



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

**Monday, October 27, 2025 at 12:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

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

1. CALL TO ORDER

2. PUBLIC COMMENT

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

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

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

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. Case#2025.001: 350 Boca Ciega Dr.

B. CE-25-91:11 Lynn Way

C. CE-25-127: 14503 N. Bayshore Dr.

D. CE-25-131: 154 154th Ave.

E. CE-25-106:533 John's Pass Ave.

F. CE-25-105: 30 Lynn Way

G. CE-25-129: 101/107 154th Ave. & 15398 2nd St. E

6. OLD BUSINESS

A. Case#2022.3444: 431 Virginia (Affidavit of Compliance)

B. CE-24-233:703 Sunset Cove (Affidavit of Compliance)

C. CE-25-87:160 140th Ave. E (Affidavit of Compliance)

D. CE-25-71: 14060 Miramar Ave.

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 Jenny Rowan, Community Development Director at 727-391-9951, ext. 244 or email a written request to jrowan@madeirabeachfl.gov.

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Ass

Item 5A.

Pay online at **pinellastaxcollector.gov**

- E-check - \$1.50
- Credit card - 2.95% convenience fee

* IBM SOUTHEAST EMPLOYEE'S FCU

PARCEL NO.: 15/31/15/65322/025/0110
SITE ADDRESS: 350 BOCA CIEGA DR, MADEIRA BEACH
PLAT: 23 PAGE: 66
LEGAL:
PAGE'S REPLAT
OF MITCHELL'S BEACH NO. 2
BLK Y, LOT 11

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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

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PLAT: 23 PAGE: 66
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PAGE'S REPLAT
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BLK Y, LOT 11



CITY OF MADEIRA BEACH

COMMUNITY SERVICES – CODE ENFORCEMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 295 ♦ FAX (727) 399-1131



COURTESY NOTICE LETTER TO PROPERTY OWNER

09/03/2025

HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

IN REFERENCE TO THE FOLLOWING:

350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 09/03/2025

PARCEL NUMBER: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11
CODE ENFORCEMENT CASE # 2025.001

Dear Property Owner/Occupant:

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

- Violations:

Tall grass; weeds; Dying palm fronds; green pool; unsecured front door.

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.

(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.

(3) No termite infested wood shall be kept on private property.

(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.

(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons and property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.

(8) Vegetation and organic material shall not block or obstruct the windows, doors, or other means of entrance or exit of any structure on private property.

(10) Hedges shall be maintained as provided in the Land Development Regulations.

(11) Any private property utilizing xeriscape principles shall be planted with plants, trees, bushes, shrubs, grass, ground cover, and vegetation which are generally accepted and recognized by xeriscape experts as being drought tolerant or native vegetation, suitable for the climate and environment of the property, an ecologically acceptable within this state. Furthermore, private property utilizing xeriscape principles shall be maintained according to an active and ongoing maintenance program which shall include periodic and necessary pruning, mowing, weeding, fertilizing, pest control, irrigation and irrigation adjustments, seeding and replanting.

- **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.

(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 mosquitos and other insects.

(8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

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

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

(13) Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects.

303.1 Swimming Pools

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

PLEASE REMOVE DEAD PALM FRONDS, TRIM/MOW YARD, CLEAN GREEN POOL, AND REPAIR/SECURE FRONT DOOR.

The violation(s) must be corrected by: **09/14/2025**

If you should have any questions or concerns, please do not hesitate to contact me.

My phone number is listed below.

Thank you in advance for your prompt response.

Sincerely,

Deputy Alex Siem
dsiem@pcsonet.com
Code Enforcement Officer
Telephone: (727) 391-9951 x 295











CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE NOTICE OF VIOLATION

9/25/2025
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

IN REFERENCE TO THE FOLLOWING:

350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 09/25/2025

PARCEL NUMBER: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE # 2025.001

Dear Property Owner/Occupant:

A reinspection of your property was conducted and revealed a violation(s) of the City Code of Ordinances. The following violation(s) were found to exist.

- Violations: Tall grass; weeds; dying palm fronds/tree debris; green pool; unsecured front door.

Ordinance:

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

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

(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches.

(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.

(3) No termite infested wood shall be kept on private property.

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(13) Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects.

• **303.1 Swimming Pools (International Maintenance Code)**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Please have the property mowed, cleaned, tree debris picked up, clean and sanitize pool, and properly secure the residence.

The violation(s) must be corrected by **10/03/2025** . If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

If you should have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Deputy Snyder/Deputy Siem
Code Enforcement Deputy
Telephone: (727) 391-9951

Method of Delivery: ☐ Certified Mail ☐ Regular Mail

PLEASE NOTIFY THIS OFFICE AS SOON AS THE VIOLATION(S) IS CORRECTED

NOTE: You are hereby notified to correct the attached violation(s) and notify the above signed Code Enforcement Officer within the time limits specified. Failure to comply will result in charges being filed against you with the Special Magistrate of the City of Madeira Beach which may result in a potential fine of up to \$250.00 per day. Repeat violators can be fined up to \$500.00 per day. Such charges will be a lien upon the real and/or personal property of the violator and may be collected pursuant to law. The City is also entitled to collect all costs incurred in recording and satisfying a lien against the property.































Item 5A.



Item 5A.



Item 5A.

A photograph of a tropical garden. In the foreground, there are various types of palm trees and other lush green plants. A wooden deck is visible in the middle ground, and a white building with large windows is in the background. The scene is brightly lit, suggesting a sunny day. A small white box with the text "Item 5A." is located in the upper right corner.

Item 5A.

Item 5A.

9589 0710 5270 2237 2073 03

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

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

OFFICIAL USE

Certified Mail Fee	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage	
Total Postage and Fees	

Sent To HAPPY HORSE LLC TRE
 Street and Apt. No., or PO Box No. 360 CENTRAL AVE STE 800
 City, State, ZIP+4® ST PETE, FL 33701

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



300 Municipal Drive
 Madeira Beach, Florida 33708



9589 0710 5270 2237 2073 03

9/25/2025
 HAPPY HORSE LLC TRE
 MILLS, ROBIN TRUST
 360 CENTRAL AVE STE 800
 ST PETERSBURG, FL 33701-3984

NOTICE OF VIOLATION

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:

HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-
3984



9590 9402 8374 3156 7186 41

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2073 03

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

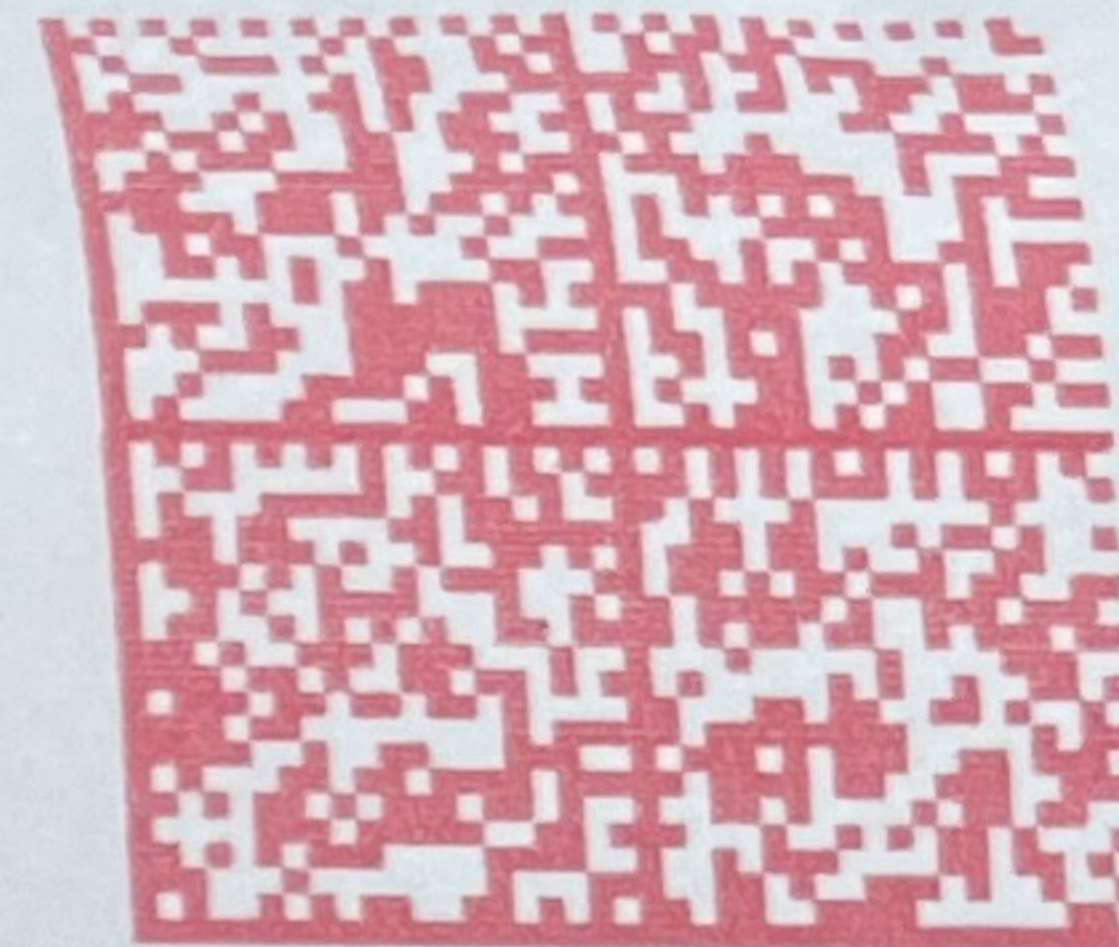
3. Service Type

- ☐ 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



300 Municipal Drive
Madeira Beach, Florida 33708



quadiant

FIRST-CLASS MAIL

IMI

\$000.74⁰

09/25/2025 ZIP 33708

043M31233717

US POSTAGE

**SPECIAL MAGISTRAL
NOTICE OF VIOLATION**

9/25/2025

HAPPY HORSE LLC TRE

MILLS, ROBIN TRUST

360 CENTRAL AVE STE 800

ST PETERSBURG, FL 33701 3004



CITY OF MADEIRA BEACH
COMMUNITY SERVICES - CODE ENFORCEMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 • FAX (727) 399-1131



COURTESY NOTICE
LETTER TO PROPERTY OWNER

09/03/2025
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

IN REFERENCE TO THE FOLLOWING:
350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 09/03/2025
PARCEL NUMBER: 15-31-15-65322-025-0110
LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLKY, LOT 11
CODE ENFORCEMENT CASE # 2025.001

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Special Magistrate - Courtesy Notice

Page 1 of 8



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



SPECIAL MAGISTRATE
NOTICE OF VIOLATION

9/25/2025
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

IN REFERENCE TO THE FOLLOWING:
350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

INSPECTION DATE: 09/25/2025
PARCEL NUMBER: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLKY, LOT 11

SPECIAL MAGISTRATE - CODE ENFORCEMENT CASE # 2025.001

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(3) No termite infested wood shall be kept on private property.

Special Magistrate - Notice of Violation

Page 1 of 17



Item 5A.



Item 5A.



Item 5A.

Item 5A.













A photograph of a tropical garden. In the background, there is a dense wall of green foliage, including various palm trees and broad-leafed plants. A dark brown wooden fence runs horizontally across the middle of the image, separating the garden from a walkway. The walkway is made of large, rectangular, light-colored stone tiles. In the foreground, there is a strip of grey asphalt. The overall scene is bright and sunny.

Item 5A.

Item 5A.











CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE AFFIDAVIT OF SERVICE

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

Case # 2020.216

Vs.

HAPPY HORSE LLC TRE MILLS, ROBIN TRUST
350 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2435

Respondent

RE: Property: 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435

Parcel #: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statue 162.12,

On the 16th day of October, 2025, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 16th day of October, 2025, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 16th day of October, 2025, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435 Parcel # 15-31-15-65322-025-0110 in the City of Madeira Beach.

PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

On the 16th day of October, 2025, 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.

Alex Siem, Community Policing Deputy

State of Florida

County of Pinellas

Before me on 16th day of October, 2025, personally appeared Alex Siem who executed the foregoing instrument and who is personally known to me.

Notary

SEAL



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE STATEMENT OF VIOLATION/REQUEST FOR HEARING

Name and address of violator(s):

CASE NO. 2025.001

DATE: 10/16/2025

HAPPY HORSE LLC TRE MILLS, ROBIN TRUST
350 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2435

RE: Property: 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435

Parcel #: 15-31-15-65322-025-0110

LEGAL DESCRIPTION: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

Code(s) which have been violated:

Violation Detail

1. On 9/03/25, I conducted an inspection on the listed property identifying the listed violations (Tall grass, weeds, dying palm fronds, green/black pool, unsecured front doors).
2. A Courtesy letter was mailed on 9/03/25. A re-inspection date of 9/25/25 was given.
3. On 09/25/25 a re-inspection was conducted, and the property was found to still be in violation.
4. A notice of violation letter was mailed to the property owners on 09/25/25 with a re-inspection date of 10/03/25.
5. On 10/15/2025, I conducted a final inspection of the listed property. The property was still in violation of the dying palm fronds, green/black pool, and unsecured doors (front and rear vegetations were trimmed).

6. On 10/16/2025, the notice of Hearing, Affidavit of Service, Statement of Violation and Affidavit of Posting was mailed both certified and regular.
7. On 10/16/2025 the affidavit of Posting was posted on the property.
8. On 10/16/2025 All Special Magistrate Paperwork was posted on the Property.
9. A special magistrate hearing was set for October 27th, 2025 12:00 PM.

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 Alex Siem, Community Policing Deputy



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE NOTICE OF HEARING

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

CASE # 2025.001

Petitioner,

vs.

HAPPY HORSE LLC TRE MILLS, ROBIN TRUST
350 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2435

Respondent,

RE: PROPERTY: 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435

Parcel #: 15-31-15-65322-025-0110

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 11

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm MONDAY the 27TH day of OCTOBER, 2025, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Violation Detail

Ordinance:

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

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

(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. (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.

(3) No termite infested wood shall be kept on private property.

(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.

(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons and property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.

(8) Vegetation and organic material shall not block or obstruct the windows, doors, or other means of entrance or exit of any structure on private property.

(10) Hedges shall be maintained as provided in the Land Development Regulations.

(11) Any private property utilizing xeriscape principles shall be planted with plants, trees, bushes, shrubs, grass, ground cover, and vegetation which are generally accepted and recognized by xeriscape experts as being drought tolerant or native vegetation, suitable for the climate and environment of the property, an ecologically acceptable within this state. Furthermore, private property utilizing xeriscape principles shall be maintained according to an active and ongoing maintenance program which shall include periodic and necessary pruning, mowing, weeding, fertilizing, pest control, irrigation and irrigation adjustments, seeding and replanting.

- **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.

(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 mosquitos and other insects.
- (8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

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

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

(13) Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects.

- **303.1 Swimming Pools (International Maintenance Code)**

Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

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 16 day of October, 2025

Alex Siem, Code Enforcement Deputy



Parcel Summary (as of 17-Oct-2025)

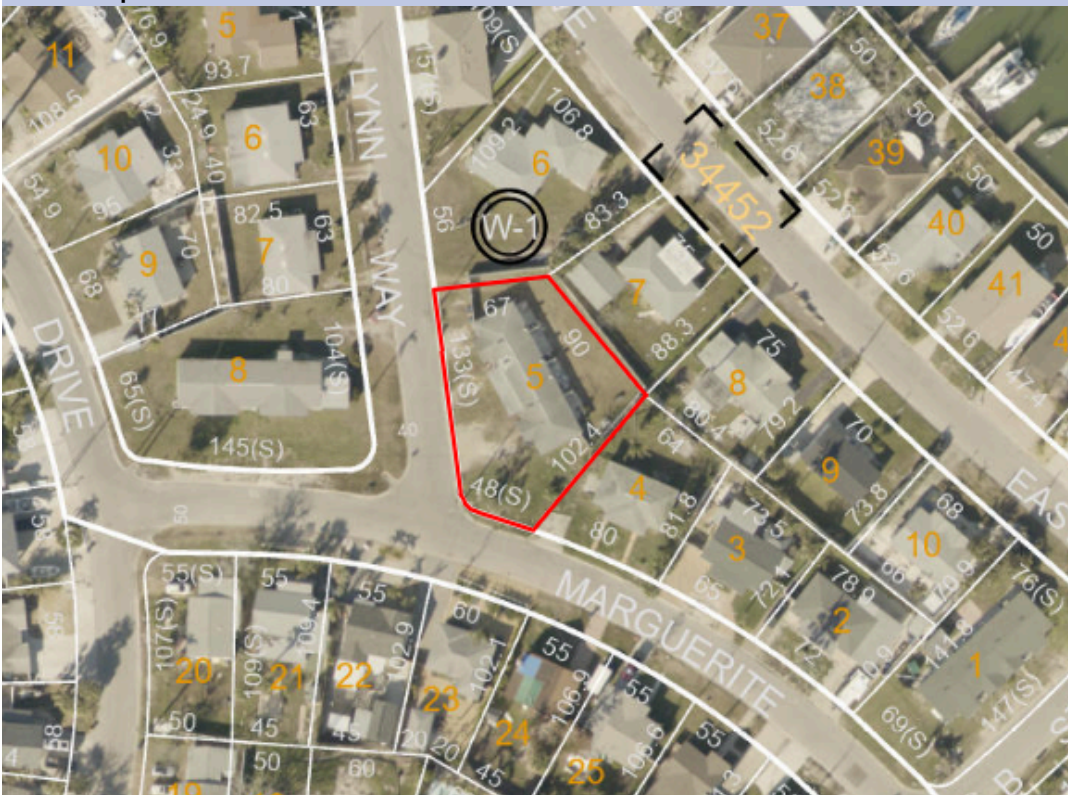
Parcel Number

10-31-15-34452-231-0050

- Owner Name
OLIVA LAND & SAND LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**11 LYNN WAY
MADEIRA BEACH, FL 33708**
- Mailing Address
**3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658**
- Legal Description
GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1948

Heated SF	Gross SF	Living Units	Buildings
1,992	2,274	4	1

Parcel Map



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

Exemptions

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

2025 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$525,000	\$525,000	\$525,000	\$525,000	\$525,000

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$900,000	\$798,600	\$798,600	\$900,000	\$798,600
2023	N	\$800,000	\$726,000	\$726,000	\$800,000	\$726,000
2022	N	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000
2021	N	\$462,200	\$415,522	\$415,522	\$462,200	\$415,522
2020	N	\$430,580	\$377,747	\$377,747	\$430,580	\$377,747

2024 Tax Information

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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	16.2172	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
08-Nov-2021	\$0	U	I	OLIVA ANGEL JR TRUSTEE	OLIVA LAND & SAND LLC	21798/1305
16-Jun-2021	\$630,000	Q	I	SCARVELLI ARTHUR TRUSTEE	OLIVA ANGEL JR TRUSTEE	21590/0475
04-Oct-2018	\$0	U	I	SCARVELLI ARTHUR	SCARVELLI ARTHUR & PATRICIA LYNN LIV TRUST	20302/2447
30-Dec-2016	\$370,000	Q	I	BARRETT EARL J JR	SCARVELLI ARTHUR	19469/0740
11-Sep-1997	\$92,500	U	I	GANNON JOHN R PR	BARRETT, EARL J JR	09836/0762

2025 Land Information

Land Area: $\cong$ 11,866 sf | $\cong$ 0.27 acres Frontage and/or View: None Seawall: No

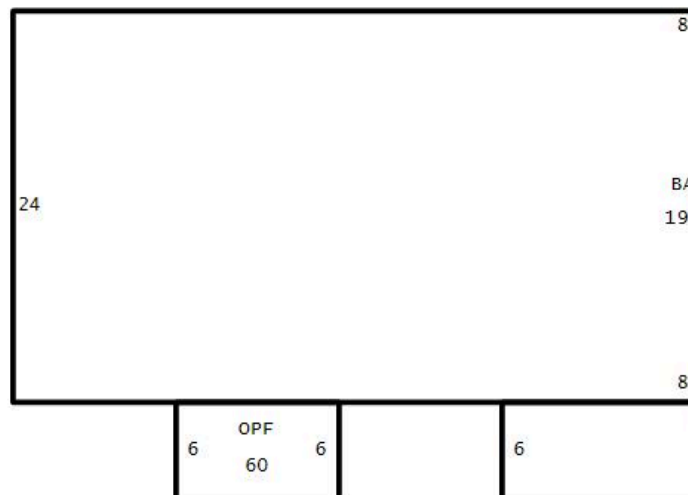
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	120x100	\$5,200	120.00	FF	.8300	\$517,920

2025 Building 1 Structural Elements and Sub Area Information				
Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,992	1,992
Floor System:	Slab On Grade	Open Porch (OPF):	0	282
Exterior Walls:	Cb Stucco/Cb Reclad	Total Area SF:	1,992	2,274

Structural Elements

Unit Stories: 1
Living Units: 4
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Year Built: 1948
Building Type: Duplex - 4-Plex
Quality: Average
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Drywall/Plaster
Heating: Central Duct
Cooling: Cooling (Central)
Fixtures: 12
Effective Age: 32

Item 5B.

**2025 Extra Features**

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

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
1391	HEAT/AIR	03/09/2017	\$8,775
PER-H-CB223647	DAMAGE FIRE/FLOOD/VEHICLE	10/02/2000	\$9,800
97320	ASPHALT	07/23/1997	\$400

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JUNE 20, 2025

OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658
Case Number: CE-25-91

RE Property: 11 LYNN WAY

Parcel # 10-31-15-34452-231-0050

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

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.

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:

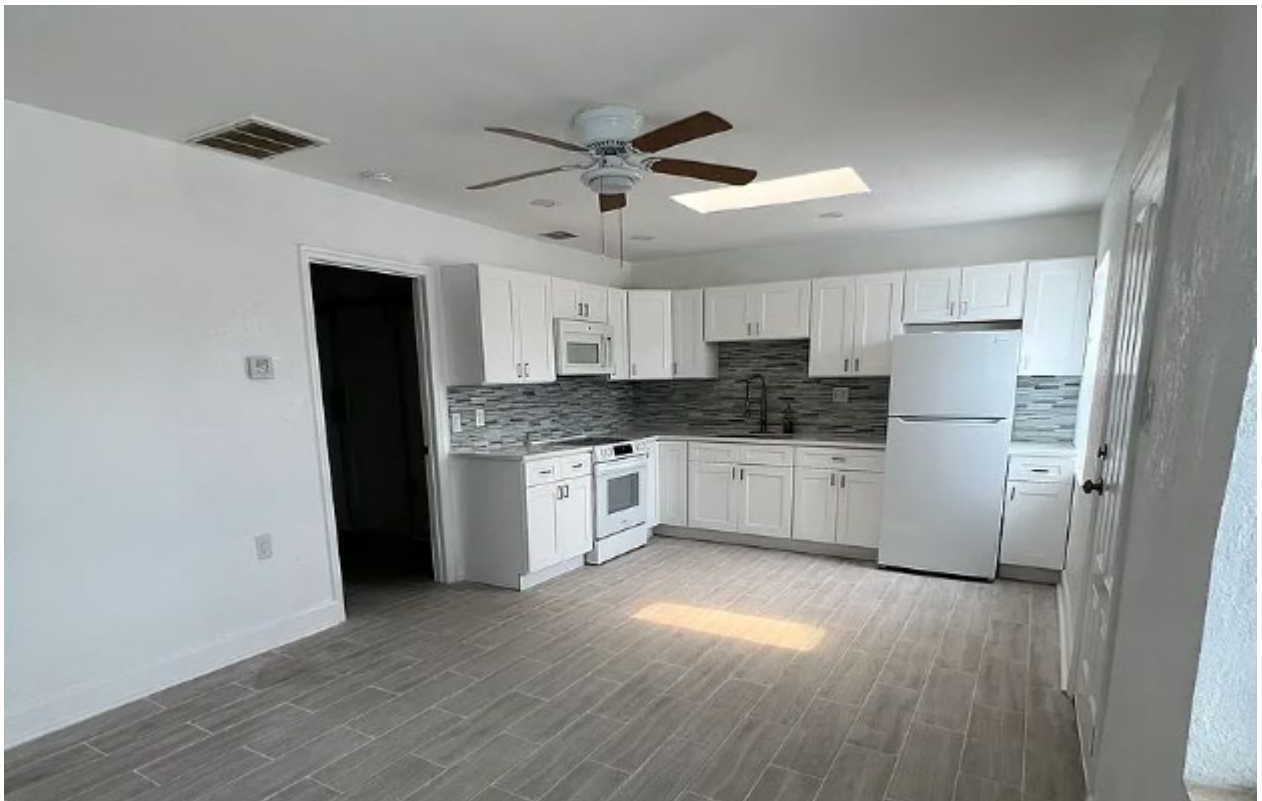
JULY 4, 2025

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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

JULY 3, 2025

OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658
Case Number: CE-25-91

RE Property: 11 LYNN WAY

Parcel # 10-31-15-34452-231-0050

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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Follow up date:

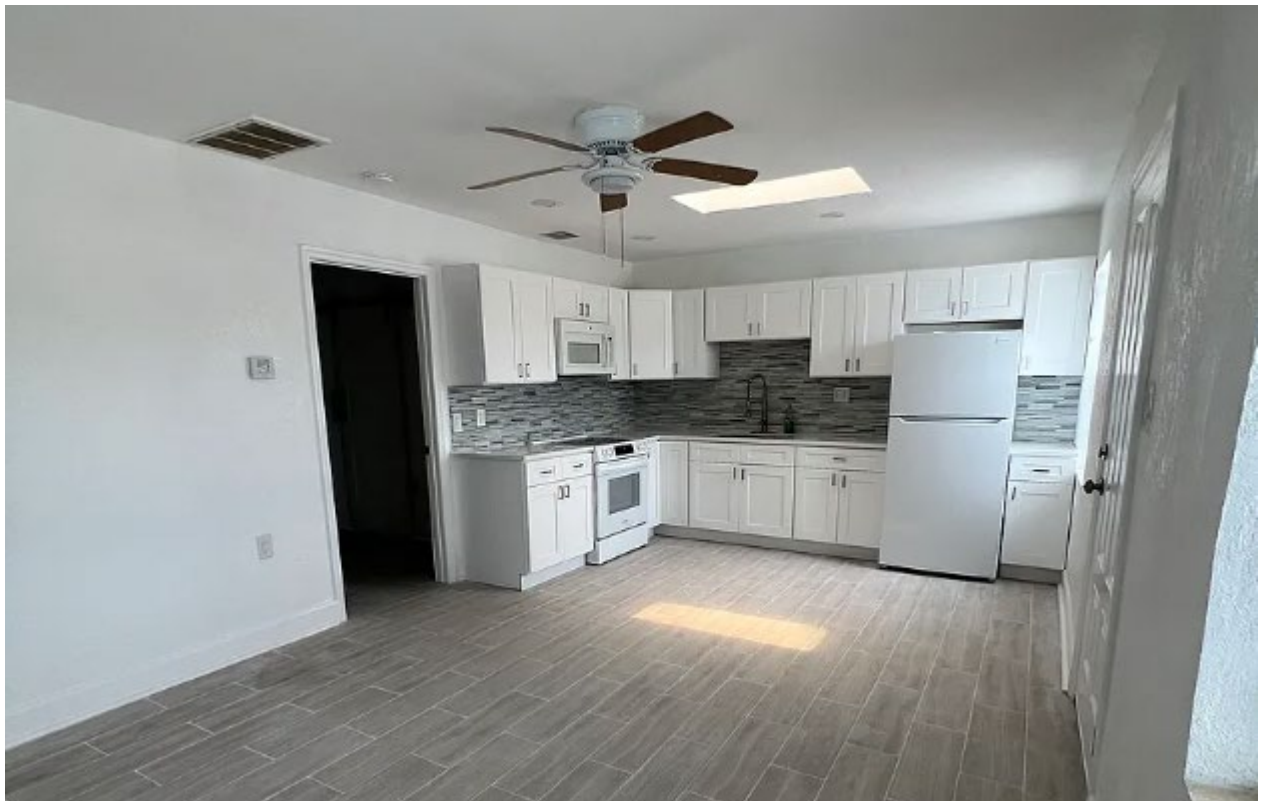
JULY 17, 2025

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

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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.

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Oliva Land & Sand LLC 3104 N Armenia Ave Ste 1 Tampa, FL, 33607 CE 25-91	B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9589 0710 5270 2237 2067 57	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	☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
9590 9402 8374 3156 7192 28	Insured Mail Insured Mail Restricted Delivery (over \$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		
Domestic Return Receipt		

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:

Oliva Land & Sand LLC
3104 N Armenia Ave Ste 1
Tampa, FL 33607
CE 25-91



9590 9402 8374 3156 7192 28

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2067 57

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/17

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

3. Service Type

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

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

Domestic Return Receipt



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

10/16/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-91

OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658

Respondents.

RE Property: 11 LYNN WAY

Parcel #10-31-15-34452-231-0050

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the 27th day of October, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

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

Dated this 16th day of October, 2025.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

10/16/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.
OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658

CASE NO. CE-25-91

Respondents.

RE Property: 11 LYNN WAY

Parcel # 10-31-15-34452-231-0050

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-91

OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658

Respondents.

RE Property: 11 LYNN WAY **Parcel #10-31-15-34452-231-0050**

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 5

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 11 LYNN WAY, Parcel #10-31-15-34452-231-0050 the City of Madeira Beach.

On the 16 day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

STATE OF FLORIDA

COUNTY OF PINELLAS

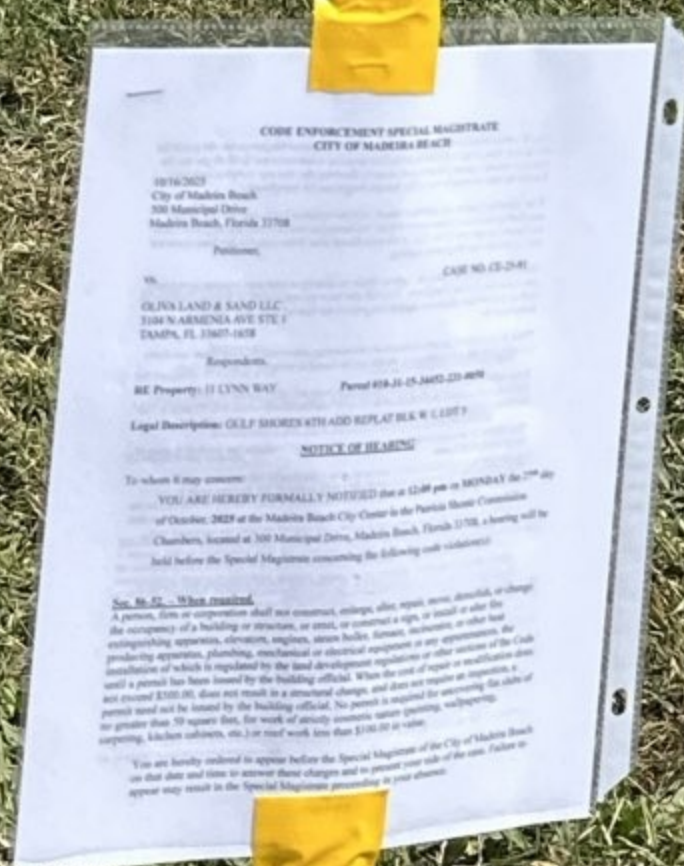
The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 16 day of Oct, 2025, by Holden Pinkard, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison







CITY OF
MADERA BE
ELEVATE
➔



Parcel Summary
(as of 17-Oct-2025)

Parcel Number
10-31-15-54324-000-0450

- Owner Name
MADEIRA BEACH GETAWAY LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**14503 N BAYSHORE DR
MADEIRA BEACH, FL 33708**
- Mailing Address
**4650 HUNTINGTON ST NE
ST PETERSBURG, FL 33703-4201**
- Legal Description
MADEIRA SHORES 1ST ADD LOT 45
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1958

Heated SF	Gross SF	Living Units	Buildings
1,352	1,976	2	1

Parcel Map

Item 5C.



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

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22913/0633	Find Comps	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	25/25

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5C.
2024	N	\$510,000	\$417,535	\$417,535	\$510,000	\$417,535	
2023	N	\$440,000	\$379,577	\$379,577	\$440,000	\$379,577	
2022	N	\$404,000	\$345,070	\$345,070	\$404,000	\$345,070	
2021	N	\$313,700	\$313,700	\$313,700	\$313,700	\$313,700	
2020	N	\$313,510	\$303,337	\$303,337	\$313,510	\$303,337	

2024 Tax Information



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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	16.2172	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Sep-2024	\$515,000	Q	I	PILEWSKI JOSEPH B	MADEIRA BEACH GETAWAY LLC	22913/0633
05-Apr-2012	\$220,000	Q	I	BASARTR JACK KEITH	PILEWSKI JOSEPH B	17548/1413
25-Aug-2005	\$100	U	I	BASART JACK KEITH TR	BASART, JACK KEITH	14556/1493
15-Mar-2001	\$100	U	I	BASART MIRIAM TR	BASART, JACK K TRUST	11265/1184
11-Feb-1993	\$100	U	I	BASART JACK KEITH	BASART, MIRIAM TRE	08175/2210

2025 Land Information

Land Area: $\cong$ 5,502 sf | $\cong$ 0.12 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	50x110	\$5,200	50.00	FF	1.1128	\$289,328

2025 Building 1 Structural Elements and Sub Area Information					
Structural Elements		Sub Area	Heated Area SF	Gross Area SF	
Foundation:	Continuous Footing Poured				
Floor System:	Slab On Grade	Base (BAS):	1,352		1,352
Exterior Walls:	Concrete Block	Carport Unfinished (CPU):	0		

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Unit Stories:	1			
Living Units:	2	Open Porch Unfinished (OPU):	0	156
Roof Frame:	Gable Or Hip	Utility Unfinished (UTU):	0	75
Roof Cover:	Shingle Composition	Total Area SF:	1,352	1,976
Year Built:	1958			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	6			
Effective Age:	33			

Item 5C.

2025 Extra Features

Item 5C.

26		3
52	BAS 1352	52 OPU 156
		3
3	26	
5		
UTU	CPU	18
75	393	15
5	21	

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$24.00	1,000.0	\$24,000	\$12,000	2006

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y Item 5C.
PATIO/DECK	\$24.00	285.0	\$6,840	\$3,420	2006
STM/SEC SH	\$1,200.00	1	\$1,200	\$600	2006
STM/SEC SH	\$2,000.00	1	\$2,000	\$1,000	2006

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
GD20211019	WINDOWS/DOORS	11/16/2021	\$3,805
1005	ROOF	10/12/2016	\$19,701
PER-H-CB316211	MISCELLANEOUS	04/08/2005	\$605
PER-H-CB307775	MISCELLANEOUS	11/30/2004	\$6,080

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

AUGUST 16, 2025

MADEIRA BEACH GETAWAY LLC
4650 HUNTINGTON ST NE
ST PETERSBURG, FL 33703-4201
Case Number: CE-25-127

RE Property: 14503 N BAYSHORE DR

Parcel #10-31-15-54324-000-0450

Legal Description: MADEIRA SHORES 1ST ADD LOT 45

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 permit – hurricane remodel.

Corrective Action(s):

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

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

Follow up date:

SEPTEMBER 1, 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.

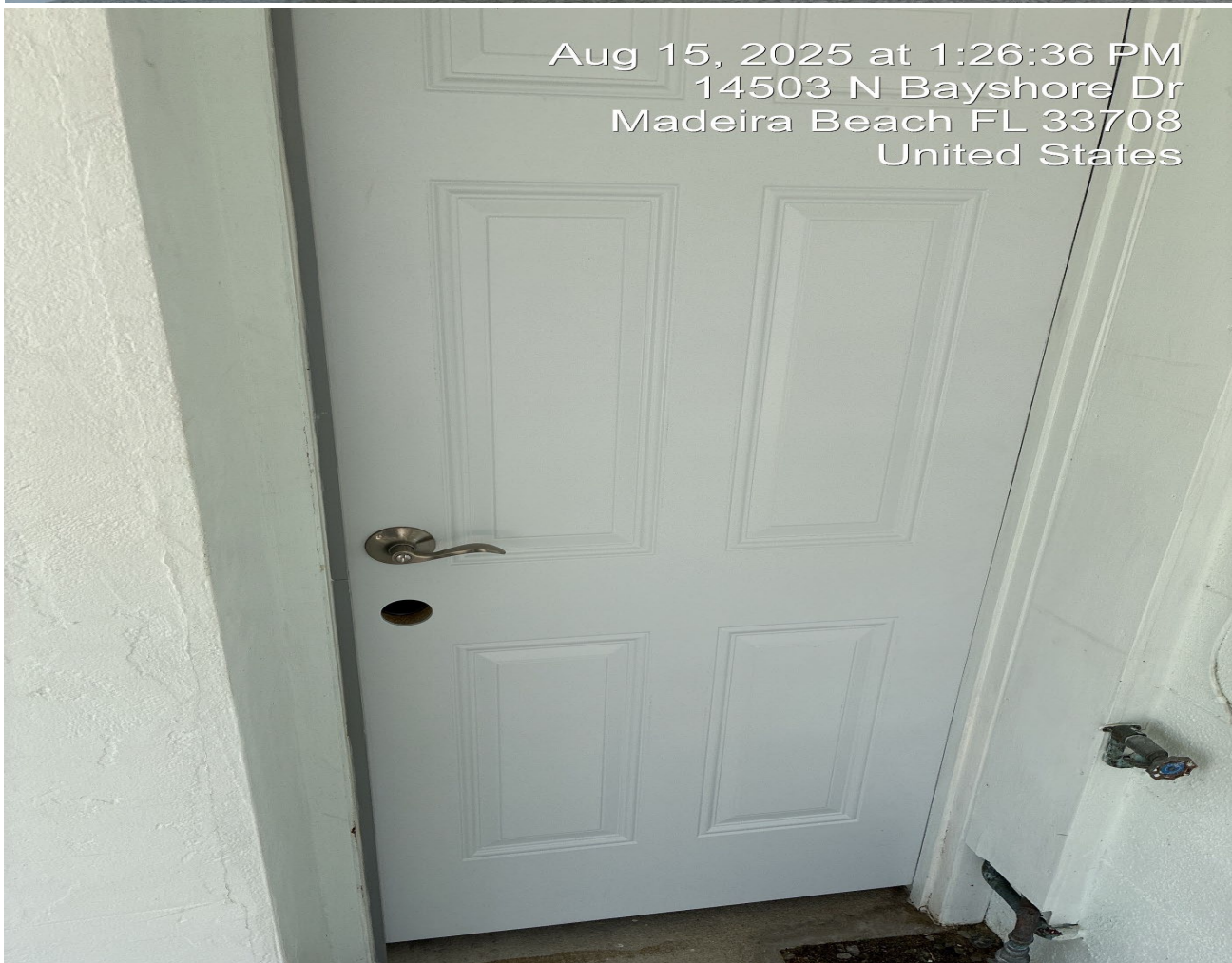
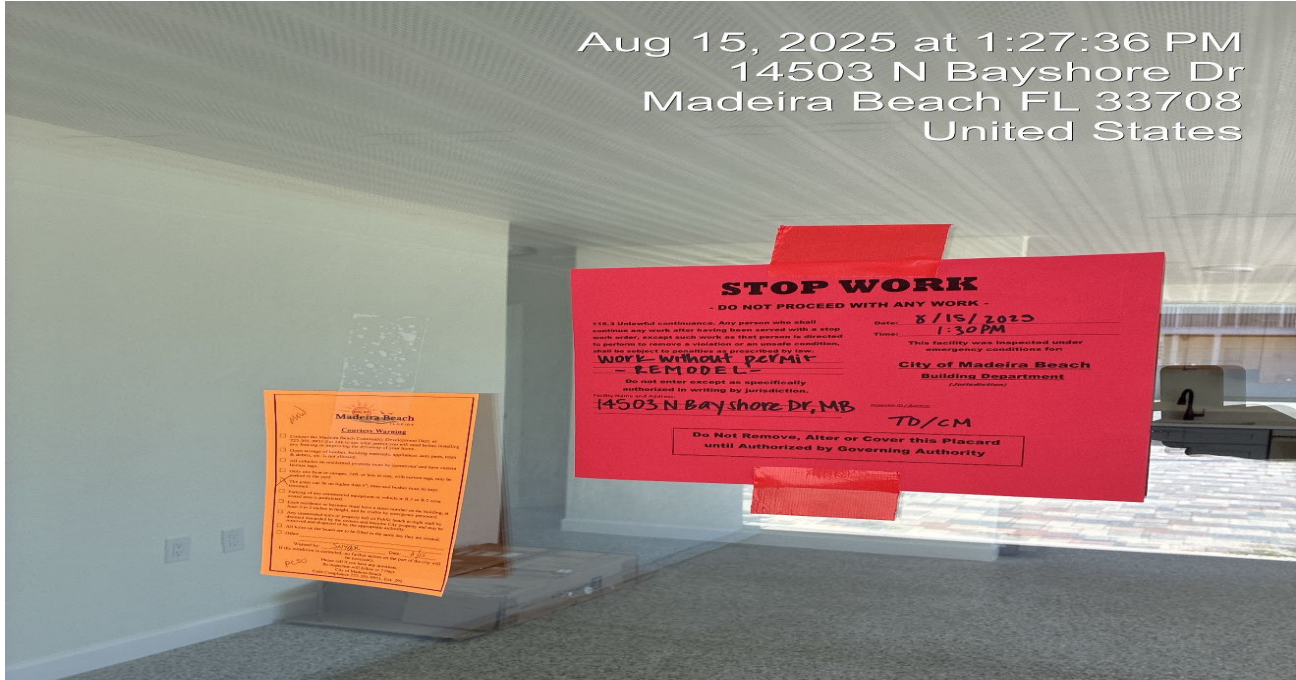


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Aug 15, 2025 at 1:27:12 PM
14503 N Bayshore Dr
Madeira Beach FL 33708
United States

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



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

SEPTEMBER 2, 2025

MADEIRA BEACH GETAWAY LLC
4650 HUNTINGTON ST NE
ST PETERSBURG, FL 33703-4201
Case Number: CE-25-127

RE Property: 14503 N BAYSHORE DR

Parcel #10-31-15-54324-000-0450

Legal Description: MADEIRA SHORES 1ST ADD LOT 45

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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Violation Detail(s):

Work without permit – hurricane remodel.

Corrective Action(s):

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

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

Follow up date:

SEPTEMBER 16, 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.

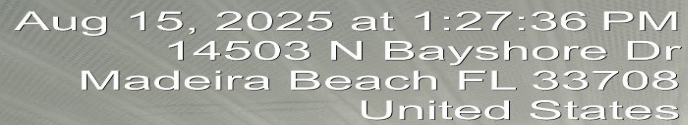


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Aug 15, 2025 at 1:27:12 PM
14503 N Bayshore Dr
Madeira Beach FL 33708
United States

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Page 4 of 4



300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



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FIRST-CLASS MAIL
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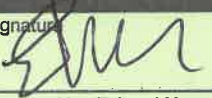
\$010.44⁹

09/02/2025 ZIP 33708
043M31233717

US POSTAGE

SEPTEMBER 2, 2025

MADEIRA BEACH GETAWAY LLC
4650 HUNTINGTON ST NE
ST PETERSBURG, FL 33703-4201
Case Number: CE-25-127

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature  ☐ Agent ☒ Addressee	
1. Article Addressed to: Madeira Beach Getaway LLC 4650 Huntington St NE ST PETERSBURG, FL, 33703 CE 25-127  9590 9402 8374 3156 7188 18		B. Received by (Printed Name) C. Date of Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 2237 2071 05		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☐ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery		ed Mail ed Mail Restricted Delivery (\$500)	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

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

10/16/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-127

MADEIRA BEACH GETAWAY LLC
4650 HUNTINGTON ST NE
ST PETERSBURG, FL 33703-4201

Respondents.

RE Property: 14503 N BAYSHORE DR

Parcel #10-31-15-54324-000-0450

Legal Description: MADEIRA SHORES 1ST ADD LOT 45

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the 27th day of October, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

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

Dated this 16th day of October, 2025.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

10/16/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.
MADEIRA BEACH GETAWAY LLC
4650 HUNTINGTON ST NE
ST PETERSBURG, FL 33703-4201

CASE NO. CE-25-127

Respondents.

RE Property: 14503 N BAYSHORE DR

Parcel # 10-31-15-54324-000-0450

Legal Description: MADEIRA SHORES 1ST ADD LOT 45

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-127

MADEIRA BEACH GETAWAY LLC
4650 HUNTINGTON ST NE
ST PETERSBURG, FL 33703-4201

Respondents.

RE Property: 14503 N BAYSHORE DR **Parcel #10-31-15-54324-000-0450**

Legal Description: MADEIRA SHORES 1ST ADD LOT 45

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14503 N BAYSHORE DR, Parcel #10-31-15-54324-000-0450 the City of Madeira Beach.

On the 16 day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Holden Pinkard

Holden Pinkard, Code Compliance Supervisor
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 16 day of Oct, 2025, by Holden Pinkard, 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



Aug 15, 2025 at 1:27:36 PM
14503 N Bayshore Dr
Madeira Beach FL 33708
United States

STOP WORK

- DO NOT PROCEED WITH ANY WORK -

115.3 Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or an unsafe condition, shall be subject to penalties as prescribed by law.

Work without permit
- REMODEL -

Do not enter except as specifically authorized in writing by jurisdiction.

Facility Name and Address:

14503 N Bayshore Dr, MB

Inspector ID / Agency:

TD/CM

Date: 8/15/2025
Time: 1:30 PM

This facility was inspected under emergency conditions for:

City of Madeira Beach
Building Department
(Jurisdiction)

Do Not Remove, Alter or Cover this Placard
until Authorized by Governing Authority

mm

City of Madeira Beach
FLORIDA

Courtesy Warning

- ☐ Contact the Madeira Beach Community Development Dept. at 727-391-9951 Ext 246 to see what permit you will need before installing any fencing or improving the driveway of your home.
- ☐ Open storage of lumber, building materials, appliances, auto parts, trash & debris, etc. is not allowed.
- ☐ All vehicles on residential property must be operational and have current license tags.
- ☐ Only one boat or camper, 24ft. or less in size, with current tags, may be parked in the yard.
- ☒ The grass can be no higher than 6", trees and bushes must be kept trimmed.
- ☐ Parking of any commercial equipment or vehicle in R-1 or R-2 zone zoned area is prohibited.
- ☐ Each residence or business must have a street number on the building, at least 3 to 5 inches in height, and be visible by emergency personnel.
- ☐ Any unattended tents or property left on Public beach at night shall be deemed discarded by the owners and become City property and may be removed and disposed of by the appropriate authority.
- ☐ All holes on the beach are to be filled in the same day they are created.
- ☐ Other _____

Warned by: SNY/CM Date: 8/15

PCW

If the condition is corrected, no further action on the part of the city will be necessary.
Please call if you have any questions.
Re-inspection will follow in 7 Days
City of Madeira Beach
Code Compliance 727-391-9951, Ext. 295

16:10:2025 13:55:51
14503 N Bayshore Dr
Madeira Beach FL 33708
United States





ELEVA

➔



Parcel Summary (as of 17-Oct-2025)

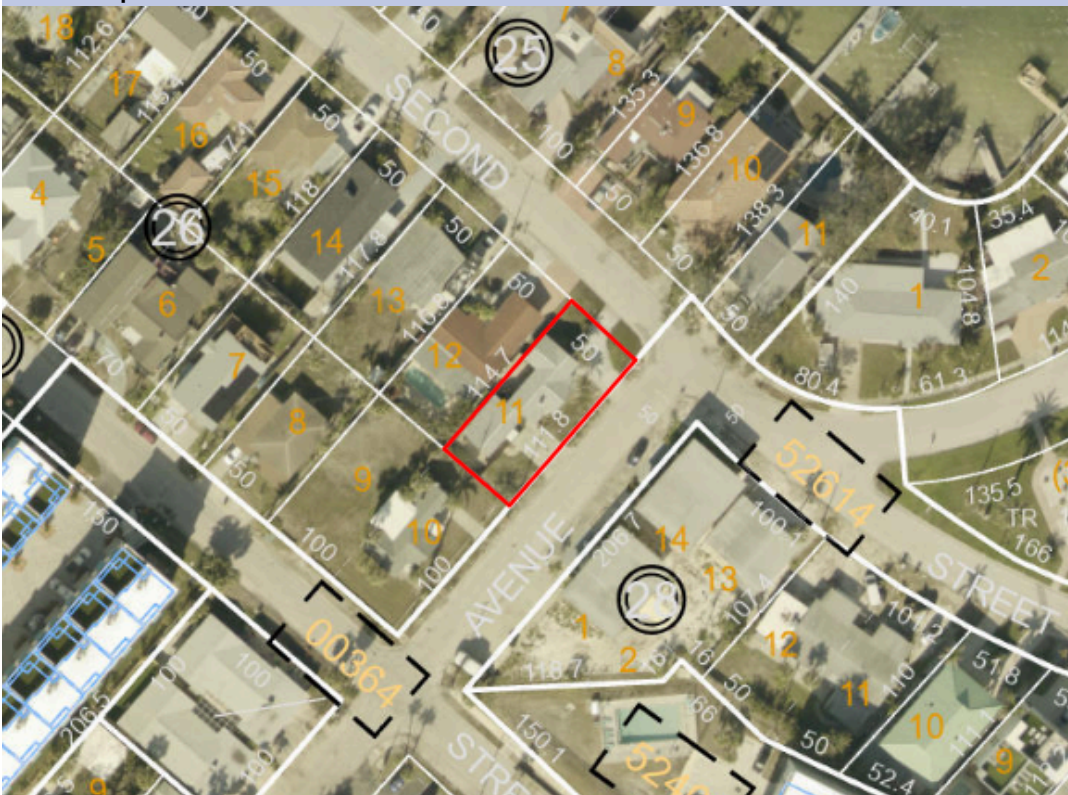
Parcel Number

09-31-15-52596-026-0110

- Owner Name
OLIVA LAND & SAND LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**154 154TH AVE
MADEIRA BEACH, FL 33708**
- Mailing Address
**3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658**
- Legal Description
LONE PALM BEACH 4TH ADD BLK 26, LOT 11
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1940

Heated SF	Gross SF	Living Units	Buildings
1,459	1,493	2	1

Parcel Map



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

Exemptions

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

Miscellaneous Parcel Info							
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Value History						
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2024	N	\$520,000	\$377,205	\$377,205	\$520,000	\$377,205
2023	N	\$480,000	\$342,914	\$342,914	\$480,000	\$342,914
2022	N	\$415,000	\$311,740	\$311,740	\$415,000	\$311,740
2021	N	\$283,400	\$283,400	\$283,400	\$283,400	\$283,400
2020	N	\$199,627	\$199,627	\$199,627	\$199,627	\$199,627

2024 Tax Information

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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	16.2172	(MB)

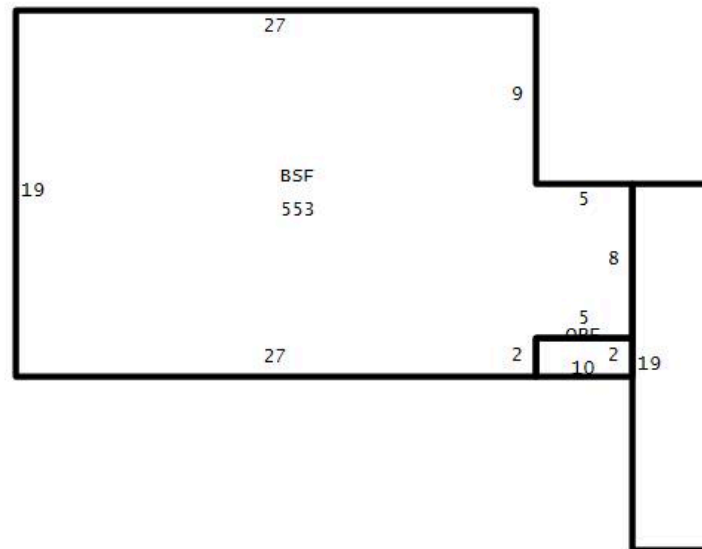
Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
21-Apr-2025	\$100	U	I	OLIVA ANGEL JR TRE	OLIVA LAND & SAND LLC	23137/2404
31-Aug-2020	\$100	U	I	OLIVA ANGEL JR	OLIVA ANGEL JR TRUSTEE	21157/1506
10-Apr-2020	\$440,000	Q	I	CONTI CHRISTOPHER D	OLIVA ANGEL JR	20960/2072
18-Feb-2010	\$71,100	U	I	BALTZELL RYAN	CONTI CHRISTOPHER D	16840/2153
01-Aug-2008	\$173,000	Q	I	BOESCHE MARY JO	CONTI, CHRISTOPHER	16336/2662

2025 Land Information

Land Area: $\cong$ 5,732 sf | $\cong$ 0.13 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	50x113	\$5,200	50.00	FF	1.1235	\$292,110

Structural Elements		Sub Area	Heated Area SF	Gross Area SF	Item 5D.
Foundation:	Continuous Footing Poured	Base (BAS):	906	906	
Floor System:	Wood	Base Semi-finished (BSF):	553	553	
Exterior Walls:	Frame Stucco	Open Porch (OPF):	0	34	
Unit Stories:	1	Total Area SF:	1,459	1,493	
Living Units:	2				
Roof Frame:	Gable Or Hip				
Roof Cover:	Shingle Composition				
Year Built:	1940				
Building Type:	Res Conversions				
Quality:	Average				
Floor Finish:	Carpet/Hardtile/Hardwood				
Interior Finish:	Drywall/Plaster				
Heating:	Central Duct				
Cooling:	Cooling (Central)				
Fixtures:	6				
Effective Age:	32				



2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$29.00	200.0	\$5,800	\$3,480	2010
PATIO/DECK	\$29.00	312.0	\$9,048	\$5,429	2010

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
M2827	HEAT/AIR	07/27/2018	\$0
R2250	ROOF	01/25/2018	\$6,490

Permit Number	Description	Issue Date	Estimated Value	Item 5D.
201500048	ROOF	01/29/2015	\$4,800	
PER-H-CB203698	HEAT/AIR	09/20/1999	\$4,940	
9800092	ROOF	03/05/1998	\$3,220	

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

AUGUST 26, 2025

OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658
Case Number: CE-25-131

RE Property: 154 154TH AVE

Parcel #09-31-15-52596-026-0110

Legal Description: LONE PALM BEACH 4TH ADD BLK 26, LOT 11

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Work without a permit – hurricane remodel

Corrective Action(s):

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:

SEPTEMBER 9, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-742-1645

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



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



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

SEPTEMBER 9, 2025

OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658
Case Number: CE-25-131

RE Property: 154 154TH AVE

Parcel #09-31-15-52596-026-0110

Legal Description: LONE PALM BEACH 4TH ADD BLK 26, LOT 11

NOTICE OF CODE VIOLATION

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Ordinance(s):

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Violation Detail(s):

Work without a permit – hurricane remodel

Corrective Action(s):

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

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

Follow up date:

SEPTEMBER 23, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-742-1645

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



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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



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\$010.44⁰

09/09/2025 ZIP 33708
043M31233717

US POSTAGE

OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658
Case Number: CE-25-131

DE D 155

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

10/16/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-131

OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658

Respondents.

RE Property: 154 154TH AVE

Parcel #09-31-15-52596-026-0110

Legal Description: LONE PALM BEACH 4TH ADD BLK 26, LOT 11

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the 27th day of October, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

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

Dated this 16th day of October, 2025.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

10/16/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.
OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658

CASE NO. CE-25-131

Respondents.

RE Property: 154 154TH AVE

Parcel # 09-31-15-52596-026-0110

Legal Description: LONE PALM BEACH 4TH ADD BLK 26, LOT 11

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-131

OLIVA LAND & SAND LLC
3104 N ARMENIA AVE STE 1
TAMPA, FL 33607-1658

Respondents.

RE Property: 154 154TH AVE **Parcel #09-31-15-52596-026-0110**

Legal Description: LONE PALM BEACH 4TH ADD BLK 26, LOT 11

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 154 154TH AVE, Parcel #09-31-15-52596-026-0110 the City of Madeira Beach.

On the 16 day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Holden Pinkard

Holden Pinkard, Code Compliance Supervisor
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 16 day of Oct, 2025, by Holden Pinkard, 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



Sep 30, 2025 at 11:06:14 AM
154 154th Ave
Madeira Beach FL 33708
United States



16:10:2025 14:00:40
154 154th Ave
Madeira Beach FL 33708
United States







Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5E.

Parcel Summary (as of 13-Oct-2025)

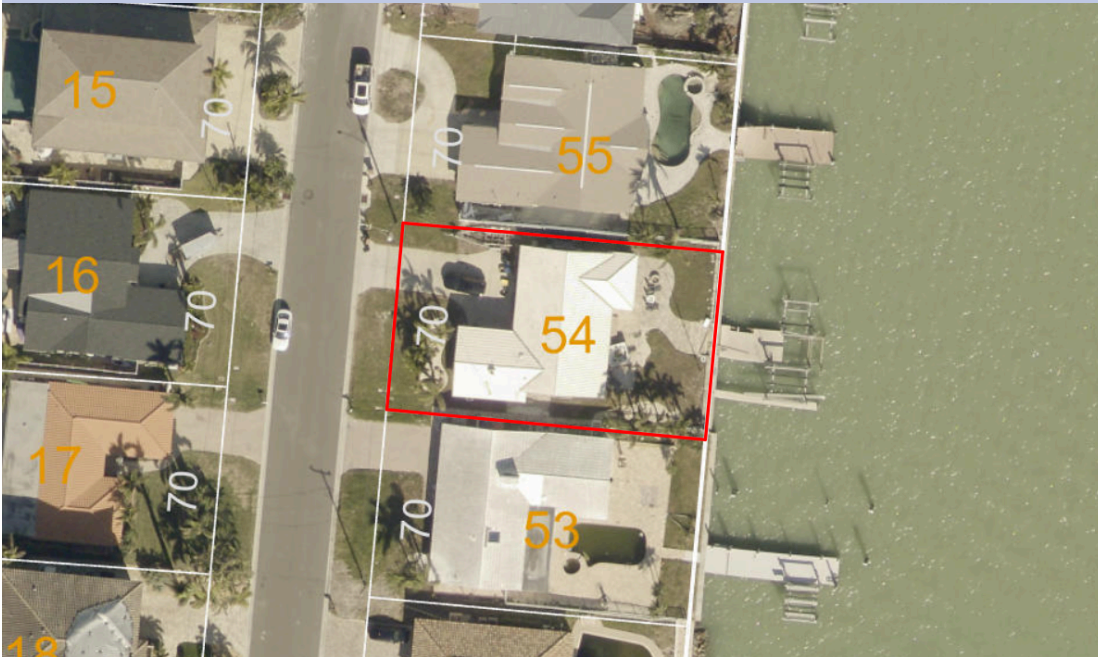
Parcel Number

10-31-15-19998-000-0540

- Owner Name
FRERICHS, KIM TRE
FRERICHS, STACEY TREFRERICHS FAMILY REV TRUST
- Property Use
0110 Single Family Home
- Site Address
533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708
- Mailing Address
533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368
- Legal Description
CRYSTAL ISLAND 2ND ADD LOT 54
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1966

Living SF	Gross SF	Living Units	Buildings
1,760	2,221	1	1

Parcel Map

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

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22359/2452	\$982,900	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	57/64

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$851,482	\$851,482	\$851,482	\$851,482	\$851,482

Value History

128

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5E.
2024	N	\$1,246,455	\$1,246,455	\$1,246,455	\$1,246,455	\$1,246,455	
2023	Y	\$1,105,955	\$381,961	\$331,961	\$356,961	\$331,961	
2022	Y	\$1,011,856	\$370,836	\$320,836	\$345,836	\$320,836	
2021	Y	\$713,668	\$360,035	\$310,035	\$335,035	\$310,035	
2020	Y	\$685,547	\$355,064	\$305,064	\$330,064	\$305,064	

2024 Tax Information

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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	16.2172	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
22-Feb-2023	\$1,325,000	Q	I	DEPREZ STEVEN G	FRERICHS KIM TRUSTEE	22359/2452
21-May-2021	\$100	U	I	DEPREZ STEVEN G	DEPREZ STEVEN G TRUSTEE	21551/2258
05-Aug-1999	\$262,000	Q	I	PERRY MATTHEW H	DEPREZ, STEVEN G	10615/0776
05-Feb-1992	\$0	U	I	MINER HERBERT S	PERRY, MATTHEW H.	07805/0759
22-Jan-1992	\$150,000	U	I	MINER HERBERT S TR	PERRY, MATTHEW H.	07791/1434

2025 Land Information

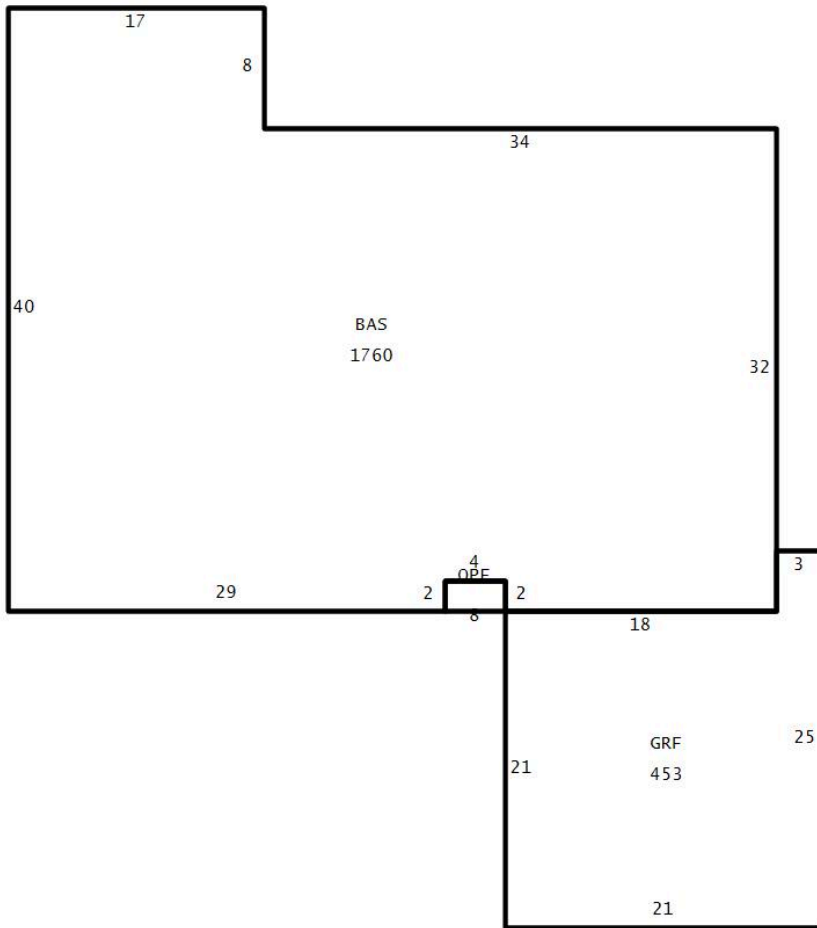
Land Area: $\cong$ 8,398 sf | $\cong$ 0.19 acres

Frontage and/or View: Intracoastal

Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x120	\$11,500	70.00	FF	1.2305	\$990,552

2025 Building 1 Structural Elements and Sub Area Information			
Structural Elements		Sub Area	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,760
Floor System:	Slab On Grade	Garage (GRF):	0
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch (OPF):	0
Unit Stories:	1	Total Area SF:	1,760
Living Units:	1		2,221
Roof Frame:	Gable Or Hip		
Roof Cover:	Concrete Tile/Metal		
Year Built:	1966		
Building Type:	Single Family		
Quality:	Average		
Floor Finish:	Carpet/ Vinyl/Asphalt		
Interior Finish:	Drywall/Plaster		
Heating:	Central Duct		
Cooling:	Cooling (Central)		
Fixtures:	8		
Effective Age:	38		



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$16,000.00	1	\$16,000	\$6,400	1999
BT LFT/DAV	\$12,000.00	1	\$12,000	\$6,240	2007
DOCK	\$58.00	580.0	\$33,640	\$17,493	2007
PATIO/DECK	\$24.00	450.0	\$10,800	\$8,316	2017
PATIO/DECK	\$14.00	320.0	\$4,480	\$2,330	2007
SPA/JAC/HT	0.00	1	\$0	\$0	2007

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
BR20220040	ADDITION/REMODEL/RENOVATION	01/14/2022	\$11,105
2227	ADDITION/REMODEL/RENOVATION	01/10/2018	\$11,255
201400671	WINDOWS/DOORS	09/19/2014	\$7,649
P3819707	DOCK	04/16/2007	\$0
PER-H-CB277532	ADDITION/REMODEL/RENOVATION	06/23/2003	\$32,487
PER-H-CB222608	ROOF	09/14/2000	\$6,000

P2774899	DOCK	12/08/1999	\$0
PER-H-CB204777	DOCK	10/12/1999	\$15,000
9800472	DOCK	08/06/1998	\$940
P2612898	DOCK	08/05/1998	\$0

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

July 11, 2025

FRERICHS, KIM
FRERICHS, STACEY
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2368
Case Number: CE-25-106

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

Violation Detail(s):

HVAC changeout without a permit.

Corrective Action(s):

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

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

Follow up date:

JULY 25, 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.



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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.

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

AUGUST 5, 2025

FRERICHS, KIM
FRERICHS, STACEY
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2368
Case Number: CE-25-106

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

NOTICE OF CODE VIOLATION

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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):

HVAC changeout without a permit.

Corrective Action(s):

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

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

Follow up date:

AUGUST 19, 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.



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Madeira Beach, Florida 33708

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08/05/2025 ZIP 33708
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US POSTAGE

AUGUST 5, 2025

FRERICHS, KIM
FRERICHS, STACEY
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE

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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-106

FRERICHS, KIM TRE
FRERICHS, STACEY TRE
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

Respondents.

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **27th** day of **OCTOBER, 2025** 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.

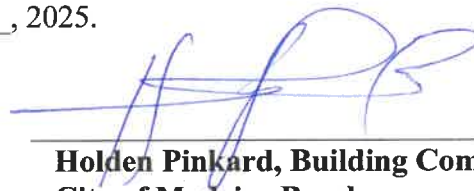
If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 742-1645.

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 16th day of OCTOBER, 2025.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-106

FRERICHS, KIM TRE
FRERICHS, STACEY TRE
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

Respondents.

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

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

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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.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-106

FRERICHS, KIM TRE
FRERICHS, STACEY TRE
FRERICHS FAMILY REV TRUST
533 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

Respondents.

RE Property: 533 JOHNS PASS AVE

Parcel #10-31-15-19998-000-0540

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 54

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building 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 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 533 Johns Pass Ave, Parcel #10-31-15-19998-000-0540 the City of Madeira Beach.

On the 16 day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

**Holden Pinkard, Building Compliance Supervisor
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 16th day of Oct, 2025, by Holden Pinkard, who is personally known to me or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name.

Samantha Arison





Oct 16, 2025 at 1:38:49 PM
533 Johns Pass Ave
Madeira Beach FL 33708
United States





CITY OF
MADERA BE
ELEVATE
➔



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5F.

Parcel Summary (as of 13-Oct-2025)

Parcel Number

10-31-15-34470-024-0070

- Owner Name
KAPAKORP LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**30 LYNN WAY
MADEIRA BEACH, FL 33708**
- Mailing Address
**1517 FLANGE DR
DAVENPORT, FL 33896**
- Legal Description
GULF SHORES 6TH ADD REPLAT BLK X, LOT 7
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1947

Heated SF	Gross SF	Living Units	Buildings
1,008	1,152	2	1

Parcel Map

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

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23017/2279	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	22/120

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$440,000	\$359,902	\$359,902	\$440,000	\$359,902
2023	N	\$380,000	\$327,184	\$327,184	\$380,000	\$327,184
2022	N	\$355,000	\$297,440	\$297,440	\$355,000	\$297,440
2021	N	\$270,400	\$270,400	\$270,400	\$270,400	\$270,400
2020	N	\$242,106	\$145,494	\$145,494	\$242,106	\$145,494

2024 Tax Information



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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Dec-2024	\$335,000	Q	I	GENZLINGER DUSTIN CRAIG	KAPAKORP LLC	23017 148

2025 Land Information

Land Area: $\cong$ 5,123 sf | $\cong$ 0.11 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	63x80	\$5,200	63.00	FF	.9373	\$307,059

2025 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: 2

Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Year Built: 1947

Building Type: Duplex - 4-Plex

Quality: Average

Floor Finish: Carpet/Hardtile/Hardwood

Interior Finish: Drywall/Plaster

Heating: Reverse Cyc/Wall Unit

Cooling: None

Fixtures: 6

Effective Age: 32

Sub Area

Heated Area SF

Gross Area SF

Base (BAS): 1,0081,008

Open Porch (OPF): 0144

Total Area SF: 1,0081,152

2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
E2142		12/05/2017	\$2,100
111	ROOF	12/11/2015	\$0
97163	ROOF	05/14/1997	\$2,430

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

July 7, 2025

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL, 33896
Case Number: CE-25-105

RE Property: 30 LYNN WAY, MADEIRA BEACH **Parcel #**10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Work without a permit.

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 21, 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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

July 22, 2025

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL, 33896
Case Number: CE-25-105

RE Property: 30 LYNN WAY, MADEIRA BEACH **Parcel #**10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

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Follow up date:

AUGUST 5, 2025

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

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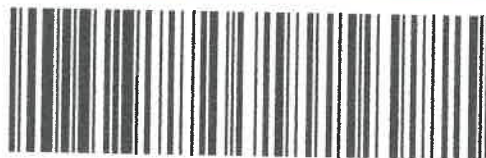


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300 Municipal Drive
Madeira Beach, Florida 33708

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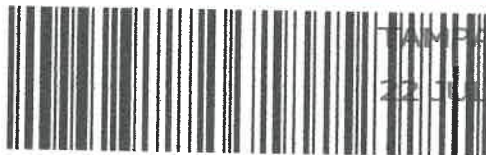
US POSTAGE

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL, 33896
Case Number: CE-25-105



300 Municipal Drive
Madeira Beach, Florida 33708

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US POSTAGE

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL, 33896
Case Number: CE-25-105

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RETURN TO SENDER
NO MAIL RECEPTACLE
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BC: 33708191600 *2701-02023-22-99



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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-105

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL 33896

Respondents.

RE Property: 30 Lynn Way

Parcel #10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **27th** day of **OCTOBER, 2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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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 16 day of October, 2025.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

OCTOBER 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-105

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL 33896

Respondents.

RE Property: 30 LYNN WAY

Parcel #10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

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Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

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KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL 33896

Respondents.

RE Property: 30 LYNN WAY

Parcel #10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

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That pursuant to Florida Statute 162.12,

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 30 Lynn Way, Parcel #10-31-15-34470-024-0070 the City of Madeira Beach.

On the 16 day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
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 16th day of Oct, 2025, by Holden Pinkard 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



164



ELEVA

➔



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5G.

Parcel Summary (as of 13-Oct-2025)

Parcel Number

10-31-15-34470-024-0070

- Owner Name
KAPAKORP LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**30 LYNN WAY
MADEIRA BEACH, FL 33708**
- Mailing Address
**1517 FLANGE DR
DAVENPORT, FL 33896**
- Legal Description
GULF SHORES 6TH ADD REPLAT BLK X, LOT 7
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1947

Heated SF	Gross SF	Living Units	Buildings
1,008	1,152	2	1

Parcel Map

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

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23017/2279	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	22/120

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$440,000	\$359,902	\$359,902	\$440,000	\$359,902
2023	N	\$380,000	\$327,184	\$327,184	\$380,000	\$327,184
2022	N	\$355,000	\$297,440	\$297,440	\$355,000	\$297,440
2021	N	\$270,400	\$270,400	\$270,400	\$270,400	\$270,400
2020	N	\$242,106	\$145,494	\$145,494	\$242,106	\$145,494

2024 Tax Information



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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Dec-2024	\$335,000	Q	I	GENZLINGER DUSTIN CRAIG	KAPAKORP LLC	23017 166

2025 Land Information

Land Area: $\cong$ 5,123 sf | $\cong$ 0.11 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	63x80	\$5,200	63.00	FF	.9373	\$307,059

2025 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: 2

Roof Frame: Gable Or Hip

Roof Cover: Shingle Composition

Year Built: 1947

Building Type: Duplex - 4-Plex

Quality: Average

Floor Finish: Carpet/Hardtile/Hardwood

Interior Finish: Drywall/Plaster

Heating: Reverse Cyc/Wall Unit

Cooling: None

Fixtures: 6

Effective Age: 32

Sub Area

Heated Area SF

Gross Area SF

Base (BAS): 1,0081,008

Open Porch (OPF): 0144

Total Area SF: 1,0081,152

2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
E2142		12/05/2017	\$2,100
111	ROOF	12/11/2015	\$0
97163	ROOF	05/14/1997	\$2,430

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

July 7, 2025

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL, 33896
Case Number: CE-25-105

RE Property: 30 LYNN WAY, MADEIRA BEACH **Parcel #**10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Work without a permit.

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 21, 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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

July 22, 2025

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL, 33896
Case Number: CE-25-105

RE Property: 30 LYNN WAY, MADEIRA BEACH **Parcel #**10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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Violation Detail(s):

Work without a permit.

Corrective Action(s):

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

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

Follow up date:

AUGUST 5, 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.

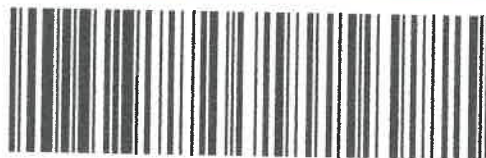


Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



300 Municipal Drive
Madeira Beach, Florida 33708

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\$010.44⁹

07/21/2025 ZIP 33708
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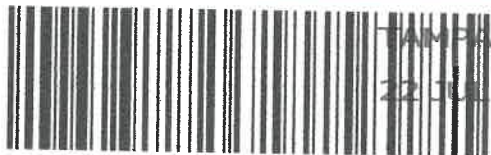
US POSTAGE

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL, 33896
Case Number: CE-25-105



300 Municipal Drive
Madeira Beach, Florida 33708

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US POSTAGE

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL, 33896
Case Number: CE-25-105

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RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

BC: 33708191600 *2701-02023-22-99



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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-105

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL 33896

Respondents.

RE Property: 30 Lynn Way

Parcel #10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **27th** day of **OCTOBER, 2025** 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) 742-1645.

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 16 day of October, 2025.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

OCTOBER 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-105

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL 33896

Respondents.

RE Property: 30 LYNN WAY

Parcel #10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing 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.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 25-105

KAPAKORP LLC
1517 FLANGE DR
DAVENPORT, FL 33896

Respondents.

RE Property: 30 LYNN WAY

Parcel #10-31-15-34470-024-0070

Legal Description: GULF SHORES 6TH ADD REPLAT BLK X, LOT 7

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 30 Lynn Way, Parcel #10-31-15-34470-024-0070 the City of Madeira Beach.

On the 16 day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
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 16th day of Oct, 2025, by Holden Pinkard 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*



182



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

October 16, 2025

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

Petitioner,

vs.

CASE NO. 2022. 3444

IVANCHUK, NAZARY
431 VIRGINIA AVE
Madeira Beach, FL 33708

Respondents.

RE Property: 431 Virginia Ave

Parcel #10-31-15-34380-016-0040

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 4

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **27th** day of **__ October __, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change

the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code

until a permit has been issued by the building official. When the cost of repair or modification does

not exceed \$500.00, does not result in a structural change, and does not require an inspection, a

permit need not be issued by the building official. No permit is required for uncovering flat slabs of

no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

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

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

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

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

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

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

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

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

Dated this 16 day of October, 2025.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025

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

Petitioner,

vs.

CASE NO. 2022. 3444

IVANCHUK, NAZARY
431 VIRGINIA AVE
Madeira Beach, FL 33708

Respondents.

RE Property: 431 Virginia Ave **Parcel #**10-31-15-34380-016-0040

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 4

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 16th Day of October, 2025 I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16th Day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16th Day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 431 Virginia Ave, Parcel #10-31-15-34380-016-0040 the City of Madeira Beach.

On the 16th Day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Holden Pinkard

Holden Pinkard, Building Compliance Supervisor
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 16th day of Oct, 2025, by Holden Pinkard, who is personally known to me or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison



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

October 8, 2025

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

Petitioner,

vs.

CASE NO. 2022.3444

IVANCHUK, NAZARY,
431 Virginia Ave.
Madeira Beach, FL 33708,
Respondent.

AFFIDAVIT OF COMPLIANCE

I, Holden Pinkard, *Building Compliance Supervisor*, have personally examined the property described in

Madeira Beach Notice of Violation: 03-27-2022
Madeira Beach Special Magistrate Order: 08-31-2022

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 11-04-2024


Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 8th day of October, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



16:10:2025 13:34:43
421 Virginia Ave
Madeira Beach FL 33708
United States





CITY OF
MADERA BE
ELEVATE
➔

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

October 16, 2025

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

Petitioner,

vs.

CASE NO. CE-24-233

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708-2384

Respondents.

RE Property: 703 SUNSET CV

Parcel #10-31-15-04446-002-0030

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **27th** day of **__ October __, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

permit need not be issued by the building official. No permit is required for uncovering flat slabs of

no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

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

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

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

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

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

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

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

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

Dated this 16 day of October, 2025.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025

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

Petitioner,

vs.

CASE NO. CE-24-233

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708-2384

Respondents.

RE Property: 703 SUNSET CV **Parcel #**10-31-15-04446-002-0030

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building 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 16th Day of October, 2025 I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16th Day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16th Day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 703 Sunset Cv, Parcel #10-31-15-04446-002-0030 the City of Madeira Beach.

On the 16th Day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

STATE OF FLORIDA

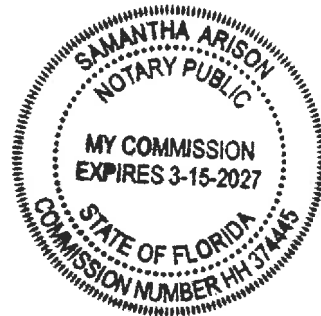
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 16th day of Oct, 2025, by Holden Pinkard, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison



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

October 16, 2025

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

Petitioner,

vs.

CASE NO. CE-24-233

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN
703 SUNSET COVE
MADEIRA BEACH, FL 33708-2384

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Holden Pinkard, *Building Compliance Supervisor*, have personally examined the property described in

Madeira Beach Notice of Violation: 11-12-2024

Madeira Beach Special Magistrate Order: 07-07-2025

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 10-02-2025

Holden Pinkard

Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 16th day of October, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Samantha Arison

Notary



16:10:2025 13:48:41
703 Sunset Cove
Madeira Beach FL 33708
United States





CITY OF
MADERA BE
ELEVATE
→

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

October 16, 2025

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

Petitioner,

vs.

CASE NO. CE-25-87

DYER, RYAN
MALLARD, HEATHER
160 140TH AVE E
MADEIRA BEACH FL 33708-2205

Respondents.

RE Property: 160 140th Ave. E

Parcel #10-31-15-34344-010-0130

Legal Description: GULF SHORES 2ND ADD BLK J, LOT 13

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **27th** day of **__ October __, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

permit need not be issued by the building official. No permit is required for uncovering flat slabs of

no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

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

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

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

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

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

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

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

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

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

Dated this 16 day of October, 2025.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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

October 16, 2025

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

Petitioner,

vs.

CASE NO. CE-25-87

DYER, RYAN
MALLARD, HEATHER
160 140TH AVE E
MADEIRA BEACH FL 33708-2205

Respondents.

RE Property: 160 140th Ave. E **Parcel #**10-31-15-34344-010-0130

Legal Description: GULF SHORES 2ND ADD BLK J, LOT 13

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building 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 16th Day of October, 2025 I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 16th Day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16th Day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 160 140th Ave. E, Parcel #10-31-15-34344-010-0130 the City of Madeira Beach.

On the 16th Day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

STATE OF FLORIDA

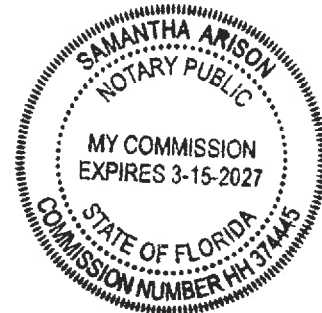
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or online notarization, this 16th day of Oct, 2025, by Holden Pinkard, who is personally known to me, or produced as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name. Samantha Arison



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

October 16, 2025

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

Petitioner,

vs.

CASE NO. CE-25-87

DYER, RYAN
MALLARD, HEATHER
160 140TH AVE E
MADEIRA BEACH FL 33708-2205

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Holden Pinkard, *Building Compliance Supervisor*, have personally examined the property described in

Madeira Beach Notice of Violation: 06-16-2025

Madeira Beach Special Magistrate Order: 11-06-2025

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 08-13-2025

Holden Pinkard

Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 16th day of October, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.

Samantha Arison

Notary



16:10:2025 13:32:32
14000 Vivian Ave
Madeira Beach FL 33708
United States





CITY OF
MADERA BE
ELEVATE
➔

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

October 16, 2025

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

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondents.

RE Property: 14060 Miramar Ave **Parcel #**10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **27th** day of **OCTOBER, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 16 day of OCTOBER, 2025.

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

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

October 16, 2025

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

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondents.

RE Property: 14060 Miramar Ave

Parcel #10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

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

On the 16 day of October, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 16 day of October, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14060 Miramar Ave, Parcel # 10-31-15-34362-011-0150 the City of Madeira Beach.

On the 16 day of October, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

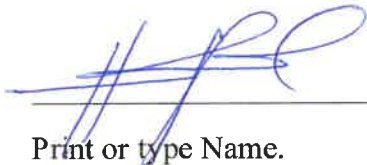


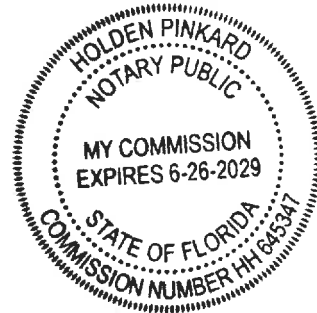
**Connor Mecko, Code Compliance Specialist
City of Madeira Beach**

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 16TH day of OCTOBER, 2025, by Connor Mecko who is personally known to me, or produced _____ as identification. My Commission Expires: _____

Notary Public- State of Florida

 HOLDEN PINKARD
Print or type Name.



212



CITY OF
MADERA BE
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