasonable required by the city manager or his designated representative. When additional permits are required, the city



manager or his designated representative will direct the contractor to get such permits from other governmental agencies.

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.

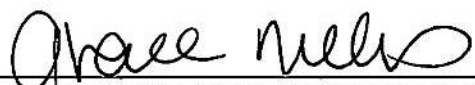
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

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 14 day of February, 2025.

  
\_\_\_\_\_  
Grace Mills, Code Compliance Officer  
City of Madeira Beach

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

February 14, 2025  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-53

FORTUNADO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2437

Respondents.

**RE Property:** 13063 BOCA CIEGA AVE

**Parcel #** 15-31-15-65322-024-0020

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK X, LOT 2

**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. 14-164. - Structures upon docks, seawall, cap, jetties and groins

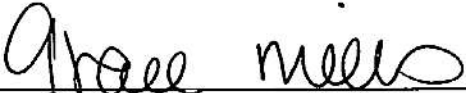
(4)If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

Sec. 14-186. - Application.

(a)Before the erection, construction, repair, razing, or alteration of any seawall, bulkhead, groin, dock, jetty or any part thereof, there shall first be submitted to the city manager or his designated representative an application in such form as may be prescribed by the city, containing a detailed statement of the specifications and plans for such structure, together with plot plan showing the location of such contemplated structure, alteration or repair in conjunction with adjoining lands, waters and channels, and such other plans and structural drawings as may be reasonable required by the city manager or his designated representative. When additional permits are required, the city manager or his designated representative will direct the contractor to get such permits from other governmental agencies.

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.

  
\_\_\_\_\_  
Grace Mills, Code Compliance Officer  
City of Madeira Beach



Municipal Drive  
Madeira Beach, Florida 33708

CERTIFIED MAIL



9589 0710 5270 2237 2054 84

Item 5D.

FORTUNADO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH FL, 33708-2437

Respondents.



**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:

Fortunado, Michael David  
 13063 Boca Ciega Ave.  
 Madeira Beach FL 33708



9590 9402 7951 2305 9227 37

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2054 84

**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

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

Domestic Return Receipt

Item 5D.



2/7/2025

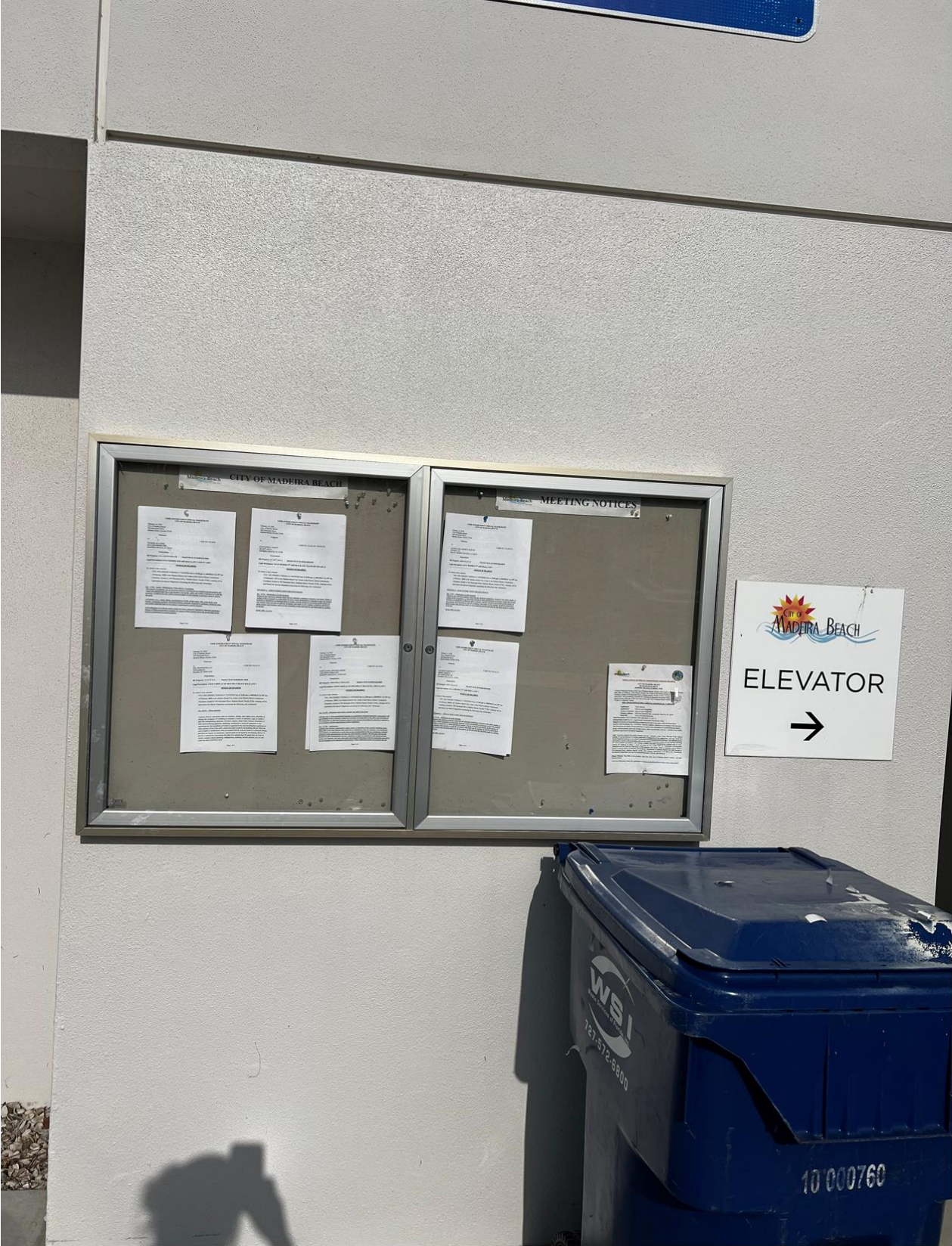




Feb 14, 2025 9:22:58 AM  
45° NE  
13063 Boca Ciega Avenue  
Madeira Beach  
Pinellas County  
Florida

juju  
Index number: 711





2/14/2025