SPECIAL MAGISTRATE-VARIANCE/SPECIAL EXCEPTION USE/CODE ENFORCEMENT HEARING AGENDA

Monday, November 16, 2026 at 2:00 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.

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1. **CALL TO ORDER**

2. **PUBLIC COMMENT**

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

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

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

3. **SPECIAL MAGISTRATE STATEMENT**

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

5. **NEW BUSINESS**

   A. CE-26-130 - 325 140TH AVE

   B. CE-25-180 - 12901 PELICAN LN

   C. CE-26-72 - 712 SUNSET CV

6. **OLD BUSINESS**

   A. 2026.009 - 13495 GULF BLVD - Affidavit of Compliance

B. CE-25-157 - 13414 GULF BLVD - Affidavit of Non-Compliance

C. CE-26-33 - 12971 PELICAN LN - Affidavit of Non-Compliance

D. CE-26-4 - 13030 GULF BLVD - Affidavit of Non-Compliance

E. CE-25-182 - 13105 BOCA CIEGA AVE - Request for Additional Time

F. CE-26-103 - 120 146TH AVE UNIT 1 - Request for Additional Time

G. CE-26-37 - 230 146TH AVE - Request for Additional Time

H. CE-26-71 - 551 CRYSTAL DR - Request for Additional Time

I. CE-26-104 - 13120 BOCA CIEGA AVE - Request for Additional Time

J. CE-25-163 - 14076 N BAYSHORE DR - Request for Additional Time

K. CE-25-118 - 223 148TH AVE - Request for Additional Time

L. CE-25-153 - 530 LILLIAN DR - Request for Additional Time

M. CE-26-7 - 120 146TH AVE UNIT 3 - Request for Additional Time

7. ADJOURNMENT

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

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Marci Forbes, Community Development Director at 727-391-9951, ext. 244 or email a written request to mforbes@madeirabeachfl.gov.

Item 5A.

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 03-Nov-2026)

Parcel Number
10-31-15-34362-014-0170

- Owner Name
  MADEIRA PALOMA PROPERTIES LLC
- Property Use
  0110 Single Family Home
- Site Address
  325 140TH AVE E
  MADEIRA BEACH, FL 33708
- Mailing Address
  500 E PIPING ROCK LN
  SIOUX FALLS, SD 57108-8553
- Legal Description
  GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER O.R. 189/17 TOGETHER WITH W'LY 1/2 OF LOT 18
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  2016

Living SF	Gross SF	Living Units	Buildings
4,170	**5,634**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2028	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).
2027	No	0%		
2026	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22450/0515	$2,405,700	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	21/32

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$2,016,720	$2,016,720	$2,016,720	$2,016,720	$2,016,720

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	$2,043,629	$2,043,629	$2,043,629	$2,043,629	$2,043,629
2024	N	$2,273,969	$2,273,969	$2,273,969	$2,273,969	$2,273,969
2023	Y	$3,162,278	$1,482,684	$1,432,684	$1,457,684	$1,432,684
2022	Y	$2,756,123	$1,439,499	$1,389,499	$1,414,499	$1,389,499
2021	Y	$2,024,527	$1,397,572	$1,347,572	$1,372,572	$1,347,572

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.132	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
12-May-2023	$2,850,000	Q	I	DENMAN PETER TRE	MADEIRA PALOMA PROPERTIES LLC	22450/0515
12-Feb-2019	$0	U	I	DENMAN PETER	DENMAN PETER TRUSTEE	20441/0490
14-May-2014	$385,000	U	V	CORNERSTONE INVESTMENTS INC	DENMAN PETER	18407/0365
18-Jul-2000	$170,000	Q	I	LLOYD JOHN	CORNERSTONE INV INC	10982/1107
20-Jun-2000	$125,000	U	I	HENSLEY DONALD	LLOYD, JOHN	10952/1412

2026 Land Information

Land Area: ≅ 16,156 sf | ≅ 0.37 acres Frontage and/or View: Canal/River Seawall: Yes

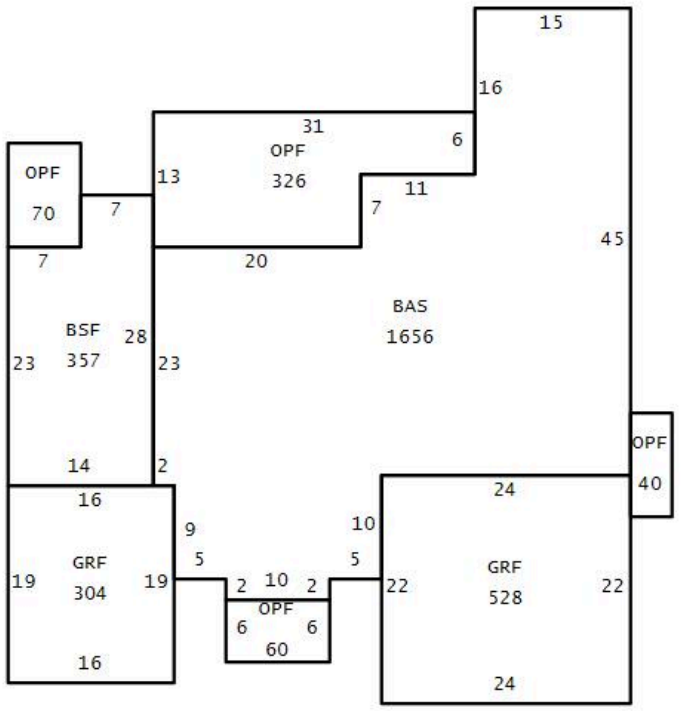
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	89x174	$9,800	89.40	FF	1.1305	$990,454

Item 5A.

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab Above Grade Low
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	2
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Concrete Tile/Metal
Year Built:	2016
Building Type:	Single Family
Quality:	Above Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Upgrade
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	13
Effective Age:	11

Sub Area	Living Area SF	Gross Area SF
Upper Story (USF):	2,157	2,157
Base (BAS):	1,656	1,656
Base Semi-finished (BSF):	357	357
Garage (GRF):	0	832
Open Porch (OPF):	0	632
Total Area SF:	**4,170**	**5,634**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$17,000.00	1	$17,000	$16,490	2025
DOCK	$62.00	288.0	$17,856	$12,678	2010
GENERATOR	0.00	1	$0	$0	2021
PATIO/DECK	$47.00	80.0	$3,760	$2,782	2017
POOL	$59,000.00	1	$59,000	$43,660	2017

Permit Data

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

Permit Number	Description	Issue Date	Estimated Va
WND-24-00293	DOCK	04/18/2024	$0
2024-2279-DOCK	DOCK	03/28/2024	$20,225
E20210007A	GENERATORS	01/05/2021	$16,101
E20210007	GENERATORS	01/05/2021	$16,101
BR2507	GAZEBO	04/11/2018	$8,000
BR1808	ADDITION/REMODEL/RENOVATION	08/08/2017	$42,000
1305	DOCK	02/01/2017	$18,140
P46544-17	DOCK	01/31/2017	$0
1165	MISCELLANEOUS	12/02/2016	$275
799	FENCE	08/03/2016	$12,657

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

126177.0000

Item 5A.

PARCEL NUMBER	ESCROW CD	Millage Code
R115583		MB

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS SD 57108-8553

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

325 140TH AVE E MADEIRA BEACH
GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727) 464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	2,016,720	4.4989	0	2,016,720	9,073.02
HEALTH DEPARTMENT	2,016,720	0.0713	0	2,016,720	143.79
EMS	2,016,720	0.8050	0	2,016,720	1,623.46
SCHOOL-STATE LAW	2,016,720	3.0250	0	2,016,720	6,100.58
SCHOOL-LOCAL BD.	2,016,720	3.2480	0	2,016,720	6,550.31
SW FLA WTR MGMT.	2,016,720	0.1831	0	2,016,720	369.26
PINELLAS COUNTY PLN.CNCL.	2,016,720	0.0171	0	2,016,720	34.49
JUVENILE WELFARE BOARD	2,016,720	0.8168	0	2,016,720	1,647.26
SUNCOAST TRANSIT AUTHORITY	2,016,720	0.7168	0	2,016,720	1,445.58
MADEIRA BEACH	2,016,720	2.7500	0	2,016,720	5,545.98

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.1320	AD VALOREM TAXES	32,533.73

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	32,533.73

See reverse side for important information

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	31,232.38	31,557.72	31,883.06	32,208.39	32,533.73

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

126177.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R115583		MB

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS SD 57108-8553

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

325 140TH AVE E MADEIRA BEACH
GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW

DO NOT WRITE BELOW THIS PORTION

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	31,232.38	31,557.72	31,883.06	32,208.39	32,533.73

1 0R115583 2026

City of Madeira Beach
COMMUNITY DEVELOPMENT DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

JULY 29, 2026

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108
Case Number: CE-26-130

RE Property: 325 140TH AVE E **Parcel #** 10-31-15-34362-014-0170

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER O.R. 189/17 TOGETHER WITH W'LY 1/2 OF LOT 18

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. 14-39. - Technical amendments.

R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspace) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited

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.

storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).
2.Be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
2.2The total net area of non-engineered openings shall be not less than 1 square inch (645 mm 2) for each square foot (0.093 m 2) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
3.Be not more than 299 square feet in total area, except for crawlspace foundations that have a wall height less than 36 inches.

Sec. 110-201. - Definition; purpose and intent.
The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.
Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 62-33. - Compliance required.
It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Violation Detail(s):

Enclosed area below design flood elevation has been converted to living space (home theater).
The zoning for this property is no less than three mo. – short term rental activity found on Airbnb.

No active city business tax license at this address to allow any such rental activity.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to remove the floodplain violations via obtaining a partial demo permit. City staff will require the property to be reinspected to confirm compliance.

Cease short-term rental activity immediately - three months minimum in R-2 zone.

If the owners still wish to rent the property, a business tax license will have to be obtained, and rental inspection conducted by City staff.

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

Follow up date:
AUGUST 12, 2026

Taylor Davis, Permit and Code Compliance Specialist
City of Madeira Beach
codecompliance@madeirabeachfl.gov
tdavis@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal 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.



Recent Listing Reviews

Luxe waterfront home, near beach — 07/25/25
St. Petersburg

Desiree
★★★★★

This home was incredible! The view was fantastic and the house its self had a lot to entertain a house full of kids! The owner was extremely helpful and responsive as well! We will definitely be back!

Luxe waterfront home, near beach — 07/07/25
St. Petersburg

Duc
★★★★★

Ngôi nhà rất đẹp, có rất nhiều phòng cho gia đình, chúng tôi đã có một kỳ nghĩ vui vẽ, cảm ơn Chủ nhà đã rất nhiệt tình, rộng rãi, tử tế.

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.



Short-term Rental Listing Overview

7 3.5 16 4.6 (11)

Luxe waterfront home, near beach

Market: St. Petersburg **Market Score:** 62 **Type:** House **Price Tier:** Upscale

Connect your listing for FREE
Get personalized listing performance and pricing recommendations

Connect Now

Upgrade	Upgrade	Upgrade	Upgrade	
Revenue Potential	Days Available	Annual Revenue	Occupancy	$1K Average Daily Rate

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

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FIRST-CLASS MAIL
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07/28/2026 ZIP 33708
043M31233717
US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

JULY 29, 2026

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108
Case Number: CE-26-130

ADDITIONAL EVIDENCE

U.S. DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
National Flood Insurance Program

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1–9.

OMB No. 1660-0008
Expiration Date: July 3

Item 5A.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name Peter Denman — Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. — Company NAIC Number:
325 140th Ave.
City Madiera Beach State FL ZIP Code 33708

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Gulf Shores 3rd Add Blk N Pt of Lots 16, 17 & W'ly 1/2 of Lot 18 10-31-15-34362-014-0170

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

A5. Latitude/Longitude: Lat. 27º47'41.03" N Long. 82º47'22.28" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 7

A8. For a building with a crawlspace or enclosure(s):
- a) Square footage of crawlspace or enclosure(s) 1216 sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade 10
- c) Total net area of flood openings in A8.b 1226 sq in
- d) Engineered flood openings? ☒ Yes ☐ No

A9. For a building with an attached garage:
- a) Square footage of attached garage N/A sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A
- c) Total net area of flood openings in A9.b N/A sq in
- d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
City of Madeira Beach 125127	Pinellas	FL

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
12103C 0191	G	8/18/09	9/3/03	AE	11.00

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: ____

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: ____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: FDNR R 118 Vertical Datum: NAVD 1988
Indicate elevation datum used for the elevations in items a) through h) below. ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source: ____
Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	7.15	☒ feet	☐ meters
b) Top of the next higher floor	12.23	☒ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A.	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	16.29	☒ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	5.73	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	6.63	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	5.73	☒ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☒ Check here if comments are provided on back of form.
☐ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

PLACE SEAL HERE

Certifier's Name Dennis J Eyre License Number 2865

Title Land Surveyor Company Name Geodata Services, Inc.

Address 1166 Kapp Drive City Clearwater State FL ZIP Code 33765

Signature Dennis J. Eyre Digitally signed by Dennis J. Eyre Date: 2019.03.15 11:10:14 -04'00' Date 03-11-2019 Telephone 727-447-1763

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPA	*Item 5A.*
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 325 140th Ave.	Policy Number:	
City Madeira Beach State FL ZIP Code 33708	Company NAIC Number:	

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2 e) The lowest machinery servicing the building is the air condition.
The bottom floor is two garages as well as a storage area & entry foyer.
Please note that all vents are engineered vents

Signature Dennis J. Eyre Digitally signed by Dennis J. Eyre Date: 2019.03.15 11:11:07 -04'00' Date 03-11-2019

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
   a) Top of bottom floor (including basement, crawlspace, or enclosure) is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
   b) Top of bottom floor (including basement, crawlspace, or enclosure) is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is ____.____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: ____.____ ☐ feet ☐ meters Datum ____

G9. BFE or (in Zone AO) depth of flooding at the building site: ____.____ ☐ feet ☐ meters Datum ____

G10. Community's design flood elevation: ____.____ ☐ feet ☐ meters Datum ____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE, page 3 # Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 325 140th Ave.	FOR INSURANCE COMPANY USE Policy Number:
City Madeira Beach State FL ZIP Code 33708	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View April 2016



Back View April 2016

Building Photographs

Continuation Page

Item 5A.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.	FOR INSURANCE COMPANY USE Policy Number:
City State ZIP Code	Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 26-130

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

Respondents.

RE Property: 325 140TH AVE E **Parcel** #10-31-15-34362-014-0170

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER O.R. 189/17 TOGETHER WITH W'LY 1/2 OF LOT 18

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 14-39. - Technical amendments.
R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:
1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspace) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).
2.Be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:

2.2The total net area of non-engineered openings shall be not less than 1 square inch (645 mm 2) for each square foot (0.093 m 2) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
3.Be not more than 299 square feet in total area, except for crawlspace foundations that have a wall height less than 36 inches.

Sec. 110-201. - Definition; purpose and intent.
The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types.
Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 62-33. - Compliance required.
It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Please bring the property into compliance by removing unpermitted work and obtaining a business tax license to rent at the minimum terms allowed in the R-2 zoning district within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to $250.00 per day for each day the property remains in non-compliance.

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-130

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

Respondents.

RE Property: 325 140TH AVE E **Parcel #** 10-31-15-34362-014-0170

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER O.R. 189/17 TOGETHER WITH W'LY 1/2 OF LOT 18

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-39. - Technical amendments.
R322.2.2 Enclosed area below design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:
1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspace) foundations. Access to enclosed areas shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the building (stairway or elevator).

2.Be provided with flood openings that meet the following criteria and are installed in accordance with Section R322.2.2.1:
2.2The total net area of non-engineered openings shall be not less than 1 square inch (645 mm 2) for each square foot (0.093 m 2) of enclosed area where the enclosed area is measured on the exterior of the enclosure walls, or the openings shall be designed as engineered openings and the construction documents shall include a statement by a registered design professional that the design of the openings will provide for equalization of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwaters as specified in Section 2.7.2.2 of ASCE 24.
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Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 62-33. - Compliance required.
It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this _3_ day of _November_, 2026.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-130

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

Respondents.

RE Property: 325 140TH AVE E **Parcel #** 10-31-15-34362-014-0170

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, THAT PART OF LOTS 16 & 17 LYING E'LY OF A LINE DESC AS FROM NW COR OF SD LOT 17 TH W'LY 0.66FT ALG N'LY BNDRY OF SD LOT 16 FOR POB TH S04D48'W 166FT(S) TO S'LY BNDRY OF SD LOT 17 TO TERMINATION OF SD LINE PER O.R. 189/17 TOGETHER WITH W'LY 1/2 OF LOT 18

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 3 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 325 140TH AVE E, Parcel # 10-31-15-34362-014-0170 the City of Madeira Beach.
On the 3 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ___ physical presence or ___ online notarization, this 3rd day of November, 2026, by Taylor Davis, 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

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

CERTIFIED MAIL®

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11/04/2026 ZIP 33708
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US POSTAGE

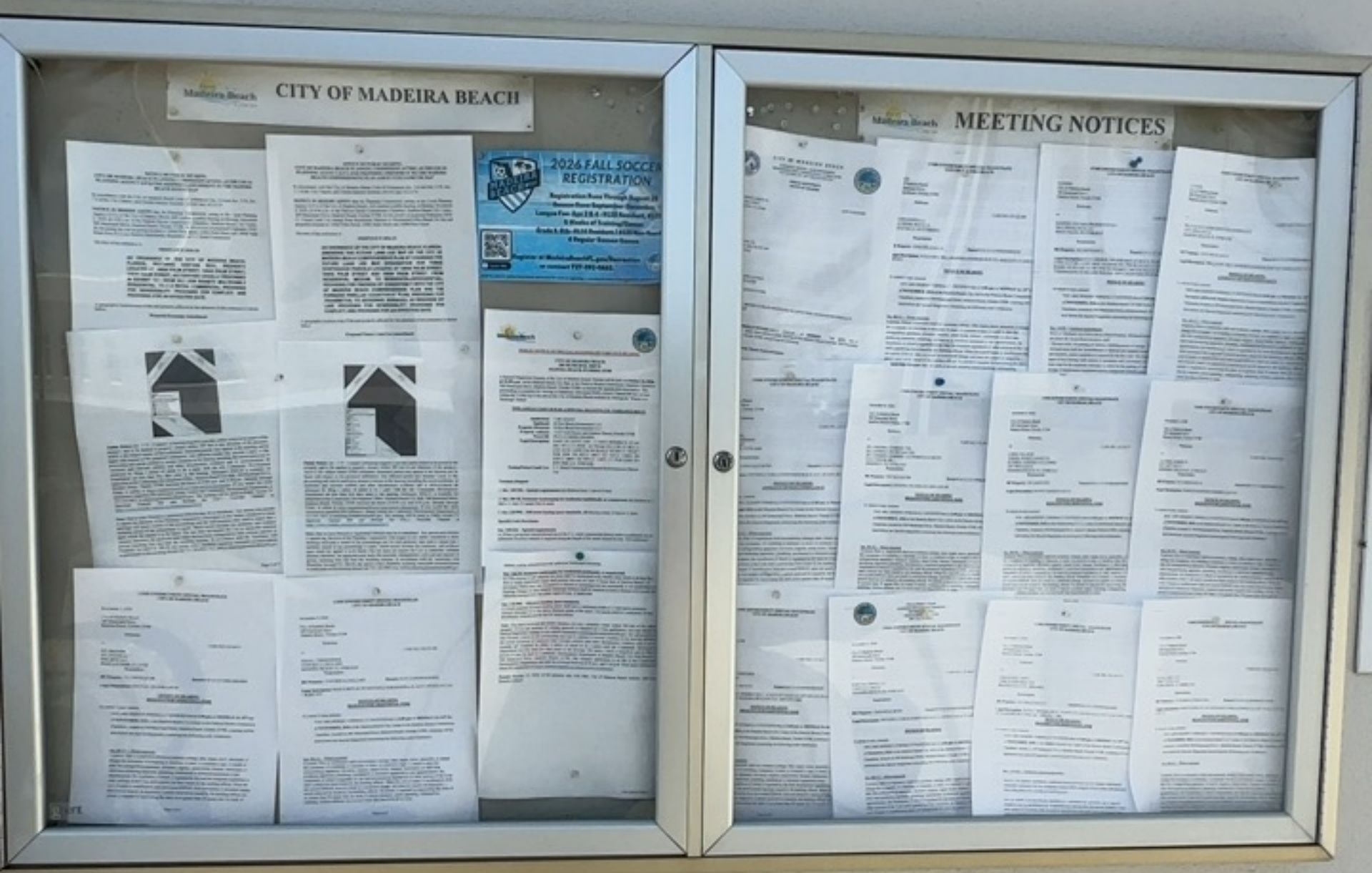
300 Municipal Drive
Madeira Beach, Florida 33708

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

Respondents.

Nov 4, 2026 at 2:47:42 PM

Nov 4, 2026 at 2:08:16 PM



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

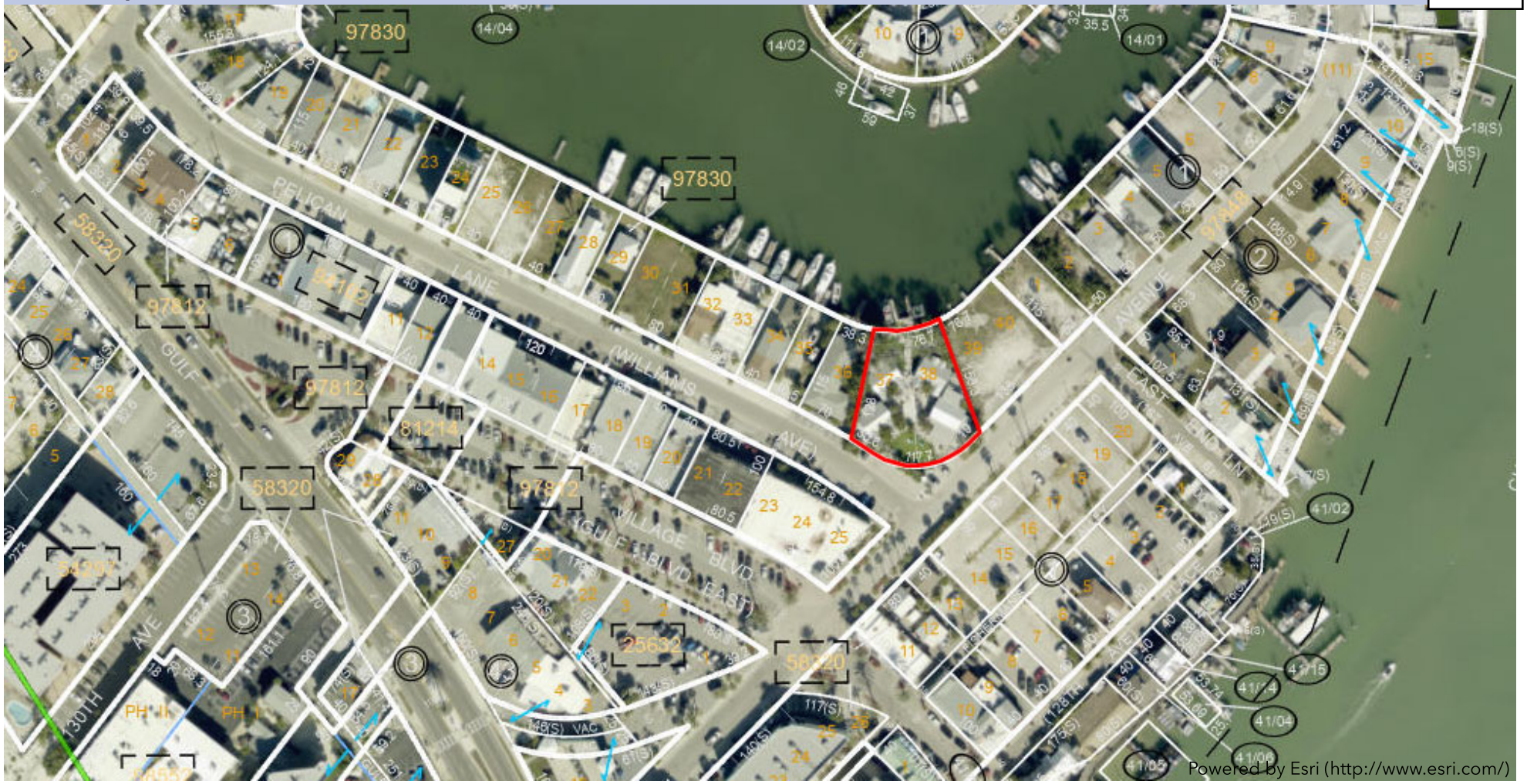
Parcel Summary
(as of 03-Nov-2026)

Parcel Number
15-31-15-97830-000-0370

- Owner Name
  2DS HOLDINGS LLC
- Property Use
  0822 Apartments (5-9 units)
- Site Address
  12901 PELICAN LN
  MADEIRA BEACH, FL 33708
- Mailing Address
  12901 PELICAN LN
  MADEIRA BEACH, FL 33708-4600
- Legal Description
  WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1951 | 1951 | 1951 | 1951

Heated SF	Gross SF	Living Units	Buildings
3,336	**4,249**	**7**	**4**

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2028	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).
2027	No	0%		
2026	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Pl… Bk/Pg
20770/0840	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/67

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$1,650,000	$1,650,000	$1,650,000	$1,650,000	$1,650,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	$1,250,000	$1,250,000	$1,250,000	$1,250,000	$1,250,000
2024	N	$1,650,000	$1,481,802	$1,481,802	$1,650,000	$1,481,802
2023	N	$1,540,000	$1,347,093	$1,347,093	$1,540,000	$1,347,093
2022	N	$1,420,000	$1,224,630	$1,224,630	$1,420,000	$1,224,630
2021	N	$1,113,300	$1,113,300	$1,113,300	$1,113,300	$1,113,300

2025 Tax Information

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

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.132	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-Nov-2019	$1,365,000	Q	I	HUGHES JAMES J	2DS HOLDINGS LLC	20770/0840
04-Apr-2013	$650,000	Q	I	PANAGIOTOPOULOS KATHLEEN	HUGHES JAMES J TR	17961/0782
22-Sep-2011	$150,000	U	I	EDMUNDS CHERYL PR	ANDERSON LORRAINE	17401/2053
22-Sep-2011	$0	U	I	EDMUNDS CHERYL	ANDERSON LORRAINE	17401/2051
22-May-2003	$100	U	I	WHEELER KATHLEEN TR	WHEELER, KATHLEEN	12765/0152

2026 Land Information

Land Area: ≅ 17,285 sf | ≅ 0.39 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	103x138	$10,500	103.00	FF	1.0080	$1,090,152

2026 Building 1 Structural Elements and Sub Area Information

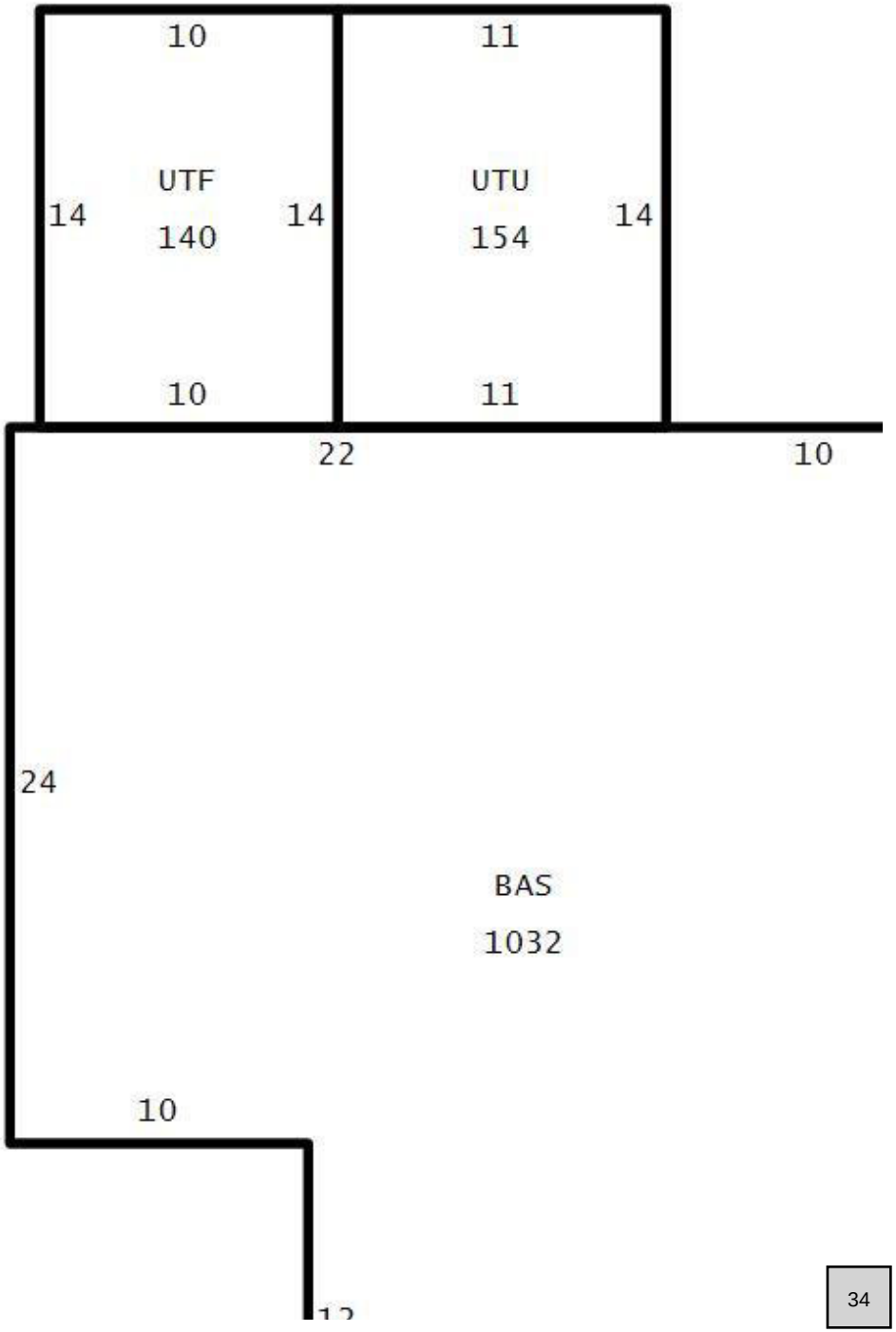
Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Metal Corrugated/She
Year Built:	1951

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,032	1,032
Enclosed Porch Unfinished (EPU):	0	187
Open Porch Unfinished (OPU):	0	60
Screen Porch (SPF):	0	72
Utility (UTF):	0	140
Utility Unfinished (UTU):	0	154
Total Area SF:	**1,032**	**1,**

Structural Elements

Building Type:	Duplex - 4-Plex
Quality:	Above Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Mini Split
Cooling:	Mini Split
Fixtures:	6
Effective Age:	21

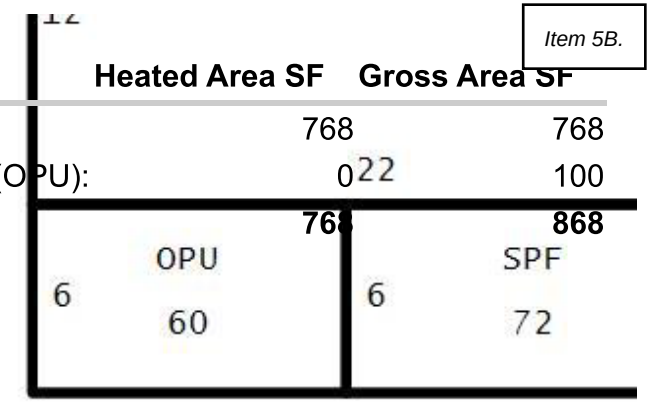


2026 Building 2 Structural Elements and Sub Area Information

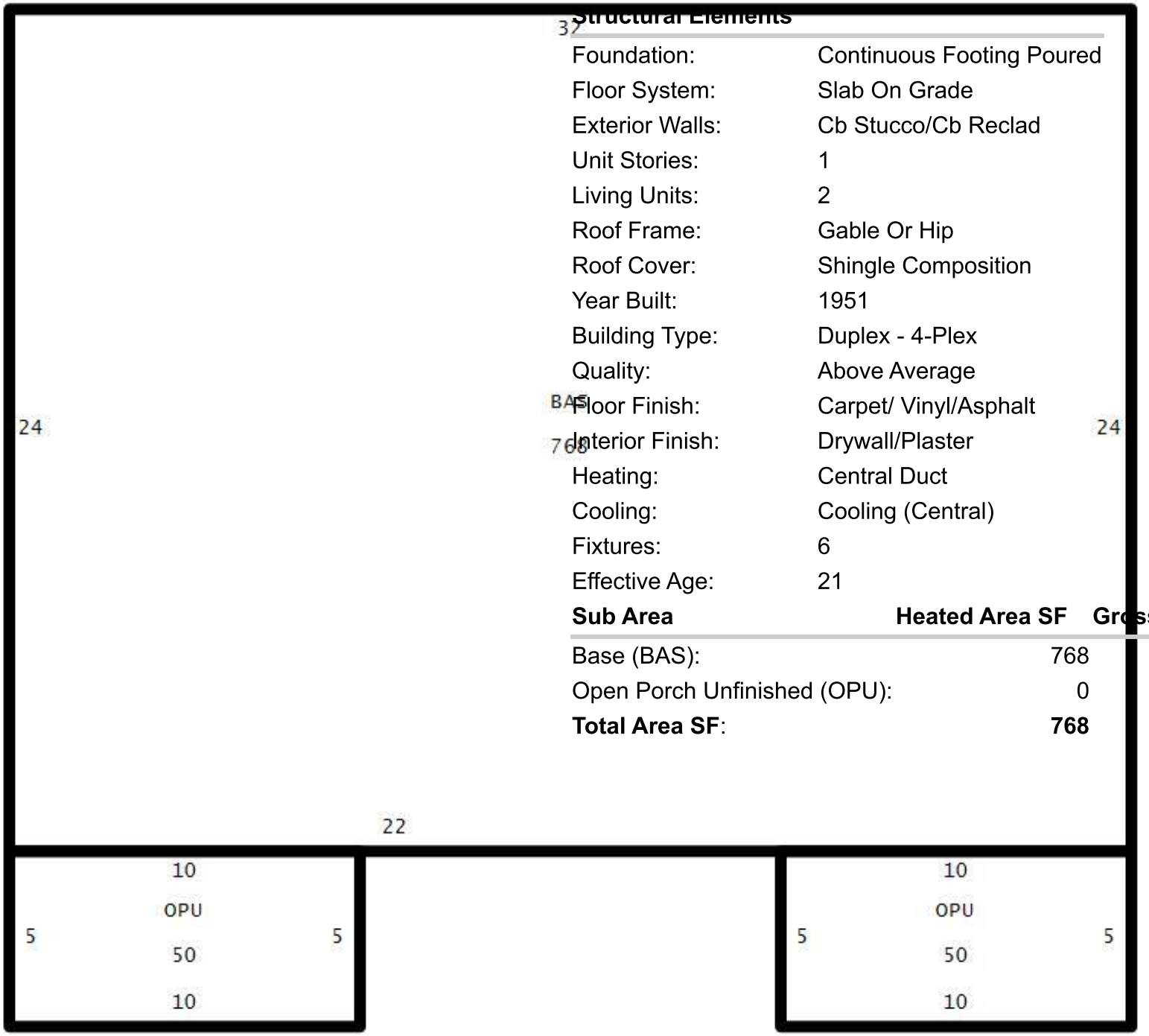
Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	2
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1951
Building Type:	Duplex - 4-Plex
Quality:	Above Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	21

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	768	768
Open Porch Unfinished (OPU):	0	100
Total Area SF:	**768**	**868**



2026 Building 3 Structural Elements and Sub Area Informa

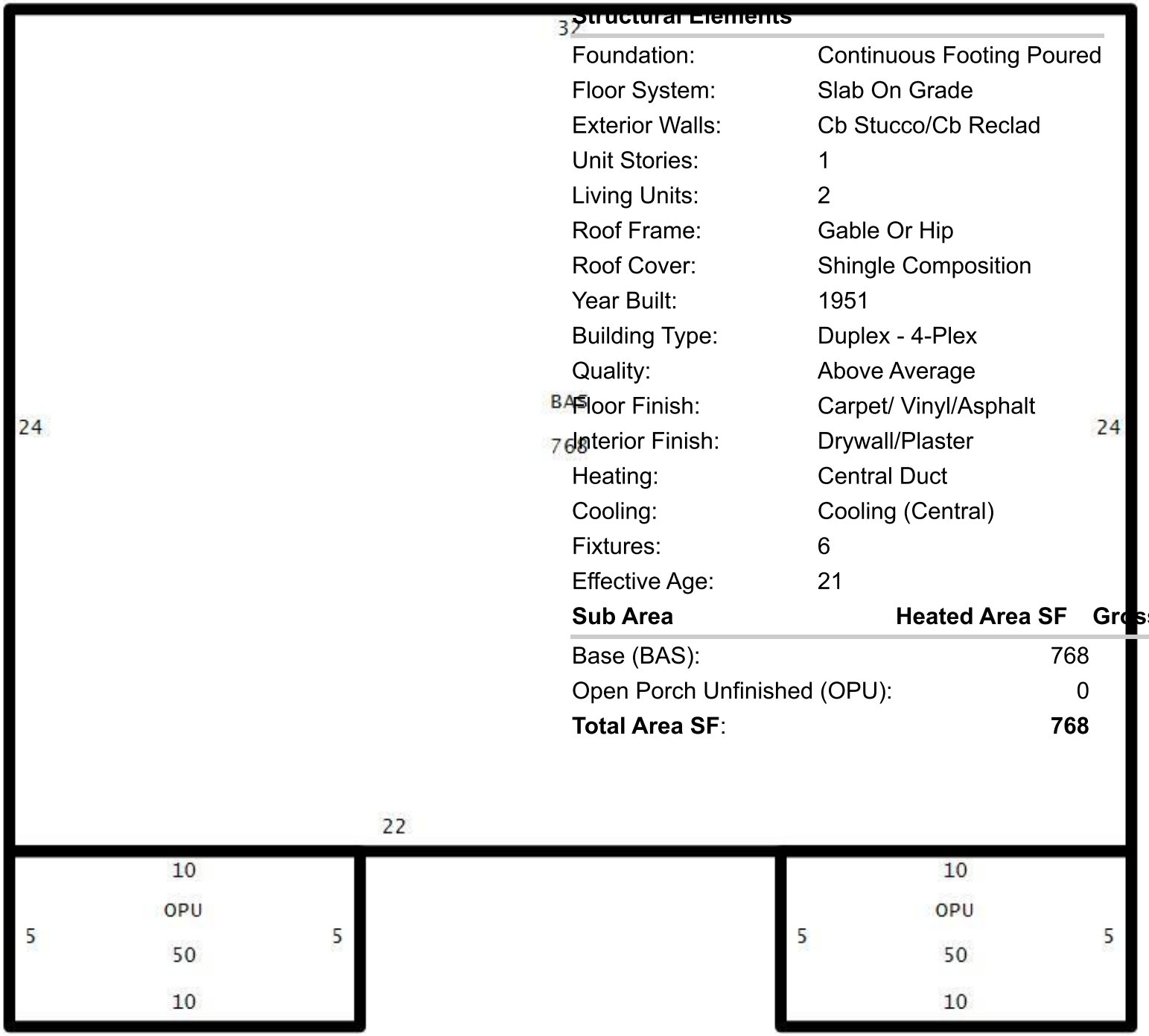


Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	2
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1951
Building Type:	Duplex - 4-Plex
Quality:	Above Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	21

Sub Area	**Heated Area SF**	**Gross Area SF**
Base (BAS):	768	768
Open Porch Unfinished (OPU):	0	100
Total Area SF:	**768**	**868**

2026 Building 4 Structural Elements and Sub Area Informa

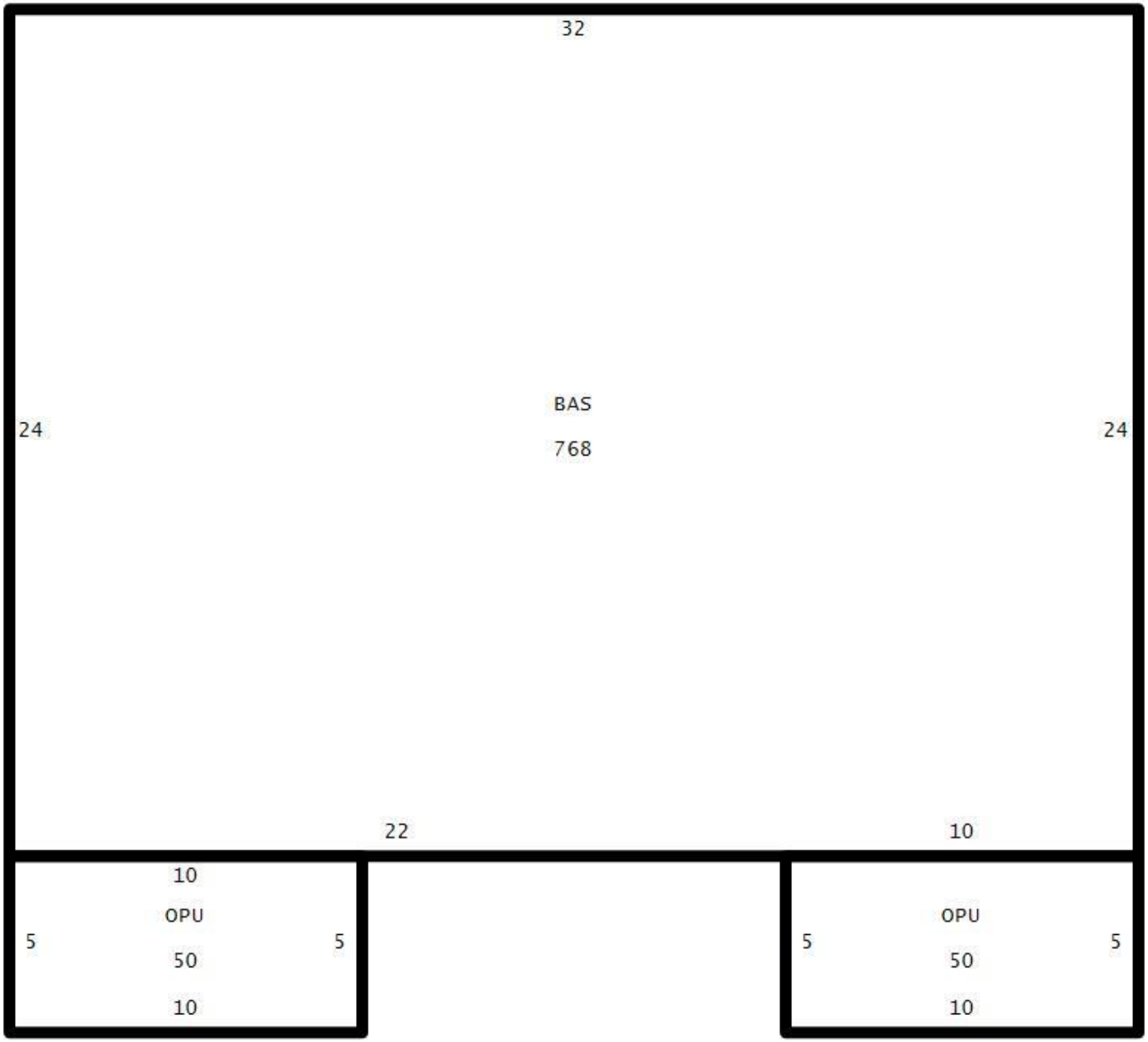


Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	2
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1951
Building Type:	Duplex - 4-Plex
Quality:	Above Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	21

Sub Area	**Heated Area SF**	**Gross Area SF**
Base (BAS):	768	768
Open Porch Unfinished (OPU):	0	100
Total Area SF:	**768**	**868**

2026 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Yea
ASPHALT	$5.00	500.0	$2,500	$2,500	0
BT LFT/DAV	$13,000.00	1	$13,000	$5,200	1990
DOCK	$62.00	144.0	$8,928	$3,571	1960
SHUFBDCT	0.00	1	$0	$0	1951

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
2026-2868-MECH	HEAT/AIR	08/04/2026	$3,800
R20220343	ROOF	04/26/2022	$19,817
DRVWY20210106	CONC PAVE/DRIVEWAY	02/09/2021	$17,500
F5053	FENCE	10/06/2020	$4,366
121	CANOPY	12/15/2015	$86,920
201400820	HEAT/AIR	11/12/2014	$6,000
201400198	HEAT/AIR	04/02/2014	$4,000

Permit Number	Description	Issue Date	Estimated Value
201311520	ROOF	01/16/2013	$2,200
PER-H-CB279252	SHED	07/22/2003	$8,500

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

181660.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166763		MB

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

12901 PELICAN LN MADEIRA BEACH
WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS
37 AND 38 & RIP RTS

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727) 464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	1,650,000	4.4989	0	1,650,000	7,423.19
HEALTH DEPARTMENT	1,650,000	0.0713	0	1,650,000	117.65
EMS	1,650,000	0.8050	0	1,650,000	1,328.25
SCHOOL-STATE LAW	1,650,000	3.0250	0	1,650,000	4,991.25
SCHOOL-LOCAL BD.	1,650,000	3.2480	0	1,650,000	5,359.20
SW FLA WTR MGMT.	1,650,000	0.1831	0	1,650,000	302.12
PINELLAS COUNTY PLN.CNCL.	1,650,000	0.0171	0	1,650,000	28.22
JUVENILE WELFARE BOARD	1,650,000	0.8168	0	1,650,000	1,347.72
SUNCOAST TRANSIT AUTHORITY	1,650,000	0.7168	0	1,650,000	1,182.72
MADEIRA BEACH	1,650,000	2.7500	0	1,650,000	4,537.50

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.1320	AD VALOREM TAXES	26,617.82

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	26,617.82

See reverse side for important information

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	25,553.11	25,819.29	26,085.46	26,351.64	26,617.82

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

181660.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166763		MB

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

12901 PELICAN LN MADEIRA BEACH
WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS
37 AND 38 & RIP RTS

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600

DO NOT WRITE BELOW THIS PORTION

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	25,553.11	25,819.29	26,085.46	26,351.64	26,617.82

1 0R166763 2026

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

DECEMBER 10, 2025

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600
Case Number: CE-25-180

RE Property: 12901 PELICAN LN **Parcel #**15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Sec. 34-503. - Registration required.

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

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

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

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

Violation Detail(s):

Nightly rentals remodeled post-flood without permits/inspections.

Balance still due, so business tax receipt remains inactive.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an "after-the-fact" building permit to comply. All business tax dues be paid in full.

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

Follow up date:
DECEMBER 24, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal 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.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

JULY 15, 2026

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600
Case Number: CE-25-180

RE Property: 12901 PELICAN LN **Parcel #**15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Nine units remodeled post-flood and replaced 46 windows without permits/inspections.

Corrective Action(s):

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

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

Follow up date:
JULY 29, 2026

City of Madeira Beach
Building Department
codecompliance@madeirabeachfl.gov
727-391-9951

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

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





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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.

About this space

Our cozy Studio Bungalow is for 2 ppl, and provides you with everything you need to enjoy your visit. A Queen size memory foam bed and a spa styled bathroom. The space has a 50" Smart HDTV, a small refrigerator, microwave, coffee maker and comp. coffee. This unit has a personal patio for relaxing and is located in the heart of John's Pass, steps from the boardwalk/village and a short walk to the beach.

The space

This bayfront property features nine newly renovated Bungalows located in the heart of John's Pass. Units 1 - 7 are 1 bedroom/ 1 bath Unit #8 is a 2 bedroom / 1 bath and Unit #9 is a studio. Arrive by boat or car! From our private dock enjoy a BBQ, bird & dolphin watching, fishing or kayaking. Use our beach equipment for all your trips to the Beach.

Guest access

We message our guests the unit code the morning of arrival. One reserved parking space per unit, please display parking pass on dashboard (located in unit) while on property.

#9 Sea Turtle Bungalows@Johns Pass-Studio/1B

Share Save



Private room in bungalow in Madeira Beach, Florida
2 guests · Studio · 2 beds · 1 private bath

Prices include all fees

Guest favorite — One of the most loved homes on Airbnb, according to guests — 4.93 ★★★★★ — 110 Reviews

$388 for 2 nights

CHECK-IN 7/28/2026 | CHECKOUT 7/30/2026

GUESTS 1 guest

Hosted by Jamee
1 year hosting

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.





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®

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FIRST-CLASS MAIL
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07/15/2026 ZIP 33708
043M31233717

US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH FL 33708-4600
Case Number: CE-25-180

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:

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL, 33708

CE 25-180

9590 9402 0097 6058 5839 88

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

9589 0710 5270 4375 7795 20

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☑ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

7/8/25

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
- Mail
- Mail Restricted Delivery
- 00)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmatio Restricted Delivery

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-180

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600

Respondents.

RE Property: 12901 PELICAN LN **Parcel #** 15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-180

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600

Respondents.

RE Property: 12901 PELICAN LN **Parcel #** 15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 3 day of November, 2026.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-180

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600

Respondents.

RE Property: 12901 PELICAN LN **Parcel #** 15-31-15-97830-000-0370

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 37 AND 38 & RIP RTS

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 3 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 12901 PELICAN LN, Parcel #15-31-15-97830-000-0370 the City of Madeira Beach.
On the 3 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ___ physical presence or ___ online notarization, this 3rd day of November, 2026, by Taylor Davis, 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

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 314445

CERTIFIED MAIL®

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US POSTAGE

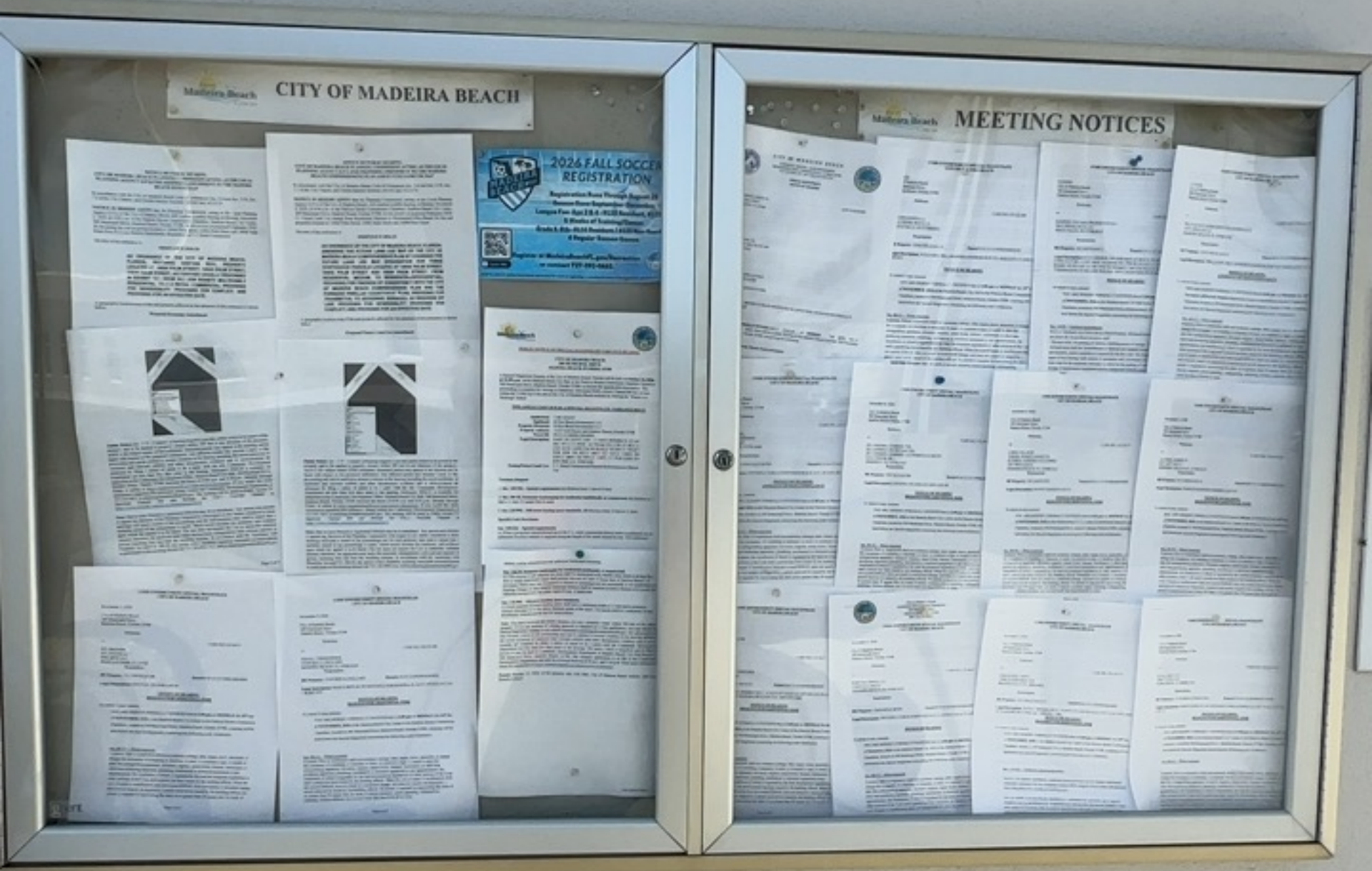
300 Municipal Drive
Madeira Beach, Florida 33708

vs.

2DS HOLDINGS LLC
12901 PELICAN LN
MADEIRA BEACH, FL 33708-4600


Nov 4, 2026 at 2:32:08 PM
HAPPINESS
12901
WELCOME TO
SEA TURTL
BUNGALOWS
RENTALS
OFFICE

Nov 4, 2026 at 2:08:16 PM



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

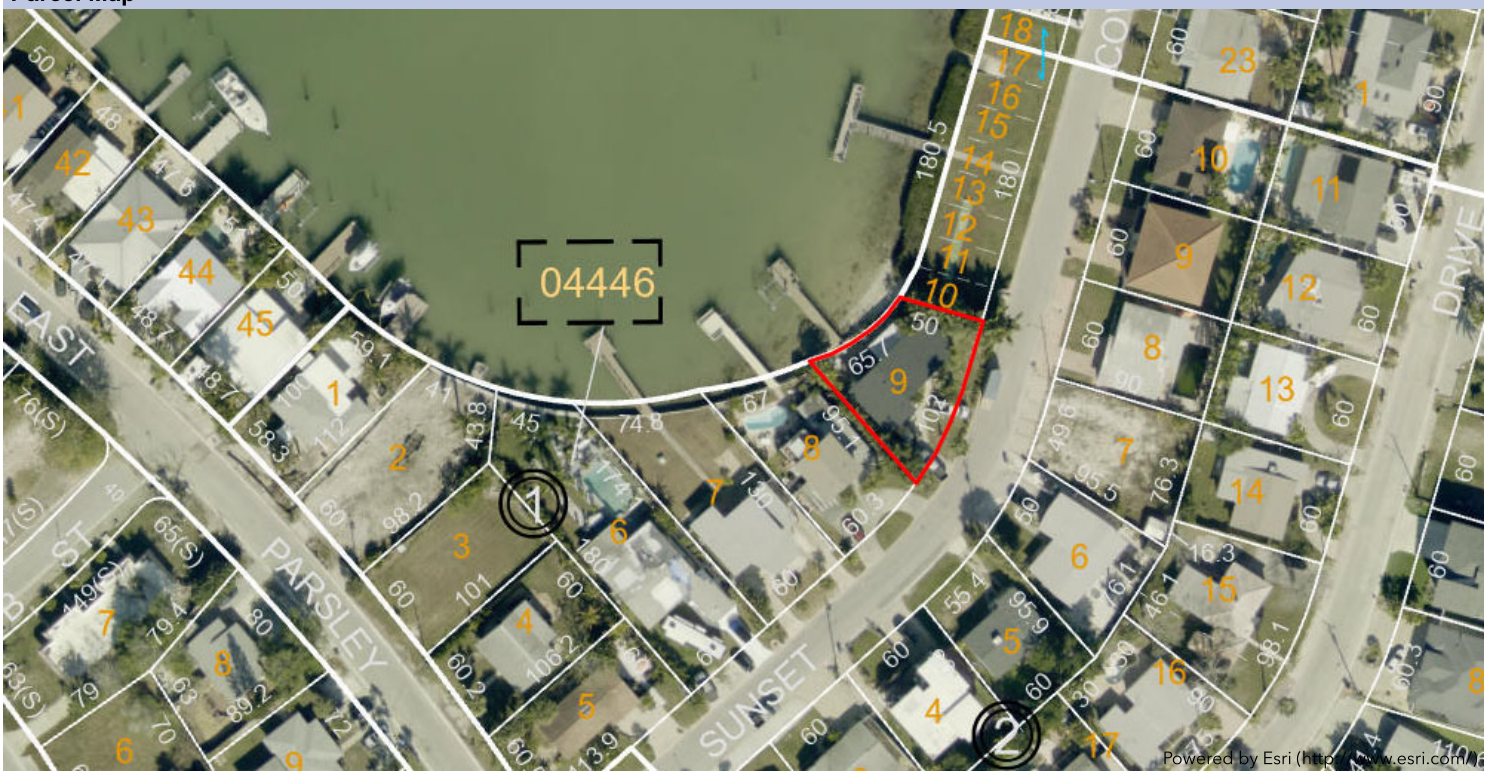
Parcel Summary
(as of 04-Nov-2026)

Parcel Number
10-31-15-04446-001-0090

- Owner Name
  HERNANDEZ, BRENDA FERNANDEZ
- Property Use
  0110 Single Family Home
- Site Address
  712 SUNSET CV
  MADEIRA BEACH, FL 33708
- Mailing Address
  105 147TH AVE E
  MADEIRA BEACH, FL 33708-2125
- Legal Description
  BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1956

Living SF	Gross SF	Living Units	Buildings
1,456	**2,116**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2028	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).
2027	No	0%		
2026	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23593/1351	$764,600	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	27/8

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$650,758	$650,758	$650,758	$650,758	$650,758

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	$603,346	$603,346	$603,346	$603,346	$603,346
2024	N	$905,048	$795,712	$795,712	$905,048	$795,712
2023	N	$951,576	$723,375	$723,375	$951,576	$723,375
2022	N	$808,270	$657,614	$657,614	$808,270	$657,614
2021	N	$611,426	$597,831	$597,831	$611,426	$597,831

2026 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	2026 Millage Rate	Tax District
View 2026 Tax Bill	16.132	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
11-Jun-2026	$600,000	U	I	SBR CONSTRUCTION LLC	HERNANDEZ BRENDA FERNANDEZ	23593/1351
10-Jul-2025	$750,000	Q	I	HENDRICKSON JUDITH A	SBR CONSTRUCTION LLC	23226/0691
30-Jun-2022	$0	U	I	HENDRICKSON JUDITH A	HENDRICKSON JUDITH A TRUSTEE	22126/2481
03-Feb-2020	$0	U	I	HENDRICKSON JUDITH A PERSONAL REPRESENTATIVE	HENDRICKSON JUDITH A	20993/2296
22-May-2019	$0	U	I	HENDRICKSON CHARLES WAYNE EST	HENDRICKSON JUDITH A	20549/2248

2026 Land Information

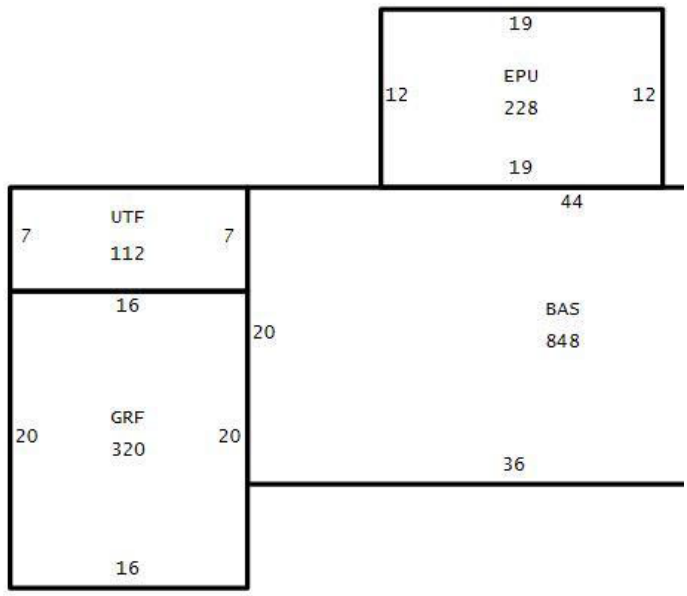
Land Area: ≅ 5,619 sf | ≅ 0.12 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	76x73	$9,800	76.60	FF	.8613	$646,561

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab Above Grade Low
Exterior Walls:	Frame/Reclad Alum/Viny
Unit Stories:	2
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1956
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Upgrade
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	34

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	848	848
Upper Story (USF):	608	608
Enclosed Porch Unfinished (EPU):	0	228
Garage (GRF):	0	320
Utility (UTF):	0	112
Total Area SF:	**1,456**	**2,116**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$7,500.00	1	$7,500	$4,200	2010
DOCK	$62.00	304.0	$18,848	$10,555	1956
PATIO/DECK	$15.00	108.0	$1,620	$648	1966
SPA/JAC/HT	$19,000.00	1	$19,000	$12,350	2014

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 V
2025-4086-ROOF	ROOF	09/17/2025	$8,068
2025-3869-RINT	ADDITION/REMODEL/RENOVATION	08/27/2025	$30,958
2024-2995-MECH	HEAT/AIR	11/22/2024	$13,099
2023-2245-GADR	WINDOWS/DOORS	09/15/2023	$3,525
MECH20220226	HEAT/AIR	03/21/2022	$14,200
P5204	PLUMBING	12/08/2020	$3,150
1098	MISCELLANEOUS	11/10/2016	$7,200
201400382	POOL	06/03/2014	$25,500
201400274	ROOF	04/25/2014	$3,897
201010497	BOAT LIFT/DAVIT	11/29/2010	$825

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

125561.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R114973		MB

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

712 SUNSET CV MADEIRA BEACH
BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH FL 33708-2125

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727) 464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	650,758	4.4989	0	650,758	2,927.70
HEALTH DEPARTMENT	650,758	0.0713	0	650,758	46.40
EMS	650,758	0.8050	0	650,758	523.86
SCHOOL-STATE LAW	650,758	3.0250	0	650,758	1,968.54
SCHOOL-LOCAL BD.	650,758	3.2480	0	650,758	2,113.66
SW FLA WTR MGMT.	650,758	0.1831	0	650,758	119.15
PINELLAS COUNTY PLN.CNCL.	650,758	0.0171	0	650,758	11.13
JUVENILE WELFARE BOARD	650,758	0.8168	0	650,758	531.54
SUNCOAST TRANSIT AUTHORITY	650,758	0.7168	0	650,758	466.46
MADEIRA BEACH	650,758	2.7500	0	650,758	1,789.58

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.1320	AD VALOREM TAXES	10,498.02

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	10,498.02

See reverse side for important information

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	10,078.10	10,183.08	10,288.06	10,393.04	10,498.02

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

125561.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R114973		MB

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

712 SUNSET CV MADEIRA BEACH
BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH FL 33708-2125

DO NOT WRITE BELOW THIS PORTION

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	10,078.10	10,183.08	10,288.06	10,393.04	10,498.02

1 0R114973 2026

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

MAY 18, 2026

SBR CONSTRUCTION LLC
712 SUNSET CV
MADEIRA BEACH FL 33708
Case Number: CE-26-72

RE Property: 712 SUNSET CV **Parcel #**10-31-15-04446-001-0090

Legal Description: BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Work without a permit – new fence obstructing public works stormwater outfall

Corrective Action(s):

Either the property owner and/or licensed contractor will need to remove fencing or apply for and obtain an "after-the-fact" fence permit to comply.

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

Follow up date:
JUNE 1, 2026

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal 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.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131



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

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

JULY 27, 2026

SBR CONSTRUCTION LLC
712 SUNSET CV
MADEIRA BEACH FL 33708
Case Number: CE-26-72

RE Property: 712 SUNSET CV **Parcel #**10-31-15-04446-001-0090

Legal Description: BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

CERTIFIED NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131

Violation Detail(s):

Work without a permit – new fence obstructing public works stormwater outfall

Corrective Action(s):

Either the property owner and/or licensed contractor will need to remove fencing or apply for and obtain an "after-the-fact" fence permit to comply.

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

Follow up date:
AUGUST 10, 2026

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal 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.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131



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®

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07/27/2026 ZIP 33708
043M31233717

US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

SBR CONSTRUCTION LLC
712 SUNSET CV
MADEIRA BEACH FL 33708
Case Number: CE-26-72

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-72

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH, FL 33708-2125

Respondents.

RE Property: 712 SUNSET CV **Parcel #** 10-31-15-04446-001-0090

Legal Description: BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

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.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-72

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH, FL 33708-2125

Respondents.

RE Property: 712 SUNSET CV **Parcel #**10-31-15-04446-001-0090

Legal Description: BAY POINT ESTATES BLK 1, LOT 9 & RIP RTS

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4th day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4th day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4th day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 712 SUNSET CV, Parcel #10-31-15-04446-001-0090 the City of Madeira Beach.
On the 4th day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

CERTIFIED MAIL®

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US POSTAGE

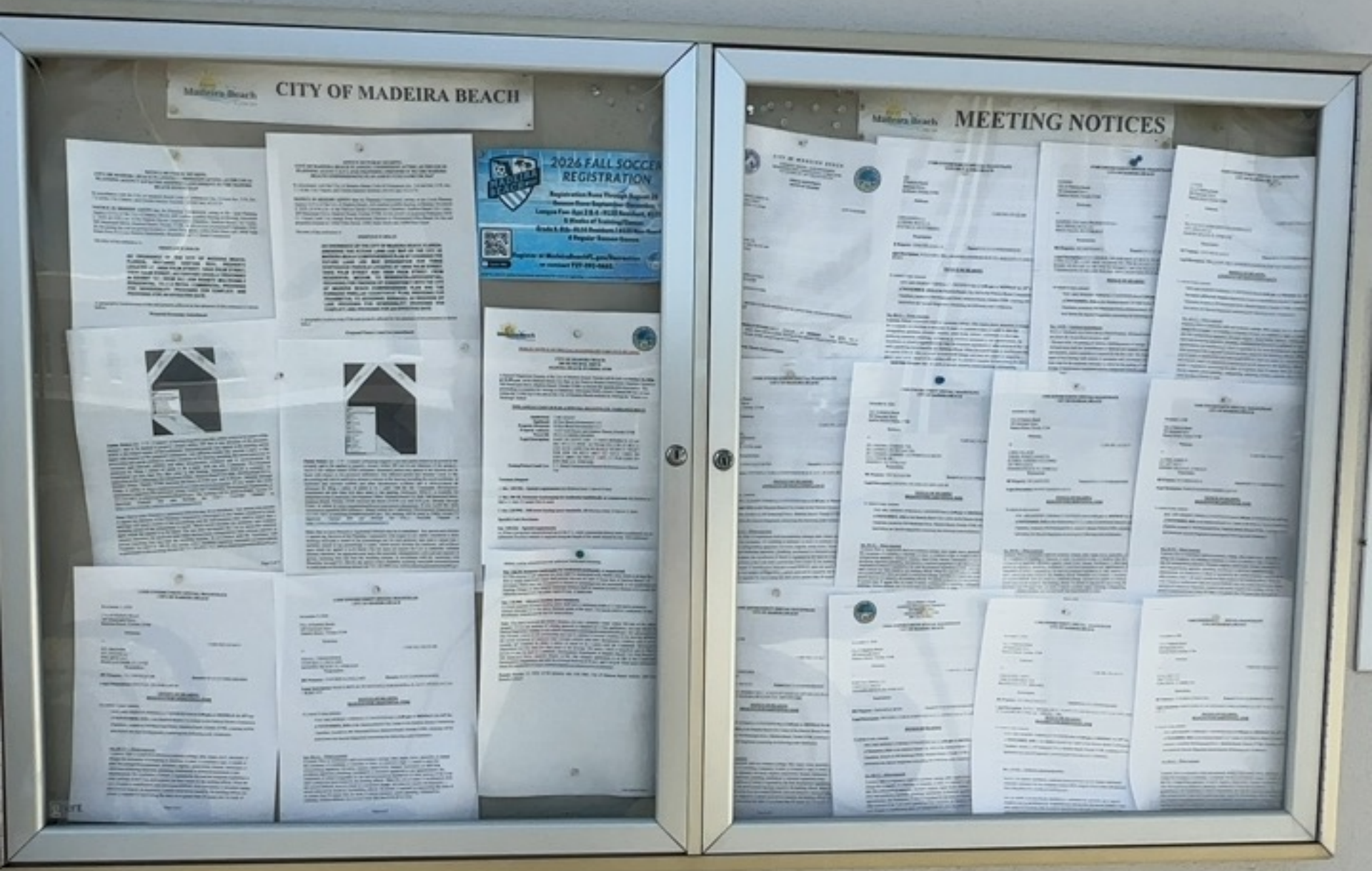
300 Municipal Drive
Madeira Beach, Florida 33708

vs.

HERNANDEZ, BRENDA FERNANDEZ
105 147TH AVE E
MADEIRA BEACH, FL 33708-2125


Nov 4, 2026 at 3:02:30 PM
WELCOME

Nov 4, 2026 at 2:08:16 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: 2026.009

Petitioner,

vs.

TAMPA HOME PRO, INC.
13495 Gulf Blvd.
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on September 28, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Deputy Cory Snyder, provided testimony on behalf of the City.

2. Chris Robinson, the Owner of the Property, appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 13495 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.
The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of

any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.
(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
(1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.
(2) Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

7. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before October 28, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section(s) 14-68, and 14-69, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before October 28, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $100.00 per day for the violations set forth in

Paragraph 6 above for each day the Respondent has failed to correct the violations after October 28, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 2nd day of October, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Tampa Home Pro, Inc., 13495 Gulf Blvd., Madeira Beach, FL 33708; and 110 Crenshaw Lake Rd., Ste. 200, Lutz, FL 33548;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 2nd day of October, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CITY OF MADEIRA BEACH

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

SPECIAL MAGISTRATE
STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

CASE NO. 2026.009
DATE: 11/2/2026

RE: Property: 13495 Gulf Blvd, MADEIRA BEACH, FL 33708

Parcel #: 15-31-15-58320-010-0080

LEGAL DESCRIPTION: MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

Code(s) which have been violated: Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping. Sec. 14-69. - Same—Maintenance of the exterior of premises.

Violation Detail:

1. On 4/16/2026 I conducted an inspection of the property finding tall grass, trash and debris on the lot
2. On 4/21/2026 I mailed a Courtesy Letter to the listed property owner with the violation and corrective actions needed.
3. On 6/6/2026 neighboring business owner Michell Smith emailed city staff complaining about the condition of this lot.
4. On 8/18/2026 I received an email from Michelle Smith asking for assistance with some neighboring properties including 13495 Gulf Blvd, for its poor condition.

5. On 8/19/2026 I conducted an inspection on the property finding it to have tall grass and trash and debris on it.
6. On 8/19/2026 I mailed a Notice of Violation Letter for the violations, sending it both certified and regular mail. The Property had a 7 day reinspection period.
7. On 08/31/2026 I conducted a follow up inspection of the property finding it partially mowed with a large mound of vegetation, grass over 6 inches, trash, broken fencing, rebar and wood posts scattered or broken. The orange fencing was torn and scattered in the lot. The property was not in compliance.
8. A special magistrate hearing was set for September 28th, 2026 12:00 PM at Madeira Beach City Hall.
9. The Special Magistrate paperwork was mailed both regular and Certified mail on 9/15/2026.
10. The listed Property and City Hall were posted with the special magistrate paperwork.
11. On September 28th 2026, the property was found in violation of the listed ordinances. The Property was given 30 days to come into compliance.
12. On October 28th, 2026 the property was inspected by city staff and found to be IN COMPLIANCE.
13. On November 2nd 2026, the Special Magistrate paperwork was mailed Regular and Certified mail, Posted at City Hall and Posted on the property located at 13495 Gulf Blvd.
14. The Affidavit on compliance will be presented at the November 16th Special Magistrate Hearing at 2pm at Madeira Beach City Hall.

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

Deputy Cory Snyder, Community Policing Officer

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 2, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.
TAMPA HOME PRO
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

Respondents.

CASE NO. 2026.009

AFFIDAVIT OF COMPLIANCE

I, Deputy Cory Snyder, *Pinellas County Sheriff Deputy,* have personally examined the property described in

Madeira Beach Notice of Violation: 08-19-2026
Madeira Beach Special Magistrate Order: 10-28-2026

In the above-mentioned case and find that said property is in compliance with Sec. 14-68 and Sec. 14-69 of the Code of City of Madeira Beach, Florida, as of 10-28-2026.

Cory Snyder, Community Policing Officer

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 2nd day of November 2026, Cory Snyder personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Notary

MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

CITY OF MADEIRA BEACH

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

SPECIAL MAGISTRATE
NOTICE OF HEARING

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

CASE # 2026.009

Petitioner,

vs.

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

Respondent,

RE: PROPERTY: 13495 Gulf Blvd
MADEIRA BEACH, FL 33708

Parcel #: 15-31-15-58320-010-0080

Legal Description: MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

YOU ARE HEREBY FORMALLY NOTIFIED that at 2:00 pm on **MONDAY** the **16TH** day of **November** ,2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail: Tall Grass, Weeds Trash and Debris.

Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.

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

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.

You are hereby ordered to appear before the Madeira Beach Special Magistrate on that date to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $500.00 per day against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may be presented to the Madeira Beach Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have to opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation, should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to insure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

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

Dated this 2nd day of November ,2026

Deputy Cory Snyder, Code Enforcement Officer

CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951

SPECIAL MAGISTRATE
AFFIDAVIT OF SERVICE

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

Case # 2026.009

Vs.

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

Respondent

RE: Property: 13495 Gulf blvd
MADEIRA BEACH, FL 33708

Parcel #: 15-31-15-58320-010-0080

LEGAL DESCRIPTION: MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statue 162.12,

On the 2nd day of November, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 2nd day of November, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 2nd _day of November, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 13495 Gulf Blvd, Madeira Beach Florida 33708 Parcel #15-31-15-58320-010-0080 in the City of Madeira Beach.

MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

On the 2nd day of November, 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Deputy Cory Snyder, Community Policing Officer

State of Florida
County of Pinellas
Before me on 2nd_day of November, 2026, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.

Notary

SEAL

NOTARY PUBLIC STATE OF FLORIDA
MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

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:

TAMPA HOME PRO
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548

9590 9402 0194 6110 7902 88

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

9589 0710 5270 4375 7751 02

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

CERTIFIED MAIL

9589 0710 5270 4375 7751 02

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FIRST-CLASS MAIL
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11/02/2026 ZIP 33708
043M31233717
US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

Name and address of violator(s):

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

300 Municipal Drive
Madeira Beach, Florida 33708

Name and address of violator(s):

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

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City Of
Madeira Beach
FLORIDA

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CITY OF MADEIRA BEACH

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

SPECIAL MAGISTRATE
NOTICE OF HEARING

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

CASE # 2026.009

Petitioner,

vs.

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

Respondent,

RE: PROPERTY: 13495 Gulf Blvd
MADEIRA BEACH, FL 33708

Parcel #: 15-31-15-58320-010-0080

Legal Description: MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

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Violation Detail: Tall Grass, Weeds Trash and Debris.

E HEARING

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CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-157

Petitioner,

vs.

TRADOR, PAUL
TRADOR, KATHERINE,
13414 Gulf Blvd.
Madeira Beach, FL 33708,

Respondents.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on April 6, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Taylor Davis provided testimony on behalf of the City.

2. Paul Trador and Tom Hatton appeared on behalf of the Respondents.

3. No one provided public comment.

4. The property in question is located at 13414 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish,

Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Paul and Katherine Trador, 13414 Gulf Blvd., Madeira Beach, FL 33708, and 10657 117th Ln., Seminole, FL 33778;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 14th day of April, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-157

Petitioner,

vs.

TRADOR, PAUL
TRADOR, KATHERINE,
13414 Gulf Blvd.
Madeira Beach, FL 33708,

Respondents.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on April 6, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Taylor Davis provided testimony on behalf of the City.

2. Paul Trador and Tom Hatton appeared on behalf of the Respondents.

3. No one provided public comment.

4. The property in question is located at 13414 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before May 6, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before May 6, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after May 6, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 14th day of April, 2026.

Bart R. Valdes

Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Paul and Katherine Trador, 13414 Gulf Blvd., Madeira Beach, FL 33708, and 10657 117th Ln., Seminole, FL 33778;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 14th day of April, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-157

Petitioner,

vs.

TRADOR, PAUL
TRADOR, KATHERINE,
13414 Gulf Blvd.
Madeira Beach, FL 33708,

Respondents.
_____/

SECOND ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on August 24, 2026, on Respondents' Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondents, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondents' Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated April 14, 2026, is extended to October 23, 2026.

DONE AND ORDERED this 27th day of August, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **Paul and Katherine Trador, 13414 Gulf Blvd., Madeira Beach, FL 33708, and 10657 117th Ln., Seminole, FL 33778;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 27th day of August, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11. Fla. Stat. (2024)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. CE-25-157

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778-3648

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

I, Taylor Davis, *Permit and Code Compliance Specialist,* have personally examined the property described in

Madeira Beach Notice of Violation: 11-18-2025
Madeira Beach Special Magistrate Order: 10-23-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 11-3-2026

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ___ physical presence or ___ online notarization, this 3rd day of November, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification.

My Commission Expires: 03-15-27 SEAL

Notary Public- State of Florida (Print Name): Samantha Arison

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-157

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778-3648

Respondents.

RE Property: 13414 GULF BLVD **Parcel #** 15-31-15-58320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **Monday** the **16th** day of **November 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 3 day of November, 2026.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-157

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778-3648

Respondents.

RE Property: 13414 GULF BLVD **Parcel #**15-31-15-58320-008-0180

Legal Description: MITCHELL'S BEACH REVISED BLK 8, LOT 18 LESS RD

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 3 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13414 GULF BLVD, Parcel # 15-31-15-58320-008-0180 the City of Madeira Beach.
On the 3 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ___ physical presence or ___ online notarization, this 3rd day of November, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification.

My Commission Expires: 03-15-27

SEAL

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

Notary Public- State of Florida

Samantha Arison

Print or Type Name. Samantha Arison

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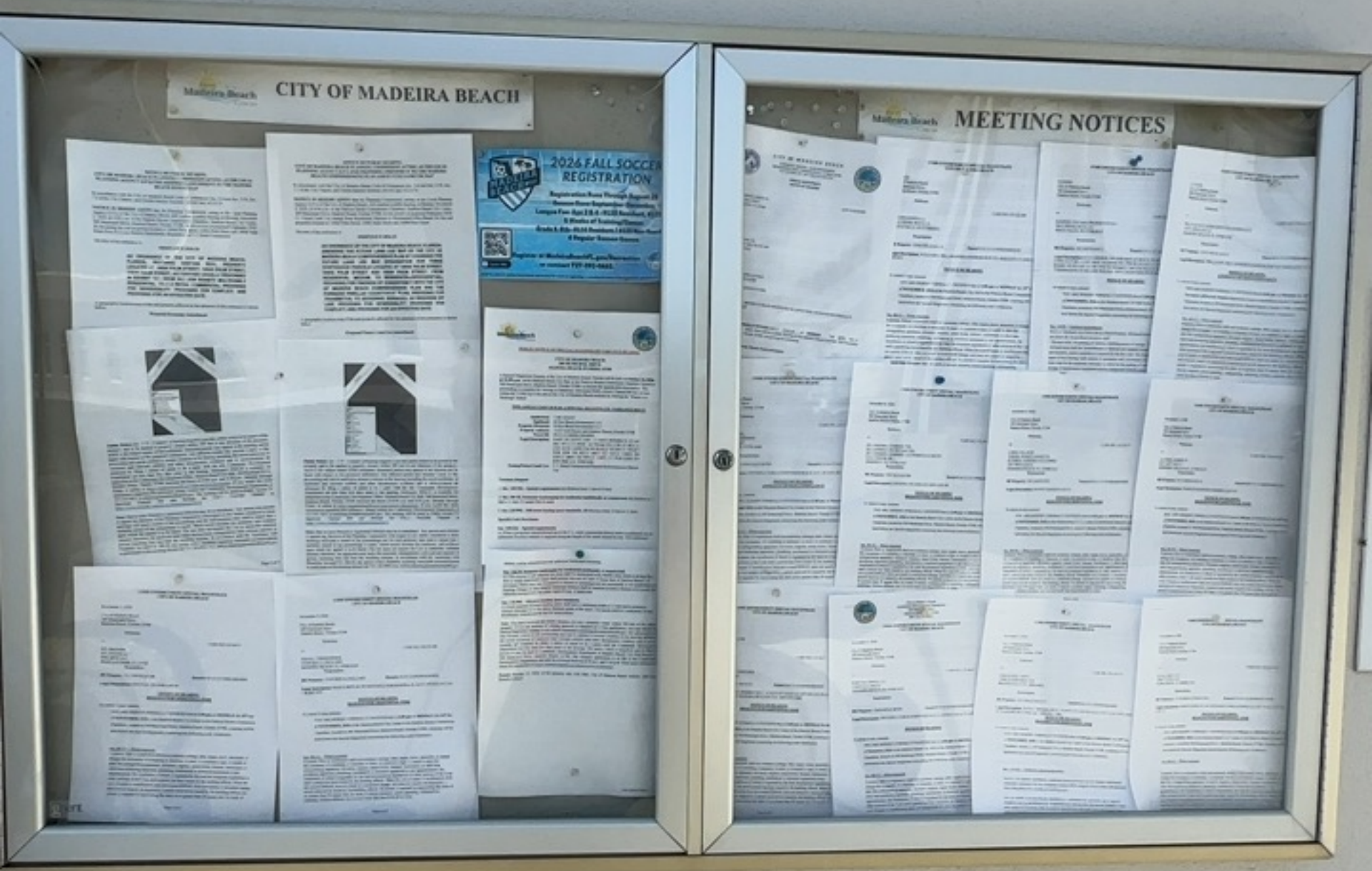
US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

TRADOR, PAUL
TRADOR, KATHERINE
10657 117TH LN
SEMINOLE, FL 33778-3648


Nov 4, 2026 at 2:25:46 PM

Nov 4, 2026 at 2:08:16 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-33

Petitioner,

vs.

PELICAN BAY APARTMENTS & MARINA LLC
12971 Pelican Ln.
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on July 6, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Taylor Davis, provided testimony on behalf of the City.

2. Timothy Brill appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 12971 Pelican Ln., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 34

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before August 5, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before August 5, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after August 5, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 20th day of July, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **PELICAN BAY APARTMENTS & MARINA LLC, 12971 Pelican Ln., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S.

Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 20th day of July, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-33

Petitioner,

vs.

PELICAN BAY APARTMENTS & MARINA LLC
12971 Pelican Ln.
Madeira Beach, FL 33708,

Respondent.
_____/

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on August 24, 2026, on Respondent's Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondent, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondent's Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated July 20, 2026, is extended to October 23, 2026.

DONE AND ORDERED this 27th day of August, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **PELICAN BAY APARTMENTS & MARINA LLC, 12971 Pelican Ln., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 27th day of August, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11. Fla. Stat. (2024)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. CE-26-33

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

I, Taylor Davis, *Permit and Code Compliance Specialist,* have personally examined the property described in

Madeira Beach Notice of Violation: 03-11-2026
Madeira Beach Special Magistrate Order: 10-23-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 11-3-2026

T Davis

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ___ physical presence or ___ online notarization, this 3RD day of November, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification.

My Commission Expires: 03-15-27 SEAL

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

Notary Public- State of Florida (Print Name): Samantha Arison

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-33

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782

Respondents.

RE Property: 12971 PELICAN LN **Parcel #**15-31-15-97830-000-0320

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 32 AND 33

NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **Monday** the **16th** day of **November 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 3 day of November, 2026.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/3/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-33

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782

Respondents.

RE Property: 12971 PELICAN LN **Parcel #** 15-31-15-97830-000-0320

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOTS 32 AND 33

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 3 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 3 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 12971 PELICAN LN, Parcel #15-31-15-97830-000-0320 the City of Madeira Beach.
On the 3 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ___ physical presence or ___ online notarization, this 3rd day of November, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification.

My Commission Expires: 03-15-27

SEAL

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

Notary Public- State of Florida

Samantha Arison

Print or Type Name. Samantha Arison

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11/04/2026 ZIP 33708
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US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

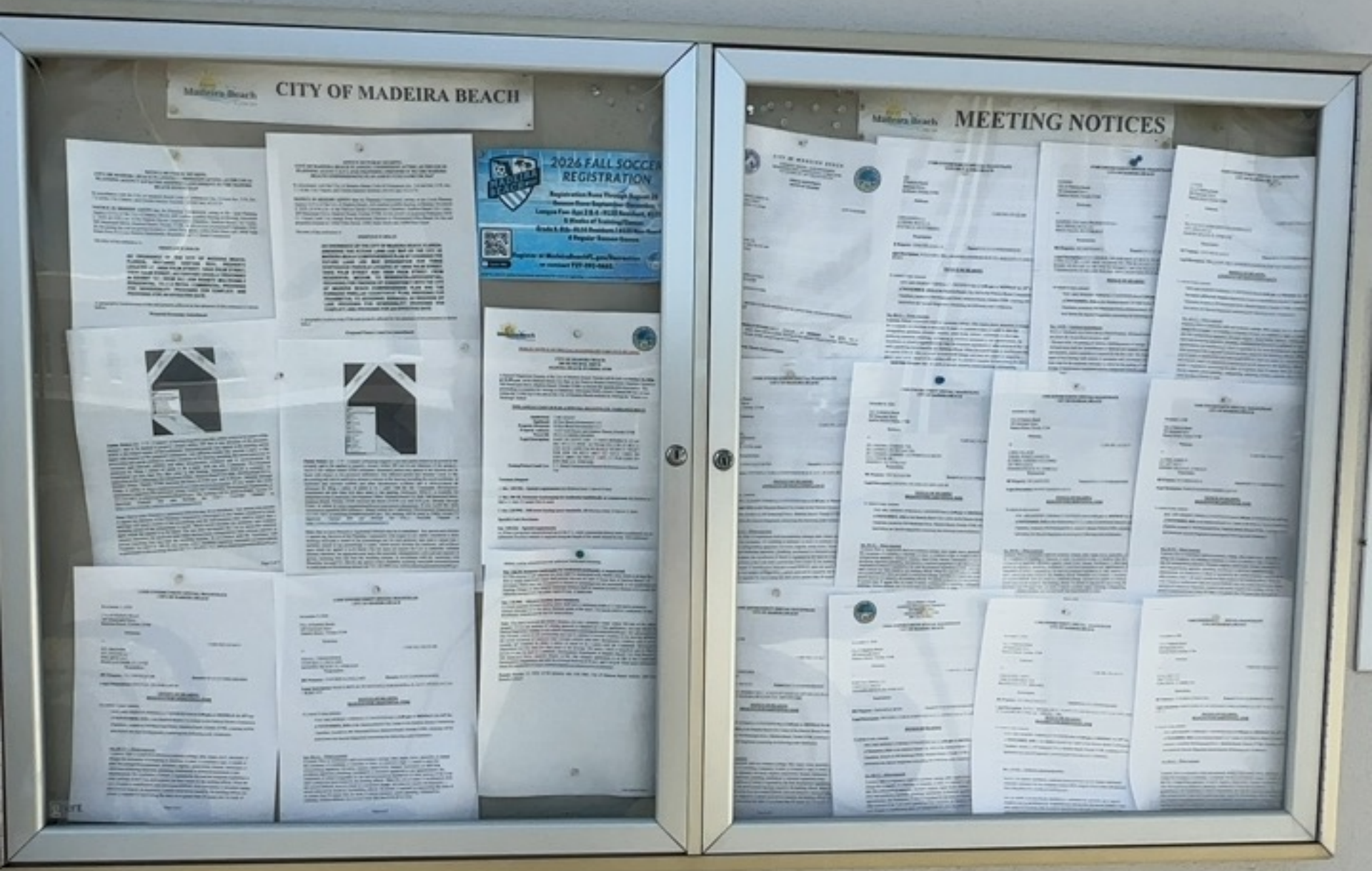
vs.

PELICAN BAY APARTMENTS & MARINA LLC
12971 PELICAN LN
MADEIRA BEACH, FL 33708-2782

Nov 4, 2026 at 2:33:49 PM



Nov 4, 2026 at 2:08:16 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-4

Petitioner,

vs.

RJNP HOLDINGS LLC
13030 Gulf Blvd.
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on September 28, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Code Enforcement Specialist, Connor Mecko, provided testimony on behalf of the City.

2. Ryszard Huzior, the Owner of the Property, appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 13030 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before October 28, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section(s) 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation on or before October 28, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing, which is for a licensed contractor to apply for and obtain an "after-the-fact" building permit.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after October 28, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 2nd day of October, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail

to: **KRJNP Holdings LLC, 13030 Gulf Blvd., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 2nd day of October, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. CE-26-4

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

I, Connor Mecko, Code Compliance Specialist, have personally examined the property described in

Madeira Beach Notice of Violation: 02-18-2026
Madeira Beach Special Magistrate Order: 10-28-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 10-29-2026.

Connor Mecko, Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 4th day of November 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

Notary

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-4

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

Respondents.

RE Property: 13030 GULF BLVD **Parcel #** 15-31-15-58320-004-0250

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **November, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change,

and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

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 _4__ day of ____November_____, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-4

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

Respondents.

RE Property: 13030 GULF BLVD **Parcel** #15-31-15-58320-004-0250

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOTS 25,26 & 27 LESS RD

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4th day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4th day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4th day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13030 GULF BLVD, Parcel #15-31-15-58320-004-0250 the City of Madeira Beach.
On the 4th day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ___ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

SAMANTHA ARISON
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-15-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 374445

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CITY OF MADEIRA BEACH, FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

vs.

RJNP HOLDINGS LLC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639


Nov 4, 2026 at 2:28:52 PM
13030
TOTAL REALTY SERVICES, INC.
LIC. REAL ESTATE BROKER
DOREEN L. MOORE
LIC. REAL ESTATE BROKER


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER
REGISTRATION
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-182

Petitioner,

vs.

NOGAJ, CHRISTOPHER,
13105 Boca Ciega Ave.
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.

2. No one appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 13105 Boca Ciega Ave., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT 1 & RIP RTS

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before July 22, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after July 22, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 6th day of July, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Christopher Nogaj, 13105 Boca Ciega Ave., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission

to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 6th day of July, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

Petitioner,

vs.

NOGAJ, CHRISTOPHER
13105 Boca Ciega Ave.
Madeira Beach, FL 33708,

Respondent.
_____/

CASE NUMBER: CE-25-182

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on August 24, 2026, on Respondent's Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondent, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondent's Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated July 6, 2026, is extended to October 23, 2026.

DONE AND ORDERED this 27th day of August, 2026.

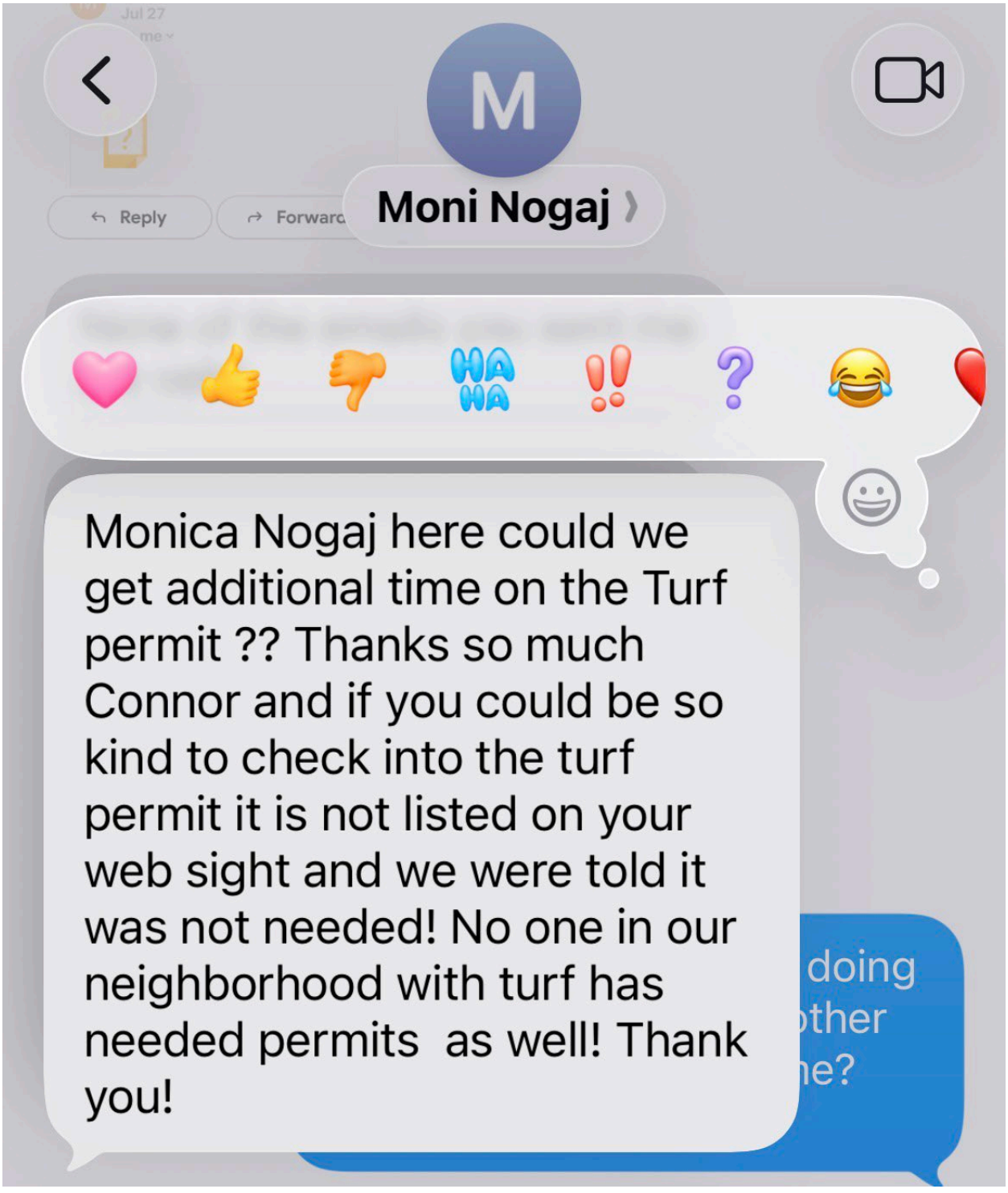
Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **NOGAJ, CHRISTOPHER, 13105 Boca Ciega Ave., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 27th day of August, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11. Fla. Stat. (2024)


Jul 27
M
Moni Nogaj
Reply
Forwarc
HA HA
Monica Nogaj here could we get additional time on the Turf permit ?? Thanks so much Connor and if you could be so kind to check into the turf permit it is not listed on your web sight and we were told it was not needed! No one in our neighborhood with turf has needed permits as well! Thank you!
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CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439
Respondents.

RE Property: 13105 BOCA CIEGA AVE **Parcel #** 15-31-15-65304-018-0012

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT 1 & RIP RTS

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439
Respondents.

RE Property: 13105 BOCA CIEGA AVE **Parcel #15-31-15-65304-018-0012**

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT 1 & RIP RTS

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13105 BOCA CIEGA AVE, Parcel #15-31-15-65304-018-0012 the City of Madeira Beach.
On the 4 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

SAMANTHA ARISON
NOTARY PUBLIC
MY COMMISSION
EXPIRES 3-15-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 374445

OF THE RETURN ADDRESS, FOLD AT

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US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

vs.

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439
Respondents.


Nov 4, 2026 at 2:39:45 PM


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER REGISTRATION
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

Petitioner,

vs.

FERNANDES, ANN F
120 146th Ave. E., #1
Madeira Beach, FL 33708,

Respondent.
_____/

CASE NUMBER: CE-26-103

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on September 28, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Code Enforcement Specialist, Connor Mecko, provided testimony on behalf of the City.

2. Ann Fernandes appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 120 145th Ave E., #1, Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

SUNNY SHORES SW'LY 35.41FT OF LOT 49 (AKA UNIT A OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 110-201. - Definition; purpose and intent.
The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which

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

Sec. 14-130.4. - License required.
(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

7. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before October 28, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section(s) 110-201, and 14-130.4, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before October 28, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing, which is to obtain a BTR and then only to rent for the allowable term based on applicable zoning classification. Respondent shall have 30 days to provide the City documentation that the Property is grandfathered into a shorter term rental period.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $100.00 per day for the violations set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after October 28, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 2nd day of October, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Fernandes, Ann F, 120 145th Ave. E., #1, Madeira Beach, FL 33708; and 14980 Woodcrest Rd., Brooksville, FL 34604;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 2nd day of October, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

From: Ana Fernandes <fernandeslipa@gmail.com>
Sent: Wednesday, October 21, 2026 9:31 AM
To: Connor Mecko <Cmecko2@madeirabeachfl.gov>
Subject: Re: Subject: CE-26-103 – BTR Application Submitted – Request #3658462

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Mr. Connor,

I am following up on my previous request for clarification from the City Attorney regarding the grandfathered short-term rental requirements for my property at 120 146th Avenue E, Unit #1.

Since the Special Magistrate granted me 30 days to gather evidence, I am concerned that I have not yet received the City's clarification regarding acceptable documentation and grandfathering criteria.

I respectfully request an additional 30 days to complete my research, considering the time spent awaiting the City's response.

Please let me know when I can expect the clarification and whether my extension request can be submitted to the Special Magistrate for approval.

Thank you for your assistance.

Ana Fernandes
Case CE-26-103

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-103

FERNANDES, ANN F
14980 WOODCREST RD
BROOKSVILLE, FL 34604-0624

Respondents.

RE Property: 120 146TH AVE E # 1 **Parcel #** 09-31-15-87048-000-0490

Legal Description: SUNNY SHORES SW'LY 35.41FT OF LOT 49 (AKA UNIT A OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

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

Sec. 14-130.4. - License required.

(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-103

FERNANDES, ANN F
14980 WOODCREST RD
BROOKSVILLE, FL 34604-0624

Respondents.

RE Property: 120 146TH AVE E # 1 **Parcel #09-31-15-87048-000-0490**

Legal Description: SUNNY SHORES SW'LY 35.41FT OF LOT 49 (AKA UNIT A OF ENCLAVE AT MADEIRA BCH PER O.R. 14874 PG 1286)

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 120 146TH AVE E # 1, Parcel #09-31-15-87048-000-0490 the City of Madeira Beach.
On the 4 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

VS.

FERNANDES, ANN F
14980 WOODCREST RD
BROOKSVILLE, FL 34604-0624


Nov 4, 2026 at 3:11:05 PM
FLIPPERS
MADEIRA
welcome


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER
REGISTRATION
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-37

Petitioner,

vs.

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ,
230 146th Ave. E.
Madeira Beach, FL 33708,

Respondents.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.

2. Felix Lopez appeared on behalf of the Respondents.

3. No one provided public comment.

4. The property in question is located at 230 146th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

SUNNY SHORES LOT 56

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before July 22, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before July 22, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after July 22, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 6th day of July, 2026.

Bart R Valdes

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **LOPEZ, FELIX M, TABAK, JESSICA ANNETTE, GUERRA, VANESSA LYN**

LOPEZ, 230 146th Ave. E., Madeira Beach, FL 33708; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 6th day of July, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-37

Petitioner,

vs.

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ,
230 146th Ave. E.
Madeira Beach, FL 33708,

Respondents.
_____/

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on August 24, 2026, on Respondents' Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondents, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondents' Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated July 6, 2026, is extended to October 23, 2026.

DONE AND ORDERED this 27th day of August, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **LOPEZ, FELIX M, TABAK, JESSICA ANNETTE, GUERRA, VANESSA LYN LOPEZ, 230 146th Ave. E., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 27th day of August, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11. Fla. Stat. (2024)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Mr Connor I found my self needing a little more time to finalize getting the building permit. If possible do to the various documents and drawings needed I’m asking for an additional 60 days to completely comply with what’s needed

Thank you for all your help and guidance

Sent from my iPhone

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
Respondents.

RE Property: 230 146TH AVE **Parcel #** 09-31-15-87048-000-0560

Legal Description: SUNNY SHORES LOT 56

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
Respondents.

RE Property: 230 146TH AVE **Parcel #09-31-15-87048-000-0560**

Legal Description: SUNNY SHORES LOT 56

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 230 146TH AVE, Parcel #09-31-15-87048-000-0560 the City of Madeira Beach.
On the 4 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

CERTIFIED MAIL®

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11/04/2026 ZIP 33708
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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122


Nov 4, 2026 at 3:09:28 PM
WELCOME


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER
REGISTRATION
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-71

Petitioner,

vs.

VO, BRENDA
VO, HOANG K
551 Crystal Dr.
Madeira Beach, FL 33708,

Respondents.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on September 28, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Code Enforcement Specialist, Connor Mecko, provided testimony on behalf of the City.

2. Hoang Vo appeared on behalf of the Respondents and admitted to the violation.

3. No one provided public comment.

4. The property in question is located at 551 Crystal Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

CRYSTAL ISLAND LOT 60

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before October 28, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section(s) 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before October 28, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing, which is to apply for an obtain and after-the-fact building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after October 28, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 2nd day of October, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Brenda Vo and Hoang Vo, 551 Crystal Dr., Madeira Beach, FL 33708;** by electronic mail

to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 2nd day of October, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

Hoang Vo hoangbrendabkvo@yahoo.com

To: Connor Mecko ConnorM@madeirabeachfl.gov

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I'm waiting for the permission replies and can have another 60 day for Process
Sent from my iPhone

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-71

VO, BRENDA
VO, HOANG K
5900 89TH AVE
PINELLAS PARK, FL 33782
Respondents.

RE Property: 551 CRYSTAL DR **Parcel #** 10-31-15-19962-000-0600

Legal Description: CRYSTAL ISLAND LOT 60

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-71

VO, BRENDA
VO, HOANG K
5900 89TH AVE
PINELLAS PARK, FL 33782

Respondents.

RE Property: 551 CRYSTAL DR **Parcel #10-31-15-19962-000-0600**

Legal Description: CRYSTAL ISLAND LOT 60

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 551 CRYSTAL DR, Parcel #10-31-15-19962-000-0600 the City of Madeira Beach.
On the 4 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of November 2026, by Connor Mecko, 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

SAMANTHA ARISON
NOTARY PUBLIC
MY COMMISSION
EXPIRES 3-15-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 374445

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11/04/2026 ZIP 33708
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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

vs.

VO, BRENDA
VO, HOANG K
5900 89TH AVE
PINELLAS PARK, FL 33782


Nov 4, 2026 at 2:52:01 PM
551


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER REGISTRATION
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-104

Petitioner,

vs.

KOLLCAKU, LLC
13120 Boca Ciega Ave.
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on September 28, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Code Enforcement Specialist, Connor Mecko, provided testimony on behalf of the City.

2. Art Kollcaku, the Owner of the Property, appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 13120 Boca Ciega Ave., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace,

incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

Sec. 110-201. - Definition; purpose and intent.
The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the countywide plan and, which does allow for a variety of dwelling types. Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

Sec. 14-130.4. - License required.
(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

7. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before October 28, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section(s) 86-52, 110-201, and 14-130.4, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before October 28, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing, which is for a licensed contractor to apply for and obtain an "after-the-fact" building permit. If the Respondent is unable to obtain the permit the outdoor kitchen will need to be removed. The Respondent also needs to obtain BTR to rent at the allowable term.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth

above, a fine shall be imposed, in the amount of $250.00 per day for the violations set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after October 28, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 2nd day of October, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Kollcaku LLC, 13120 Boca Ciega Ave., Madeira Beach, FL 33708; and 1804 S. Vine Ave., Park Ridge, IL 60068;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 2nd day of October, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

From: art kollcaku <artankollcaku@gmail.com>

Sent: Tuesday, October 27, 2026 9:48 AM

To: Connor Mecko <ConnorM@madeirabeachfl.gov>

Subject: Re: 13120 boca ciega ave, madeira beach violation

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Can we please have an additional 45 days extension to complete the work needed to comply with the permit requirements. That should be plenty of time to complete work needed. Let me know if you need additional information.

Thank you for working with me in this matter

Art Kollcaku

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-104

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

Respondents.

RE Property: 13120 BOCA CIEGA AVE **Parcel #** 15-31-15-65304-017-0140

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

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

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

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

Sec. 14-130.4. - License required.

(a) It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-104

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

Respondents.

RE Property: 13120 BOCA CIEGA AVE **Parcel #15-31-15-65304-017-0140**

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 14 & S 5FT OF LOT 13

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13120 BOCA CIEGA AVE, Parcel #15-31-15-65304-017-0140 the City of Madeira Beach.
On the 4 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

vs.

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322


Nov 4, 2026 at 2:41:43 PM


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER
REGISTRATION
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-163

Petitioner,

vs.

HARPER, ANNA C
14076 N. Bayshore Dr.
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on July 6, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.

2. Anthony Harper appeared at the hearing on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 14076 N. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 3RD ADD REPLAT BLK L, LOT 18

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 110-447. - Location and height of fences, hedges, and walls.
(c) Swimming pool fence.
(1) Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure

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

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
(1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.
(5) Breaks, projections, obstructions, and other trip and fall hazards on walks, paths, steps, sidewalks, driveways, parking lots, parking areas, and other parts of premises accessible to and used by persons on the property are prohibited.
(7) Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitoes and other insects.

7. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before August 5, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 110-447 and 14-69, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before August 5, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $100.00 per day for the violations set forth in Paragraph 6 above for each day the Respondent has failed to correct the violations after August

5, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 20th day of July, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **HARPER, ANNA C, 14076 N. Bayshore Dr., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 20th day of July, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-163

Petitioner,

vs.

HARPER, ANNA C
14076 N. Bayshore Dr.
Madeira Beach, FL 33708,

Respondent.
_____/

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on August 24, 2026, on Respondent's Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondent, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondent's Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated July 20, 2026, is extended to September 23, 2026.

DONE AND ORDERED this 27th day of August, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **HARPER, ANNA C, 14076 N. Bayshore Dr., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 27th day of August, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11. Fla. Stat. (2024)

From: Anthony Harper <a99956@gmail.com>
Sent: Thursday, October 29, 2026 6:46 AM
To: Connor Mecko <ConnorM@madeirabeachfl.gov>
Subject: Re: 14076 N Bayshore

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Mr. Mecko.
Thank you for your email. We are making[7] progress, however, I would like to request another extention. We are finalizing our construction loan and filing the site plan for approval within next 10 days. The plan is to put the pool back in service before the heavy construction starts about January so that we do not have to do any digging in the back of the property later. We have the Duke Energy order number for the power reconnection on file, I will be filing for the electrical permit shortly. The pool should be functional and fully secured by Christmas. Would you kindly approve another extention to comply with the order. Thank you so much for your assistance.

Respectfully,

Anthony and Anna Harper
14076 N Bayshore Dr, Madeira Beach, FL 33708
Email: a99956@gmail.com
Cell: (917)544-0271

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-163

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

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

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

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 110-447. - Location and height of fences, hedges, and walls.
(c)Swimming pool fence.
(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.
(3)All gates or doors opening through such enclosure shall be of self-closing and self-latching construction and shall be designed to permit locking. The releasing device for the latch shall be located no less than 54 inches from the bottom of the gate, the device release

mechanism may be located on either side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap from the outside.

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

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

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

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

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-163

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

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

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

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14076 N BAYSHORE DR, Parcel #10-31-15-34362-012-0180 the City of Madeira Beach.
On the 4 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ___ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

SAMANTHA ARISON
NOTARY PUBLIC
MY COMMISSION
EXPIRES 3-15-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 374445

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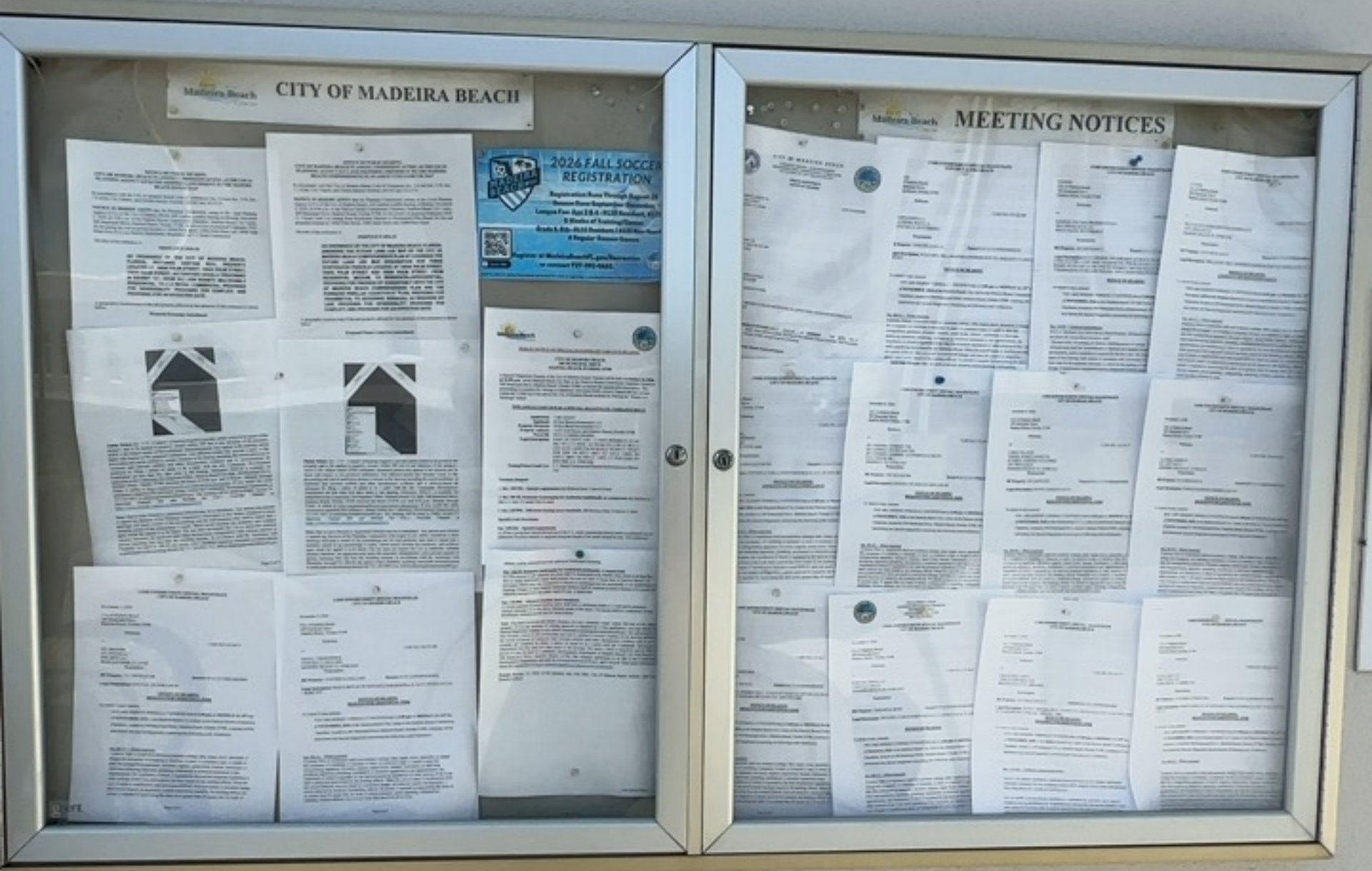
300 Municipal Drive
Madeira Beach, Florida 33708

vs.

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

Nov 4, 2026 at 3:06:34 PM

Nov 4, 2026 at 2:08:16 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-118

Petitioner,

vs.

ALCHIN, HARRY W
223 148th Ave. E.
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on July 6, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.

2. The Respondent, Harry Alchin, appeared at the hearing.

3. No one provided public comment.

4. The property in question is located at 223 148th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

NORTH MADEIRA SHORES LOT 121

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before August 5, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation on or before August 5, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after August 5, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 20th day of July, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **ALCHIN, HARRY W, 223 148th Ave. E., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to

the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 20th day of July, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-118

Petitioner,

vs.

ALCHIN, HARRY W.
223 148th Ave. E.
Madeira Beach, FL 33708,

Respondent.
_____/

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on August 24, 2026, on Respondent's Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondent, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondent's Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated July 20, 2026, is extended to October 23, 2026.

DONE AND ORDERED this 27th day of August, 2026.

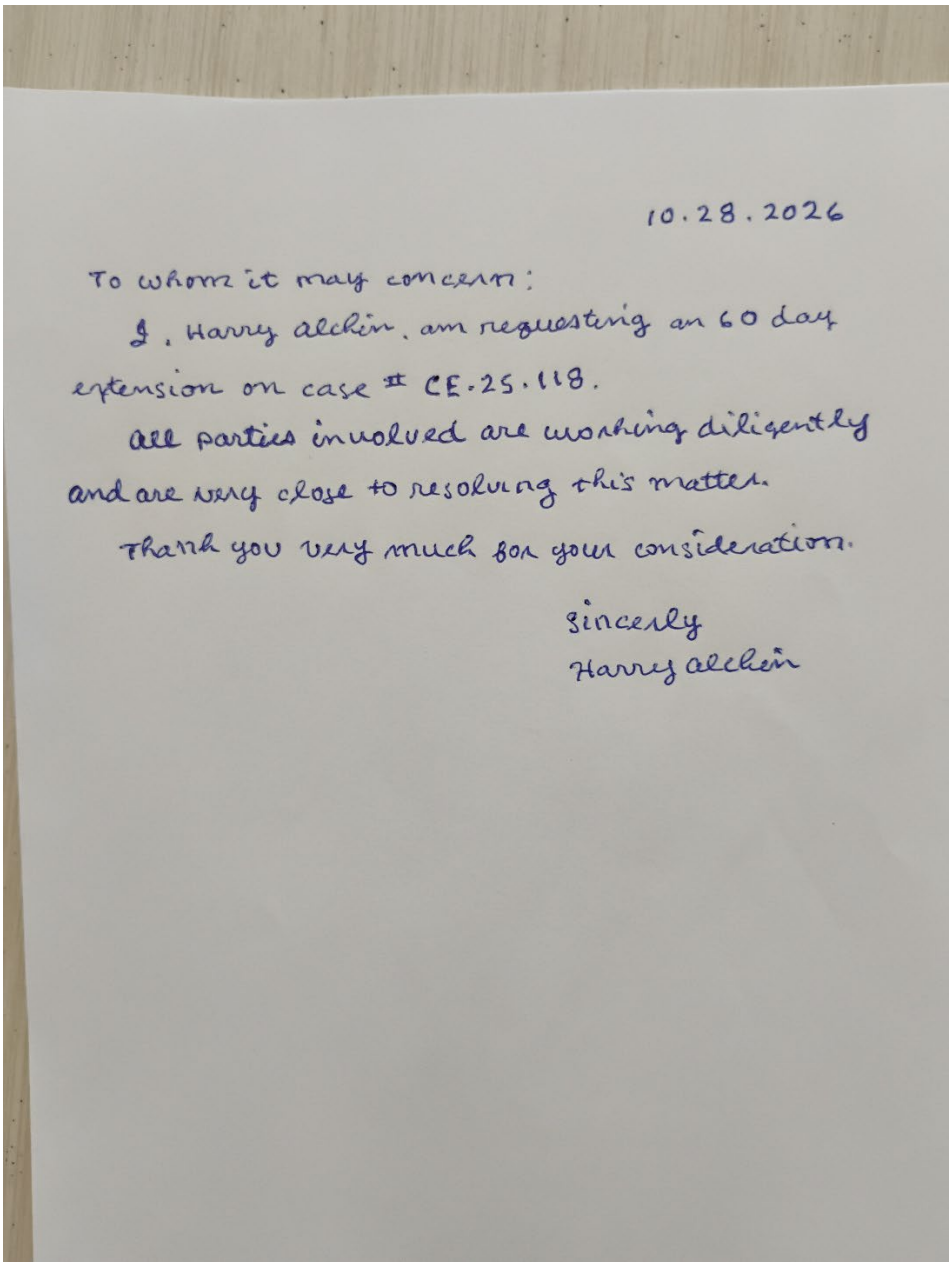
Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **ALCHIN, HARRY W, 223 148th Ave. E., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 27th day of August, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11. Fla. Stat. (2024)



10.28.2026

To whom it may concern:

I, Harry alchin, am requesting an 60 day extension on case # CE-25-118.

All parties involved are working diligently and are very close to resolving this matter.

Thank you very much for your consideration.

Sincerly
Harry alchin

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-118

ALCHIN, HARRY W
223 148TH AVE E
MADEIRA BEACH FL 33708-2131
Respondents.

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

Legal Description: NORTH MADEIRA SHORES LOT 121

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-118

ALCHIN, HARRY W
223 148TH AVE E
MADEIRA BEACH FL 33708-2131

Respondents.

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

Legal Description: NORTH MADEIRA SHORES LOT 121

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 223 148TH AVE E, Parcel #09-31-15-60858-000-1210 the City of Madeira Beach.
On the 4 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

CERTIFIED MAIL®

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quadient
FIRST-CLASS MAIL
IMI
$010.98 0
11/04/2026 ZIP 33708
043M31233717

US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

vs.

ALCHIN, HARRY W
223 148TH AVE E
MADEIRA BEACH FL 33708-2131
Respondents


Nov 4, 2026 at 3:13:16 PM
223


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER
REGISTRATION
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

Petitioner,

vs.

DE CANDIDO, GABRIEL TRE
DE CANDIDO, PATRICIA H TRE
DE CANDIDO, GABRIEL A &
PATRICIA H TRUST,
530 Lillian Dr.
Madeira Beach, FL 33708,

Respondents.
_____/

CASE NUMBER: CE-25-153

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on June 22, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.

2. Wellington DeSalva appeared as the Respondents' Engineer on behalf of the Respondents.

3. No one provided public comment.

4. The property in question is located at 530 Lillian Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

CRYSTAL ISLAND 1ST ADD LOT 59

5. Proper notice was served upon the Respondents via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondents were notified that Respondents were in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before August 6, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before August 6, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondents shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after August 6, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 6th day of July, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **DE CANDIDO, GABRIEL TRE, DE CANDIDO, PATRICIA H TRE, DE CANDIDO, GABRIEL A & PATRICIA H TRUST, 530 Lillian Dr., Madeira Beach, FL 33708; and 12521 Frank Dr. N., Seminole, FL 33776;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 6th day of July, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-153

Petitioner,

vs.

DE CANDIDO, GABRIEL TRE
DE CANDIDO, PATRICIA H TRE
DE CANDIDO, GABRIEL A &
PATRICIA H TRUST,
530 Lillian Dr.
Madeira Beach, FL 33708,

Respondents.
_____/

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on September 28, 2026, on Respondents' Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondents, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondents' Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated July 6, 2026, is extended to October 28, 2026.

DONE AND ORDERED this 2nd day of October, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **DE CANDIDO, GABRIEL TRE, DE CANDIDO, PATRICIA H TRE, DE CANDIDO, GABRIEL A & PATRICIA H TRUST, 530 Lillian Dr., Madeira Beach, FL 33708; and 12521 Frank Dr. N., Seminole, FL 33776;** by electronic mail to

Thomas Trask, Esq. (tom@cityattorneys.legal); and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 2nd day of October, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11. Fla. Stat. (2024)

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

DE CANDIDO, GABRIEL TRE
DE CANDIDO, PATRICIA H TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717
Respondents.

RE Property: 530 LILLIAN DR **Parcel #** 10-31-15-19980-000-0590

Legal Description: CRYSTAL ISLAND 1ST ADD LOT 59

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

From: Wellington Da Silva <wdasilva@constructionblueprint.net>
Sent: Wednesday, October 28, 2026 1:50 PM
To: Connor Mecko <ConnorM@madeirabeachfl.gov>
Subject: Re: 530 Lillian

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Mr. Mecko,

All of the requested documents have been submitted for 530 Lillian. We do not know what the current permit status is.

Wellington Da Silva, BSc ME, PMP, BSc BM.
Cell: 727-554-0592
WDaSilva@Constructionblueprint.net
https://www.constructionblueprint.net/

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

DE CANDIDO, GABRIEL TRE
DE CANDIDO, PATRICIA H TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717
Respondents.

RE Property: 530 LILLIAN DR **Parcel #10-31-15-19980-000-0590**

Legal Description: CRYSTAL ISLAND 1ST ADD LOT 59

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 530 LILLIAN DR, Parcel #10-31-15-19980-000-0590 the City of Madeira Beach.
On the 4 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

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US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

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DE CANDIDO, PATRICIA H TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717


Nov 4, 2026 at 2:54:52 PM
welcome


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER REGISTRATION
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-7

Petitioner,

vs.

KADELCO LLC
120 146th Ave. E., #3
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW
AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on July 6, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Connor Mecko, provided testimony on behalf of the City.

2. No one appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 120 146th Ave. E., #3, Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

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

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes.*

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 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.

7. The violation set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before August 5, 2026.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 86-52, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violation on or before August 5, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain and "after-the-fact" building permit.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after August 5, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 20th day of July, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **KADELCO LLC, 120 146th Ave. E., #3, Madeira Beach, FL 33708; 8409 Costa Bella**

Way, Temple Terrace, FL 33637; and 11009 Ridgedale Rd., Temple Terrace, FL 33617; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 20th day of July, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-7

Petitioner,

vs.

KADELCO LLC
120 146th Ave. E., #3
Madeira Beach, FL 33708,

Respondent.
_____/

ORDER EXTENDING COMPLIANCE DEADLINE

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on September 28, 2026, on Respondent's Motion for Extension of Time to Comply with Magistrate's Order, and after due notice to the Respondent, and having received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED:**

1. The Respondent's Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated July 20, 2026, is extended to October 28, 2026.

DONE AND ORDERED this 2nd day of October, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **KADELCO LLC, 120 146th Ave. E., #3, Madeira Beach, FL 33708; 8409 Costa Bella Way, Temple Terrace, FL 33637; and 11009 Ridgedale Rd., Temple Terrace, FL 33617;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 2nd day of October, 2026.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. §162.11. Fla. Stat. (2024)

From: Federico Kallmann <kadelco1@msn.com>
Sent: Monday, October 26, 2026 12:28 PM
To: Connor Mecko <cmecko2@madeirabeachfl.gov>
Subject: Re: Hearing - case CE-26-7.- Permit 2026-2969-RINT
Importance: High

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Connor,
We received the permit for the second property, but unfortunately the permit for the red-tagged unit is still pending. The GC told me that she has advised the appropriate person at the City of the urgency and is following up on it.
Since the application has been completed and remains under City review, I hope it can be approved before the current extension expires. If the City is unable to complete the review by then, I hope we can obtain an additional extension so we have sufficient time to complete the permitting and inspection process.
Thank you again for your help.
Federico Kallmann

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

November 4, 2026

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-7

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

RE Property: 120 146TH AVE E # 3 **Parcel #** 09-31-15-87048-000-0501

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

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day of **NOVEMBER**, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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

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

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of November, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

11/4/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-7

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

RE Property: 120 146TH AVE E # 3 **Parcel #09-31-15-87048-000-0501**

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

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of November, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of November, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 120 146TH AVE E # 3, Parcel #09-31-15-87048-000-0501 the City of Madeira Beach.
On the 4 day of November, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of November, 2026, by Connor Mecko, 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

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

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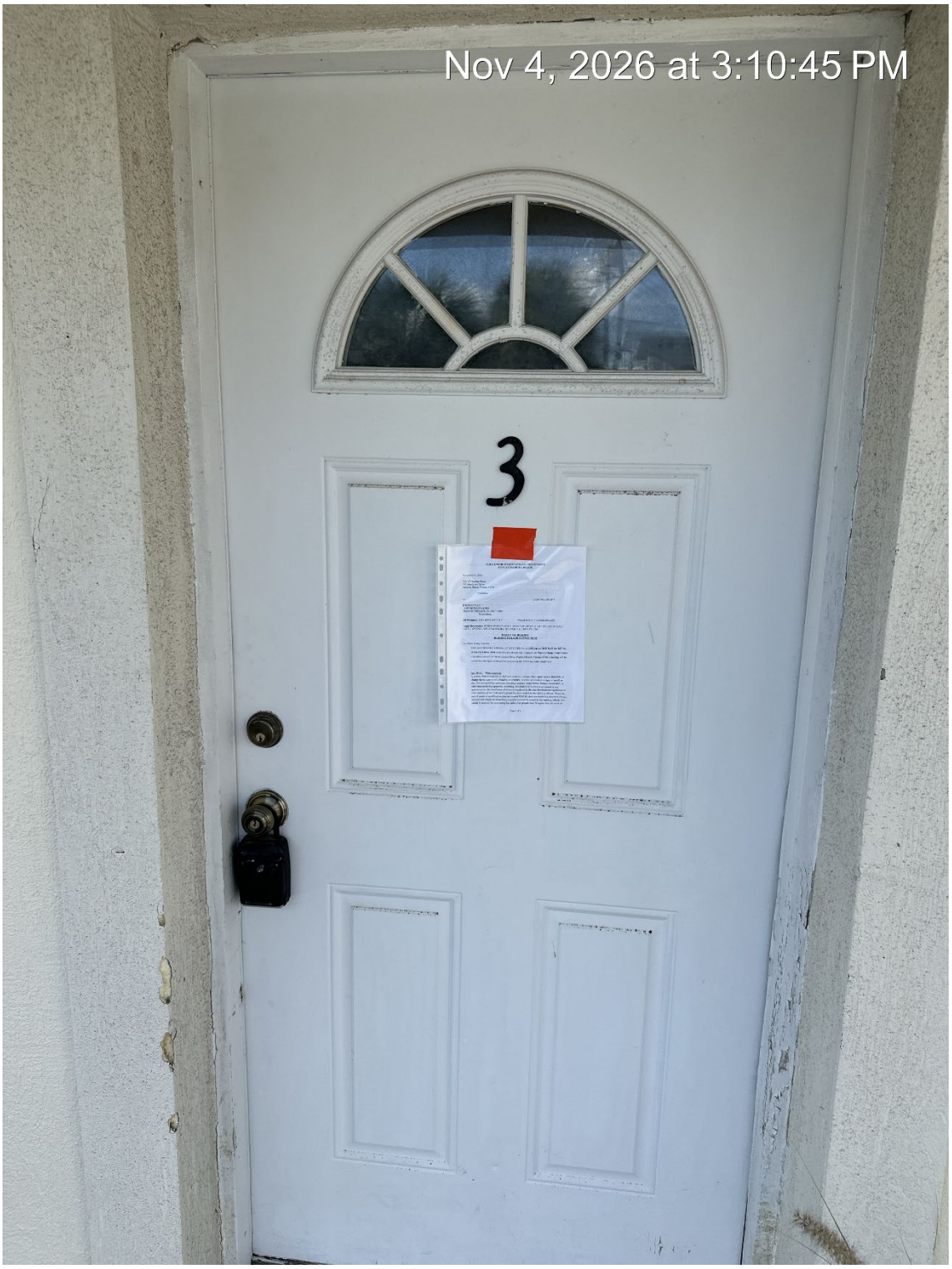
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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

vs.

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


Nov 4, 2026 at 3:10:45 PM
3


Nov 4, 2026 at 2:08:16 PM
CITY OF MADEIRA BEACH
2026 FALL SOCCER REGISTRATION
MEETING NOTICES