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

Monday, October 26, 2026 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.

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1. **CALL TO ORDER**

2. **PUBLIC COMMENT**

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

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

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

3. **SPECIAL MAGISTRATE STATEMENT**

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

5. **NEW BUSINESS**

   A. VAR 2026-03 - 15227 GULF BLVD

   B. CE-26-98 - 346 BOCA CIEGA DR

   C. CE-26-127 - 13355 2ND ST E

   D. CE-25-154 - 480 129TH AVE E

   E. CE-25-143 - 139 131ST AVE E

F. CE-26-54 - 240 MEDALLION BLVD UNIT F

6. OLD BUSINESS

A. CE-25-162 - 15403 GULF BLVD - Affidavit of Compliance

B. CE-25-7 - 496 S BAYSHORE DR - Affidavit of Compliance

C. CE-26-44 - 13406 BOCA CIEGA AVE - Affidavit of Compliance

D. CE-26-77 - 12930 VILLAGE BLVD - Affidavit of Noncompliance

7. ADJOURNMENT

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

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

SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2026-03

Staff Report and Recommendation
Special Magistrate Meeting – October 26, 2026

Application:	VAR-2026-03.
Applicant:	St Pete Beach Investments
Property Owner(s):	St Pete Beach Investments LLC
Property Address:	15227 Gulf Boulevard, Madeira Beach FL 33708
Parcel ID:	09-31-15-00000-240-0900
Legal Description:	PART OF GOVT LOT 1 LYING WITHIN N ½ OF SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4 FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R.
Zoning/Future Land Use:	C-3, Retail Commercial/Planned Redevelopment Mixed-Use

VARIANCE REQUESTS:

Variance 1: Request a variance to Sec. 110-326 (c) to reduce additional landscaped setback required when adjacent to residential use from 5 feet to 0 feet along the entire length of the southern property line.

Specific Code Provisions: Sec. 110-326. - Special requirements.
(c) When a proposed nonresidential use in the C-3, retail commercial district abuts a residential use an additional five-foot setback is required along the length of the entire shared lot line. This additional setback will be utilized to provide additional landscaped screening.

Variance 2: Request a variance to Sec. 106-35 (1) to reduce the required 5' deep buffer for a length of 11 feet immediately adjacent to the loading zone on the east side of the property.

Specific Code Provision: Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.
(1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable.

Variance 3: Request a variance to Sec. 110-998 (5) to reduce the loading zone width from 12-

foot required to 11-feet.

Specific Code Provision: Sec. 110-998. - Off-street loading space standards.
(5) Each required off-street loading space shall have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above finished grade of the space. The length shall be a minimum 30 feet for delivery vehicles and 60 feet for semi-trailers.

The variances requested by the applicant have been submitted under two separate applications but are being addressed under a single magistrate submittal. attached).

I. Background

The variances being requested are in response to comments made by city staff during review of the Major Site Plan (SP 2026-01) submittal for this project site. The designer was unable to meet the requirements outlined in the comments and as such has moved forward with these requests. The proposed project is a mixed-use 11-unit condo-hotel with a café on the ground floor. The café would be dry floodproofed to meet floodplain requirements. The property is adjacent to a mixed-use commercial building with two residential apartments on the second floor, a commercial shopping plaza, and a shopping center with a grocery store.

II. Sec. 2-507. – Variance Criteria and Analysis

Variance 1
Variance request to Sec. 110-326. - Special requirements (c) to reduce additional landscaped setback required when adjacent to a residential use from 5 feet to 0 feet along the entire length of the southern property line.

(1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:

a. Substandard or irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;

b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;

c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

d. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

e. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

Findings: This is a conforming lot in width, depth and area for the zoning district, there is no significant vegetation or natural features, this is not a residential neighborhood, and this is not a public facility and therefore criterion in Sec. 2-507 (b) 1. a, b, c, and d, are not applicable to this project.

e. Architectural and/or engineering considerations.

The previous structure on the property was built in 1969 and was demolished because of the flood damage sustained during the 2024 storms. Due to its age, the building was not floodplain compliant, did not meet the design guidelines for the Madeira Beach Town Center Special Area Plan (MBTC SAP), and was not mixed-use. Additionally, the previous structure did not meet the side yard setbacks required in the C-3, Retail Commercial Zoning District.

This variance request for the proposed structure reinforces the design guidelines in the MBTC SAP because the structure is mixed-use, over one story, and the parking is located on the side of the property. The proposed structure would meet all current floodplain requirements by dry floodproofing the commercial space at grade and constructing the temporary lodging units above design flood elevation.

(2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

Findings: Properties that are zoned C-3, Retail Commercial located in the Commercial Core Character District of the MBTC SAP have design guidelines which would not be applicable to a property outside of the Commercial Core Character District. These design guidelines encourage first-story commercial activity, a minimum of two stories, and parking needs to be on the side or rear of the structure. The Madeira Beach Land Development Regulations (LDRs)contradicts these design guidelines by requiring an additional landscaped screening setback if a nonresidential property is adjacent to a property with a residential use. This contradiction between the MBTC SAP and the LDRs is not the fault of the applicant and would not be considered a self-created hardship by the applicant.

(3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.

Findings: Any property within the Commercial Core Character District would be encouraged to meet design guidelines that support mixed-use development. The contradiction between these design guidelines in the Madeira Beach Town Center Special Area Plan and the Land Development Regulations requiring additional five feet setback of landscaped screening required between nonresidential uses and residential uses could lead to similar difficulties for neighboring properties in the Commercial Core Character District. If the applicant were not adjacent to a mixed-use commercial building with a residential use, this variance would not be required. Granting this variance will not confer on the applicant any special privilege compared to other

properties in the Commercial Core Character District.

(4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code or section 14-205 of the Code of Ordinances and would work unnecessary and undue hardship on the applicant.

Findings: If the property was not located next to a mixed-use commercial building with a residential use, this variance would not be required. The contradiction between the Design Guidelines in the Madeira Beach Town Center Special Area Plan and Land Development Regulations creates an unnecessary hardship by making it more difficult to build a mixed-use development next to a residential use even though mixed-use is encouraged for properties in the Commercial Core Character District.

(5) The variance granted is the minimum variance that will make possible reasonable use of the land.

Findings: This variance request is the minimum necessary to allow the parking lot to be located on the side of the building, supporting a mixed-use development that meets the design guidelines for the Madeira Beach Town Center Special Area Plan.

(6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations or the Code of Ordinances (when it relates to section 14-205), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Findings: The proposed redevelopment would meet all the other land development regulation requirements not being requested by these variances and would be more conforming than the previous structure. The proposed structure will maintain more than 10 feet of setback on the side of the property adjacent to the residential use. The parking lot will maintain a 5-foot landscape buffer between the parking spaces and the adjacent property with residential use. The proposed variance would not be injurious to the area involved or otherwise detrimental to public welfare.

Variance 1 Recommendation: City staff recommend approval to reduce the additional 5 feet of landscaped screening to 0 feet.

Variance 2
Variance request to Sec. 106-35. Perimeter landscaping for residential multifamily or commercial. (1) to reduce the required 5’ deep buffer for a length of 11 feet immediately adjacent to the loading zone on the east side of the property.

(1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:

a. Substandard or irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;

b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;

c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

d.Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

Findings: This is a conforming lot in width, depth and area for the zoning district, there is no significant vegetation or natural features, this is not a residential neighborhood and this is not a public facility and therefore criterion in Sec. 2-507 (b) 1. a, b, c, and d, are not applicable to this project.

e. Architectural and/or engineering considerations

The previous structure on the property was built in 1969 and was demolished because of the flood damage sustained during the 2024 storms. Due to its age, the building was not floodplain compliant, did not meet the design guidelines for the Madeira Beach Town Center Special Area Plan (MBTC SAP), and was not mixed-use. Additionally, the previous structure did not meet the side yard setbacks required in the C-3, Retail Commercial Zoning District.

This variance request is unrelated to the architectural and/or engineering considerations of the structure.

(2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

Findings: The requested landscape buffer reduction for the loading zone does not have special conditions and circumstances to support a variance. This is a self-created hardship.

(3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.

Findings: This requested variance does not meet these criteria and would confer a special privilege on the applicant.

(4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code or section 14-205 of the Code of Ordinances and would work unnecessary

and undue hardship on the applicant.

Findings: The requested variance would not be considered unnecessary and undue hardship on the applicant, as these regulations apply to all properties in the zoning district.

(5) The variance granted is the minimum variance that will make possible reasonable use of the land.

Findings: This variance request is not required to make possible reasonable use of the land.

Sec. 2-507 criteria (b)(6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations or the Code of Ordinances (when it relates to section 14-205), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Findings: The requested variance would not be injurious to the area involved or otherwise detrimental to public welfare. But the requested variance would not be harmonious with the general intent of the land development regulations.

Variance 2 Recommendation: Based on the findings referenced above, staff concludes that the requested variance does not satisfy the variance criteria in Sec. 2-507 and recommends denial.

Variance 3

Variance request to Sec. 110-998. - Off-street loading space standards. (5) to reduce the loading zone width from 12-foot required to 11-feet.

(1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:

a. Substandard or irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;

b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;

c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

d. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

Findings: This is a conforming lot in width, depth and lot area for the zoning district, there is no significant vegetation or natural features, this is not a residential neighborhood, and this is not a

public facility and therefore criterion in *Sec. 2-507 (b) 1. a, b, c, and d*, are not applicable to this project.

e. Architectural and/or engineering considerations.

The previous structure on the property was built in 1969 and was demolished because of the flood damage sustained during the 2024 storms. Due to its age, the building was not floodplain compliant, did not meet the design guidelines for the Madeira Beach Town Center Special Area Plan (MBTC SAP), and was not mixed-use. Additionally, the previous structure did not meet the side yard setbacks required in the C-3, Retail Commercial Zoning District.

This variance being requested is for the width of the loading zone which is unrelated to the architectural and/or engineering considerations of the structure.

(2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

Findings: There are no special conditions and circumstances to support a reduction in the minimum loading width requirement and by design, this is a self-created hardship.

(3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.

Findings: This requested variance would not meet these criteria and would confer a special privilege on the applicant.

(4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code or section 14-205 of the Code of Ordinances and would work unnecessary and undue hardship on the applicant.

Findings: The requested variance would not be considered an unnecessary and undue hardship on the applicant, as these regulations apply to all properties in the zoning district.

(5) The variance granted is the minimum variance that will make possible reasonable use of the land.

Findings: This variance request is not required to make possible reasonable use of the land.

(6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations or the Code of Ordinances (when it relates to section 14-205), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Findings: The requested variance would not be injurious to the area involved or otherwise detrimental to public welfare. But the requested variance would not be in harmony with the

general intent of the land development regulations.

Variance 3 Recommendation: Based on the findings referenced above, staff concludes that the requested variance does not satisfy the variance criteria in Sec. 2-507 and recommends denial.

Submitted by: Andrew Morris, Long Range Planner, Madeira Beach Community Development Department

Attachments: 1) Application, Revised Application and Support Materials
2) Public Notice Mailing and Posting

Madeira Beach
Variance Application

Online Request #: 3535145

Project #: 2026-3-VAR

Submitted by:
DAVE WONSICK
dwonsick12@gmail.com

Location: **15227 gulf blvd**

City: **Madeira Beach** State: **FL** Zip: **33708**

Contact Information

Applicant's Contact Information

Title: First Name: **DAVE** Last Name: **WONSICK** Suffix:

Business Name: **St Pete Beach Investments**

Mailing Address: **1500 Country Club Rd N**

City: **Saint Petersburg** State: **FL** Zip: **33710**

Email Address: **dwonsick12@gmail.com**

Cell Phone: **(727) 686-6229** Work Phone: Home Phone:

Property Owner's Contact Information

Title: First Name: Last Name: Suffix:

Business Name:

Mailing Address:

City: State: Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Variance Application

Legal Description: PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF

	SEC 09-31-15 DESC AS FROM SW COR OF B 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R. 5390/1466
Lot Area:	9866
Width:	80
Depth:	123
Zoning District:	Retail Commerical C-3
Present Structures on Property:	None
Present Use of Property:	Commerical retail
Date Building Permit Request denied:	
Specific code section for which variance is requested *	Sec 106-35 , Sec 110-326, Sec 110-998
This application to the Special Magistrate is requesting permission to: *	~~Reduction of the southernly landcape buffer from min required 5' to 2' 6" per site plan~~
Demonstrate that special condition(s) and circumstance(s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance. *	The property to the south sits right the on the property line and all the way on the front set back area. This inhibits the the praticality of the site including design, views and functionality.

Variance Requested For:

Sec. 110-326. - Special requirements
(c) When a proposed nonresidential use in the C-3, retail commercial district abuts a residential use an additional five-foot setback is required along the length of the entire shared lot line. This additional setback will be utilized to provide additional landscaped screening. (Reduce from 5 feet to 0 feet)

Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.
(1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable. (Reduce by 5 feet x 11 feet, 55 square feet of area)

Sec. 110-998. - Off-street loading space standards.
(5) Each required off-street loading space shall have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above finished grade of the space. The length shall be a minimum 30 feet for delivery vehicles and 60 feet for semi-trailers. (Reduce from 12 feet to 11 feet)

Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district. *	The property to the south and many properties in the same zoning area have no set backs and no landcape buffers
Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code. *	The property to the south and many properties in the same zoning area have no set backs and no landcape buffers
Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land *	The lot is only 80 feet wide and with the set back and landscape buffer requirements it does not allow for any type of mix use building that would be functional.
Demonstrate the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such variance will not be injurious to the area involved or detrimental to the public welfare. *	This is the town center area of Madeira Beach and this type of mixed use building fits in perfectly with what the city wants for future development.
Demonstrate that special conditions and circumstances exist which are particular to the land, building or other structures in the same district. Special conditions to be considered shall include but are not limited to (select all that apply): *	Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

Provide descriptions for special conditions and circumstances selected. *	The property to the south sits right on the property line and all the way on the front set back area. This inhibits the the praticality of the site including design, views and functionality. The previous building faced the Gulf and was flooded during the storms of 2024. The new site would be flood proofed and would not directly face the Gulf allowing for a more disaster resistant structure.
DISCLAIMER: *	According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public records requests., I have read the notification and agree to comply as stated and promise, in good faith, to deliver this statement to the person whose property is subject to the attachment. I hereby certify that all statements made in this application are true and correct and that no construction has begun, except as other has been disclosed, before the permit for this work has been issued.

Documents Uploaded

The following documents are attached to the Application.

	25-064 -s&s - 15227 gulf blvd, mb - hotel retail building - no breakaway.pdf
Owner Certification	**26.07.24 - special magistrate - variance application (1).pdf**
Site plan	**25-064 -s&s - 15227 gulf blvd, mb - hotel retail building - no breakaway (1).pdf**

CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131

SPECIAL MAGISTRATE – VARIANCE APPLICATON

***Applicant:** Name and Address

JOHN A. BODZIAK ARCHITECT
5665 CENTRAL AVENUE
ST. PETERSBURG FLORIDA 33710

Telephone: (727) 327 1966

Email: JACK@JABODZIAK.COM

***Property Owner:** Name and Address

ST. PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB ROAD W.
ST PETERSBURG, FLA. 33708

Telephone: (727) 686 6229

Email: DWONSICK@YAHOO.COM

Application for the property located at (Street Address or Location of the Vacant Lot):

15227 GULF BLVD, MADEIRA BEACH FLORIDA 33708

Legal Description: #09-31-15-00000-240-0900

PART OF GOV'T LOT 1 LYING WITHIN N½ OF SECT 09-31 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BCH. TH SE'LY 158.4 FT FOR THE P.O.B. TH SE'LY 80 FT THR NE'RLY 130 FT THR NW'LY 80 FT TO THE SW'LY 130 FT TO P.O.B. LESS RD R/W PER OR 5390/1466

Parcel ID:

Lot Area: 9,866 **Width:** 80 **Depth:** 123

Zoning District: RETAIL COMMERCIAL (C-3)

Present Structures on Property: PLANNED REDEVELOPMENT - MIXED USE

Present Use of Property: MIXED USE

Variance(s) needed from the zoning requirements: REDUCTION OF SOUTHERLY LANDSCAPE BUFFER FROM MIN REQUIRED 5', TO 2'-6" PER SITE PLAN

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:
SITE PLAN, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, EXPLANATION, ETC.

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Special Magistrate Case #:_____

APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: _____

REDUCE SOUTHERN LANDSCAPE BUFFER FROM 5'-0" (MIN 4'-6") TO 2'-6" DUE TO NARROW SITE CONDITIONS AND REDUCED ADJACENT SITE SIDE YARDS.

The special magistrate shall authorize, upon application to appeal, after public notice has been given and public hearing held, such variance from the terms of the city land development regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations, subpart B of this Code will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists.

On a separate attached page, explain in detail how your request meets City Code Sec. 2-507 by complying with the following rules. Please note that your explanation demonstrate that your request meets one or more of the conditions listed under criteria #1 below and that it also meets in full criteria 2 through 6 below:

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:

    a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.

    b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;

    c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

    d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

    e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

DISCLAIMER: According to Florida Statues, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.

4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.

6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

DISCLAIMER: According to Florida Statues, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

OWNER CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

X _____ Date: 7 / 24 / 24

Property Owner's Signature

STATE OF Florida

COUNTY OF Pinellas

Before me this 24 day of July, 2024 David Wonsick appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☑ personally known to me or ☐ has produced _____ as identification.

[SEAL]

CYNTHIA D. ARMSDEN NOTARY PUBLIC MY COMMISSION EXPIRES 10-22-2027 STATE OF FLORIDA COMMISSION NUMBER HH 414114

_____

Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they 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.

DISCLAIMER: According to Florida Statues, Chapter 119, It is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and Information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

NON-OWNER (AGENT) CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

X_____ Date: _____ / _____ / _____

Property Owner's Signature (If other than the property owner)

STATE OF _____

COUNTY OF _____

Before me this _____ day of _____, 202_, _____ appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☐ has produced _____ as identification.

[SEAL]

_____

Public Notary Signature

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FOR YOUR RECORDS

SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)

1) Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:

    a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.

    b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;

    c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

    d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

    e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, the Special Magistrate may prescribe appropriate conditions and safeguards in conformity with the city land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this Code. The Special Magistrate may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances except as permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. **Financial loss** standing alone is not sufficient justification for a variance.

The hearing will be conducted in the following manner:

1. Public notice will be read along with correspondence received.
2. City presents its case, and the applicant may cross-examine.
3. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
4. Public comment will only be solicited or received form parties directly affected by the variance. Individuals testifying do not have the right to cross-examine the parties.
5. Public participation will be closed, the Special Magistrate deliberates and makes a decision to grant or deny each variance requested in the application.

All variances granted by the Special Magistrate and not acted on within on (1) year of being granted will automatically expire.

The granting of a variance does not relieve the applicant from obtaining a building permit. The Special Magistrate does not have the authority to grant variances from the 100 Year Flood Level for Residential or Commercial Property.

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Special Magistrate Case #:_____

** For City of Madeira Beach Use Only**

Fee: _____ ☐ **Check #** _____ ☐ **Cash** ☐ **Receipt #** _____

Date Received: ____ / ____ / ____ **Received by:** _____

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: ____ / ____ / ____ ☐ **Approved** ☐ **Denied**

____	Zoning Variance for Residential Dwelling Units (One, Two or Three Units)	$1,800.00 per Variance
____	Zoning Variance for Multifamily, Tourist Dwellings or Commercial	$2,000.00 per Variance
____	After-the-fact Variance (Residential)	$3,600.00 per Variance
____	After-the-fact Variance (Multifamily, Tourist Dwellings or Commercial)	$4,000.00 per Variance

X_____ Date: _____ / _____ / _____
Community Development Director

X_____ Date: _____ / _____ / _____
City Manager

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PROPOSED PROJECT
MIXED USE

15227 Gulf Blvd

15227 GULF BLVD MADEIRA BEACH, FL 33708



DESIGN LOADS

ROOF LIVE/DEAD LOAD	20 PSF/20 PSF
FLOOR LIVE/DEAD LOAD	40 PSF/20 PSF
BALCONY LIVE/DEAD LOAD	60 PSF/ 20 PSF
GUARD RAILING	50 PLF

DESIGN LOADS

REBAR	GRADE 40
CONCRETE	3,000 P.S.I. MIN.
LUMBER	S.Y.P. OR P.T. #2
SOIL BEARING CAPACITY (ASSUMED)	2,500 P.S.F.

COMPONENTS AND CLADDING

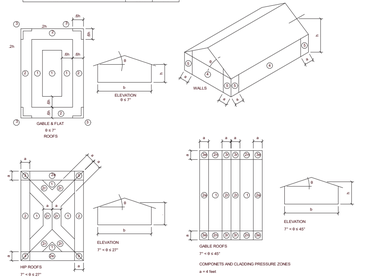
WIND BORNE DEBRIS REGION:	YES
V(ult) ULTIMATE DESIGN WIND SPEED:	150 MPH
WIND IMPORTANCE FACTOR	1.0
BUILDING RISK CATEGORY:	II
SURFACE ROUGHNESS:	B
EXPOSURE CLASSIFICATION:	B
APPLICABLE INT. PRESSURE COEFFICIENT	+/- 0.18
MEAN ROOF HEIGHT	24'-9" FT

WIND PRESSURE

ZONE	UPLIFT PRESSURES 150mph		UPLIFT PRESSURES 150mph		UPLIFT PRESSURES 150mph		UPLIFT PRESSURES 150mph	
Roof Angle >20-27 degrees	100 sq. ft.		50 sq. ft.		20 sq. ft.		10 sq. ft.	
1	11.3	-23.5	12.7	-26.8	14.6	-31.2	16.1	-34.6
2	11.3	-28.4	12.7	-36.5	14.6	-47.1	16.1	-55.2
3	11.3	-32.5	12.7	-42.4	14.6	-55.5	16.1	-65.4
Doors, Windows, & Walls								
Field Area 4	20.6	-22.0	21.7	-23.0	23.2	-25.0	24.3	-26.0
Corner Area 5	20.6	-25.0	21.7	-27.0	23.2	-30.0	24.3	-32.0

MEAN ROOF HEIGHT f.b.c. 1609.7	EXPOSURE D
30ft	1.66

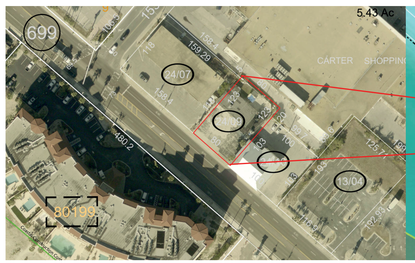
GARAGE DOOR f.b.c.1609.7	150 MPH	
16W X 8H	36.4	40.6



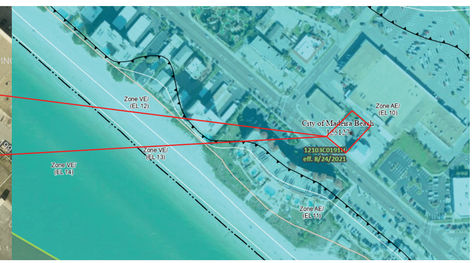
SITE PLAN REVIEW SHEET LIST	
Sheet Number	Sheet Name
001 ARCHITECTURE	
A0-01	COVER SHEET
A0-02	BUILDING DATA & CALCULATIONS
A0-04	RENDERINGS
A1-00	SITE SURVEY
A1-01	ARCHITECTURAL SITE PLAN
A1-02	LANDSCAPE PLAN
A1-03	IRRIGATION PLAN
A1-04	SITE LIGHTING PLAN
A3-01	NORTHWESTERLY ELEVATION
A3-02	SOUTHWESTERLY ELEVATION
A3-03	SIDES ELEVATION

BASE FLOOD ELEVATION NOTES:

- LOWEST HORIZONTAL STRUCTURAL MEMBER MUST BE ABOVE B.F.E. 10'-0" N.A.V.D. + FREEBOARD OF 4'-0" = 14'-0" N.A.V.D.
- DUKE ENERGY METER MUST BE ABOVE B.F.E. + 4'-0"
- SWALES CONTROLLING SITE DRAINAGE SHOWN ON SHEET A1-01
- ALL UTILITIES, LOWEST STRUCTURAL MEMBER AND DUCTWORK MUST BE ABOVE B.F.E. OF 10'-0" FEET + 4'-0" FREEBOARD.
- ALL MATERIALS LOCATED BELOW FLOOD DESIGN FLOOD ELEVATION MUST BE WATER RESISTANT FEMA-NFIP CLASS 4 OR 5.



PROPERTY MAP



FLOOD ZONE MAP AE(EL-10)

1 - PROJECT DESCRIPTION

SCOPE OF WORK

THESE DOCUMENTS ARE FOR THE CONSTRUCTION OF A NEW THREE-STORY MIXED USE BUILDING. THE PROJECT CONSIST OF ELEVEN (11) EFFICIENCY CONDO-HOTEL UNITS DISTRIBUTED OVER TWO LEVELS ABOVE A COMMERCIAL RETAIL SPACE LOCATED ON GROUND FLOOR.

ALL OTHERS APPLICABLE CODE 2023 8TH EDITION AND REGULATION

THE PROPOSED BUILDING IS LOCATED IN AE-10 (10.0' N.A.V.D.) FLOOD ZONE WITH A REQUIRED 4.0 FEET FREEBOARD (D.F.E. = 14.0' N.A.V.D.)
THE BUILDING WAS DESIGNED TO COMPLY WITH FEMA REGULATIONS.

THE CONSTRUCTION IS DESIGNED WITH, CONCRETE CONTINUOUS FOUNDATION ON WOOD PILING, AND CONCRETE BLOCK SHEAR WALLS & BREAKAWAY WALLS. MASONRY CONCRETE BLOCK FOR THE EXTERIOR WALLS IN ALL STORIES, WOOD STUDS FOR INTERIOR PARTITIONS, WOOD FLOOR AND ROOF TRUSSES, AND METAL ROOFING.

SITE ADDRESS: 15227 GULF BLVD MADEIRA BEACH, FL 33708

APN: 09-31-15-00000-240-0900

LEGAL DESCRIPTION:

PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R. 5390/1466

Current Tax District: MADEIRA BEACH

2 - ZONING CODE SUMMARY

ZONING:	RETAIL COMMERCIAL (C-3)
CITY:	MADEIRA BEACH
SITE AREA:	0.23 acres | 9,840 sf
COMMERCIAL FLOOR AREA RATIO (FAR)	ALLOWED = 2,224 SF MAX. PROVIDED = 1,921 SF (SEE A0-02 FOR CALCULATIONS)
IMPERVIOUS SURFACE RATIO (ISR)	ALLOWED: 0.85 PROPOSED: 0.72 (SEE A0-02 FOR CALCULATIONS)
PROPOSED FINISH FLOOR: **BASE FLOOD ELEVATION (BFE)** **DESIGN FLOOD ELEVATION (DFE)** **FREEBOARD**	**+6.0' NAVD** **+10.00' NAVD** **+14.00' NAVD** **+4.00 Ft**
BUILDING HEIGHT:	ALLOWED = 3 STORIES OVER BFE PROVIDED = 2 STORIES OVER COMMERCIAL SPACE 21'-0" FROM D.F.E. TO MEAN ROOF

3 - BUILDING CODE SUMMARY

BUILDING DATA :

OCCUPANCY (FBC):	RESIDENTIAL R-1 MIXED-USED
CONSTRUCTION TYPE:	III- B

MIXED OCCUPANCY :	☑ YES	☐ NO
MIXED CONSTRUCTION :	☐ YES	☑ NO
MEZZANINE :	☐ YES	☑ NO
HIGH RISE :	☐ YES	☑ NO

LIFE SAFETY SYSTEM :

EMEGENCY LIGHTING & EXIT SIGNAGE	☑ YES	☐ NO
FIRE ALARM	☑ YES	☐ NO
SMOKE DETECTION	☑ YES	☐ NO
PANIC HARDWARE	☑ YES	☐ NO
FIRE SPRINKLED SYSTEM	☑ YES	☐ NO

NOTE:

- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.
- BUILDING WILL BE DRY FLOOD PROOFED TO DFE.

A/C AREA		
Name	Level	Area
A.C. AREA	GROUND FLOOR	1,465 SF
A.C. AREA	FIRST LIVING	1,618 SF
A.C. AREA	SECOND LIVING	1,392 SF
TOTAL A.C. AREA		4,475 SF

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DESCRIPTION	DATE
1	REVISION PER CITY COMMENTS	04/17/2026
2	REVISION PER CITY COMMENTS 04.30.2026	05/13/2026
3	REVISION PER CITY COMMENTS 09.17.2026	09/22/2026

Item 5A.

JOHN A. BODZIAK, ARCHITECT, OA, PA, HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, AND ALL IDEAS, DESIGN, AND PLANS THESE BOAS, DESIGN, AND PLANS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, UNLESS THE TERMS HAVE BEEN AGREED UPON IN WRITING BY JOHN A. BODZIAK, ARCHITECT. JAB, A PA SHALL BE INDEMNIFIED, DEFENDED AND HELD HARMLESS IN THE AMOUNT OF ANY COST, INCLUDING PROPERTY LOSS, DAMAGE, EXPENSE AND LIABILITY, CAUSED BY ANY USE OF THESE PLANS BY ANYONE FOR ANY PURPOSE WHATSOEVER, WITHOUT WRITTEN PERMISSION AND CONSENT AND FOR ANY UNAUTHORIZED MODIFICATION OF THESE PLANS BY ANY PERSON, FIRM OR CORPORATION. JOHN A. BODZIAK, ARCHITECT, OA, PA SHALL BE HELD HARMLESS AND INDEMNIFIED FOR ANY DAMAGES RESULTING FROM THE USE OF THESE PLANS BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT WRITTEN PERMISSION AND CONSENT OF THE JOHN A. BODZIAK, ARCHITECT, OA, PA. ANY VARIATION FROM THE ORIGINAL PLANS, SPECIFICATIONS AND/OR DESIGN CONCEPTS OF THE JOHN A. BODZIAK, ARCHITECT, OA, PA AS INSTRUMENTS OF SERVICE IS PROHIBITED AND UNLAWFUL EXCEPT BY EXPRESS WRITTEN PERMISSION AND CONSENT OF THE JOHN A. BODZIAK, ARCHITECT, OA, PA. ANY ALTERATIONS MADE TO THESE PLANS WITHOUT THE WRITTEN CONSENT OF JOHN A. BODZIAK, ARCHITECT, OA, PA SHALL RENDER THE SIGNATORY TOP THE ORIGINAL PLANS.

CLIENT
ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N

CONSTRUCTION DOCUMENT

15227 Gulf Blvd
15227 GULF BLVD MADEIRA BEACH, FL 33708

COVER SHEET



SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5065 CENTRAL AVE,
SAINT PETERSBURG, FL 33710
TEL. 727-327-1966

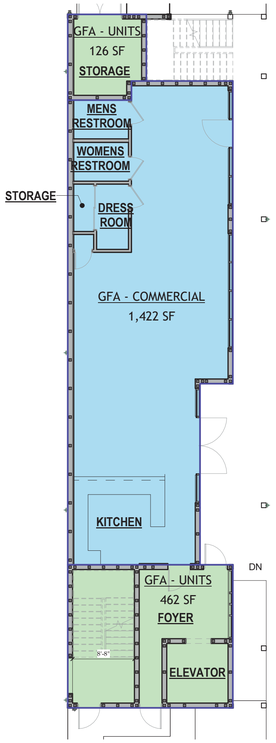
PROJECT 25-064	SCALE As indicated
DRAWN BY N.M / CS	DATE 12/2025
ORIGINAL SHEET SIZE : 24" X 36"	

A0-01 24

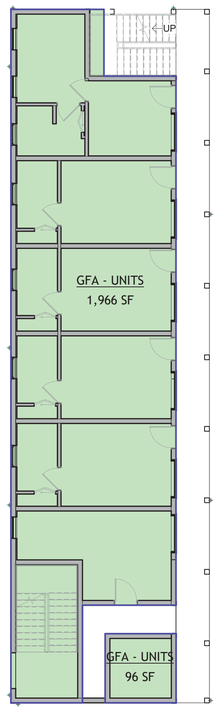
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN CONTRACTOR'S CONTROL. CONTRACTOR SHALL VERIFY CONSTRUCTION, MATERIALS AND EQUIPMENT SHALL BE AS SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS.

9/21/2026 3:31:58 PM S:\Drawings\2025\25-064 - 15227 Gulf Blvd. MB - Hotel Retail Building - Dave Wonsick\Drawings\93 RVT Files\Models\25-064 - 15227 Gulf Blvd - MB - Hotel Retail Building 11 UNIT NO BREAKAWAY.rvt

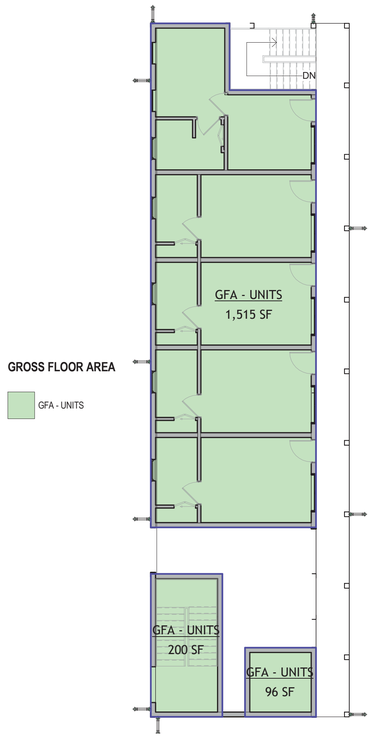
GROSS FLOOR AREA (GFA)



1 GFA - GROUND FLOOR
1" = 10'-0"



2 GFA - 1ST LIVING FLOOR
1" = 10'-0"



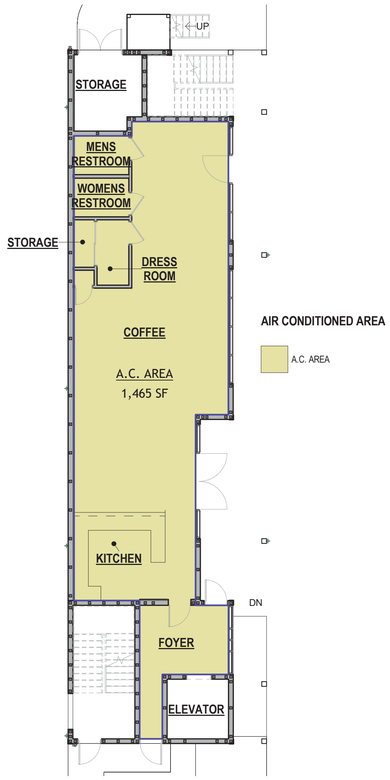
3 GFA - 2ND LIVING FLOOR
1" = 10'-0"

GROSS FLOOR AREA

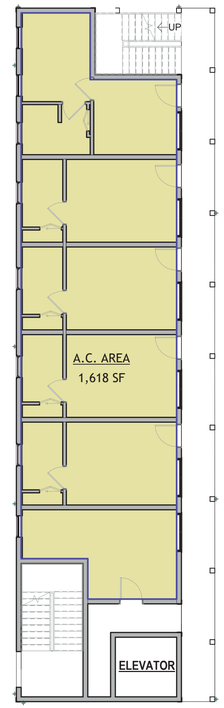
GFA - COMMERCIAL

GFA - UNITS

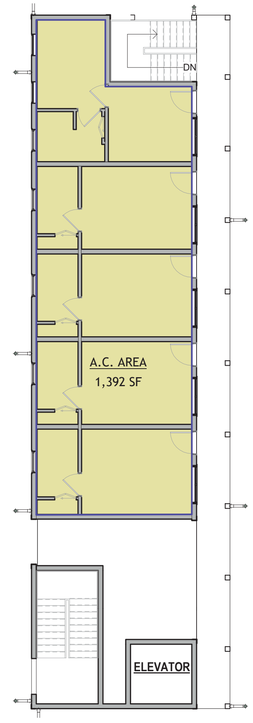
AIR CONDITIONED AREA (A/C)



4 GROUND A/C AREA
1" = 10'-0"



5 FIRST LIVING A/C AREA
1" = 10'-0"



6 SECOND LIVING A/C AREA
1" = 10'-0"

A/C AREA		
Name	Level	Area
A.C. AREA	GROUND FLOOR	1,465 SF
A.C. AREA	FIRST LIVING	1,618 SF
A.C. AREA	SECOND LIVING	1,392 SF
TOTAL A.C. AREA		4,475 SF

NOTE:
A/C AREA IS NOT BEING USED FOR SITE PLAN CALCULATIONS.
SITE PLAN CALCULATIONS ARE BASED ON GROSS FLOOR AREA.
THESE PLANS ARE SHOWING THE TOTAL AMOUNT OF AIR CONDITIONED SPACE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BUT THEY ARE NOT PART OF ANY SITE CALCULATION.

UNIT DENSITY CALCULATION

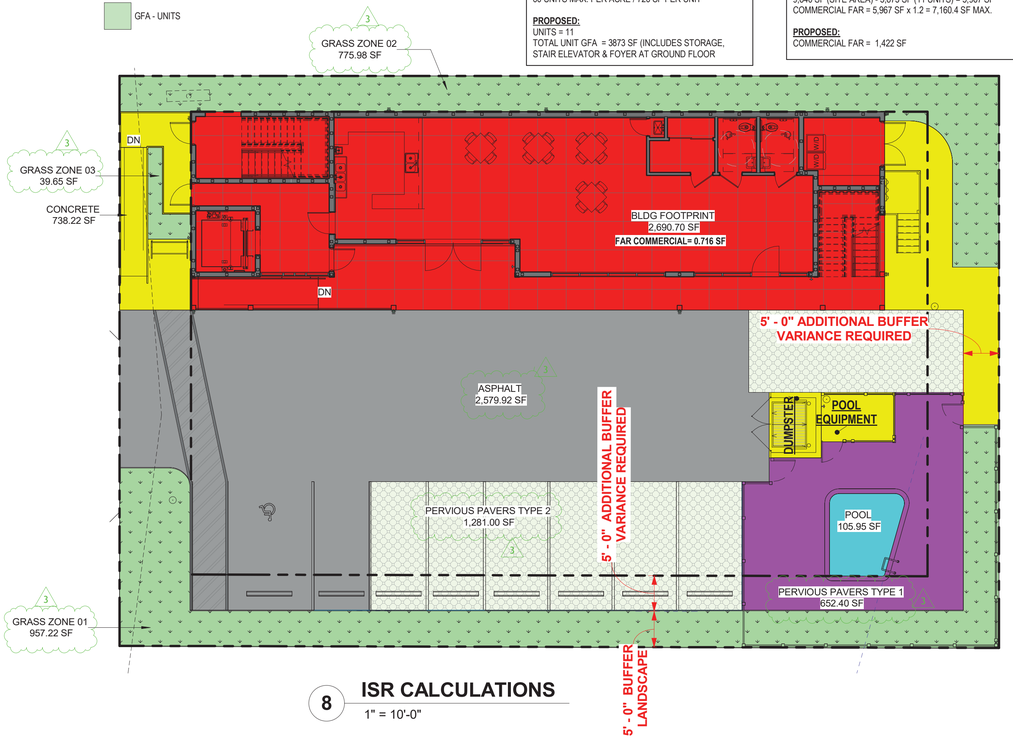
REQUIRED:
60 UNITS MAX. PER ACRE / 726 SF PER UNIT

PROPOSED:
UNITS = 11
TOTAL UNIT GFA = 3873 SF (INCLUDES STORAGE, STAIR ELEVATOR & FOYER AT GROUND FLOOR

COMMERCIAL FAR CALCULATION

REQUIRED:
9,840 SF (SITE AREA) - 3,873 SF (11 UNITS) = 5,967 SF
COMMERCIAL FAR = 5,967 SF x 1.2 = 7,160.4 SF MAX.

PROPOSED:
COMMERCIAL FAR = 1,422 SF



8 ISR CALCULATIONS
1" = 10'-0"

ISR CALCULATIONS

SITE AREA		**9,840.00 SF**
IMPERVIOUS	BUILDING FOOTPRINT	2,690.70 SF
	ASPHALT	2,579.92 SF
	POOL	105.95 SF
	CONCRETE & CMU	738.72 SF
	PERVIOUS PAVERS TYPE 1 (50%)	326.20 SF
	PERVIOUS PAVERS TYPE 2 (50%)	640.50 SF
	TOTAL IMPERVIOUS	7,081.99 SF
PERVIOUS	GREEN AREA	1,772.85 SF
	PERVIOUS PAVERS TYPE 1 (50%)	326.20 SF
	PERVIOUS PAVERS TYPE 2 (50%)	640.50 SF
	TOTAL PERVIOUS	2,739.55 SF
ALLOWED	8,364.00 SF MAX.	0.85 MAX.
PROPOSED	7,081.99 SF	0.720
TOTAL PERVIOUS PAVERS AREA TYPE 1		652.40 SF
TOTAL PERVIOUS PAVERS AREA TYPE 2		1,281.00 SF

GREEN AREA CALCULATION
- ZONE 01 = 775.98 SF
- ZONE 02 = 957.22 SF
- ZONE 03 = 39.65 SF

ABBREVIATIONS

A.F.C.	ABOVE FINISH CEILING	IMAG.	IMAGE
A.F.F.	ABOVE FINISH FLOOR	INSUL	INSULATION
A.C.T.	ACOUSTICAL CEILING TILE	JT.	JOINT
ALUM.	ALUMINUM	K.O.	KNOCK OUT
BLK.	BLOCK	LK.	LOCK
BOTT.	BOTTOM	MANUF.	MANUFACTURER
BTM.	BOTTOM	M.C.	MEDICAL CLOSET
BLDG.	BUILDING	M.C.J.	MASONRY CONTROL JOINT
C.L.G.	CEILING	M.O.	MASONRY OPENING
C.	CARPET	MAX.	MAXIUM
C.T.	CERAMIC TILE	MECH.	MECHANICAL
C.B.	CHALK BOARD	MTL.	METAL
COL.	COLUMN	M.L.	METAL LATH
CONC.	CONCRETE	MIN.	MINIMUM
C.J.	CONTROL JOINT	MIRR.	MIRROR
C.M.U.	CONCRETE MASONRY UNIT	N.	NORTH
DN.	DOWN	N.I.C.	NOT IN CONTRACT
D.S.	DOWN SPOUT	N.T.S.	NOT TO SCALE
D.F.	DRINKING FOUNTAIN	NO.	NUMBER
ELAST.	ELASTOMERIC	O.C.	ON CENTER
ELEV.	ELEVATION	PT.	PAINT
EQ.	EQUAL	PLAST.	PLASTER
EXIST.	EXISTING	P.T.	PRESSURE TREATED
EXP.	EXPANSION	Q.T.	QUARRY TILE
E.J.	EXPANSION JOINT	REINF.	REIFORCING
EXST'G	EXISTING	REQ'D.	REQUIRED
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	R.D.	ROOF DRAIN
FIN.	FINISH	RFG.	ROOFING
F.E.	FIRE EXTINGUISHER	RM.	ROOM
F.A.	FIRE ALARM	R.T.	RUBBER TILE
PLAS.	PLASTER	SPECS.	SPECIFICATIONS
FL.	FLOOR	STL.	STEEL
FLR.	FLOOR	T.B.	TACK BOARD
FTG.	FOOTING	TYP.	TYPICAL
FT.	FOOT OR FEET	U.N.O.	UNLESS NOTED OTHERWISE
FDN.	FOUNDATION	VERT.	VERTICAL
GALV.	GALANIZED	V.C.T.	VINYL COMPOSITION TILE
GA.	GAUGE	WGT.	WEIGHT
G.W.B.	GYPSUM WALL BOARD	W.C.	WATER CLOSET
HDW.	HARDWARE	WDW.	WINDOW
HGT.	HEIGHT	W/	WITH
H.M.	HOLLOW METAL	WD.	WOOD

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

ISSUE	DATE
1	REVISION PER CITY COMMENTS 04/17/2026
2	REVISION PER CITY COMMENTS 04.30.2026 05/13/2026
3	REVISION PER CITY COMMENTS 09.17.2026 09/22/2026

JOHN A. BODZIAK, ARCHITECT, AIA, PA, HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DESIGNS, AND IDEAS. ALL PLANS, DESIGNS AND IDEAS CONTAINED IN THESE PLANS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK, ARCHITECT, AIA, PA. IN THE EVENT JOHN A. BODZIAK, ARCHITECT, AIA, PA. WRITTEN PERMISSION SHALL HAVE BEEN GIVEN TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, ANY AND ALL SUCH PERSONS, FIRMS OR CORPORATIONS SHALL INDEMNIFY JOHN A. BODZIAK, ARCHITECT, AIA, PA. AND HOLD HIM HARMLESS FROM ANY AND ALL LOSS OR EXPENSE INCLUDING ATTORNEY'S FEES AND COURT COSTS FOR SUITS AND CLAIMS ARISING OUT OF THE USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF JOHN A. BODZIAK, ARCHITECT, AIA, PA. ANY VARIATION FROM THE ORIGINAL PLANS, DESIGNS, AND IDEAS CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF JOHN A. BODZIAK, ARCHITECT, AIA, PA. WILL VOID ALL WARRANTIES AND GUARANTEES IMPLIED OR EXPRESSED IN THESE PLANS.

Item 5A.

CLIENT
ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N

15227 Gulf Blvd
15227 GULF BLVD MADEIRA BEACH, FL 33708

BUILDING DATA & CALCULATIONS

CONSTRUCTION DOCUMENT

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. UNSPECIFIED DISCREPANCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

JOHN A. BODZIAK
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

STATE OF FLORIDA — JOHN A. BODZIAK — AR0005065 — 09/21/2026 — REGISTERED ARCHITECT — SEAL

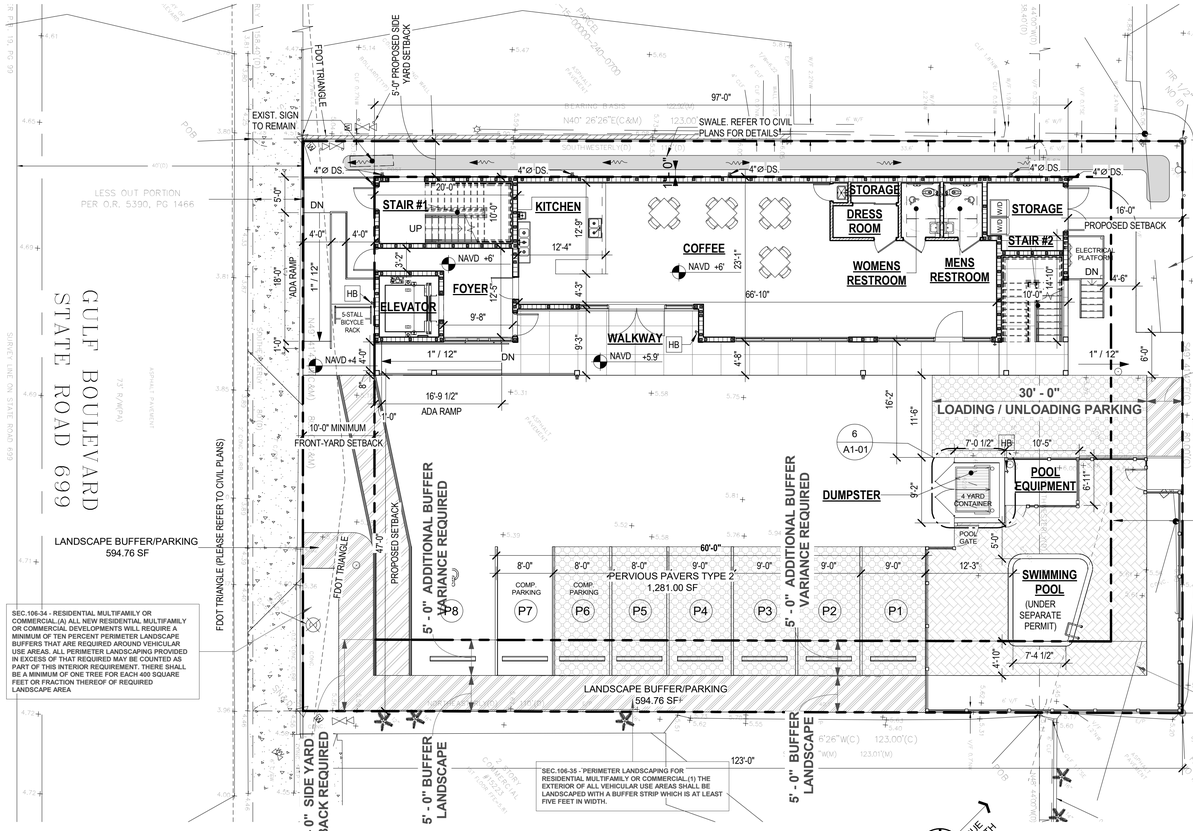
PROJECT	SCALE
25-064	As indicated
DRAWN BY	DATE
N.M / CS	12/2025

ORIGINAL SHEET SIZE : 24" X 36"

A0-02 25

9/21/2026 3:32:41 PM S:\Drawings\2025\25-064 - 15227 Gulf Blvd, MB - Hotel/ Retail Building - Dave Warwick\Drawings\50 RVT Files\Models\25-064 - 15227 Gulf Blvd - MB - Hotel/ Retail Building 11 UNIT NO BREAKAWAY.rvt

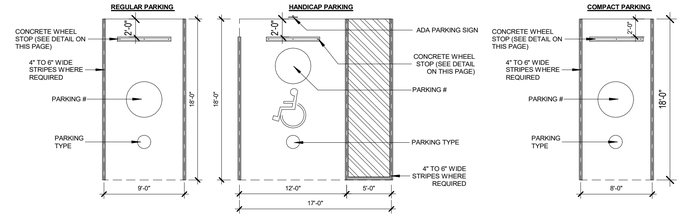
SITE DATA TABLE						
CATEGORY	**ALLOWABLE**		**EXISTING**		**PROPOSED**	
ZONING	RETAIL COMMERCIAL (C-3)		RETAIL COMMERCIAL (C-3)		RETAIL COMMERCIAL (C-3)	
FUTURE LAND USE	PLANNED REDEVELOPMENT MIXED-USE (PR-MU)		PLANNED REDEVELOPMENT MIXED-USE (PR-MU)		PLANNED REDEVELOPMENT MIXED-USE (PR-MU)	
USES	TEMPORARY LODGING AND RESTAURANT		-		TEMPORARY LODGING AND RESTAURANT	
SETBACKS (PER ORD. 2025-19)	FRONT:	10'-0"	FRONT:	53.1 FT	FRONT:	10'-0"
	REAR:	10'-0"	REAR:	21.8 FT	REAR:	16'-0"
	SIDE:	5'-0"	EAST SIDE:	0.4 FT	EAST SIDE:	46'-6"
			WEST SIDE:	0.3 FT	WEST SIDE:	5'-0"
BASE FLOOD ELEVATION (B.F.E.)	AE-10 = 10.0' N.A.V.D.		AE-10 = 10.0' N.A.V.D.		AE-10 = 10.0' N.A.V.D.	
DESIGN FLOOR ELEVATION (D.F.E.)	AE-10 + 4' OF FREEBOARD = 14.0' N.A.V.D.		AE-10 + 4' OF FREEBOARD = 14.0' N.A.V.D.		AE-10 + 4' OF FREEBOARD = 14.0' N.A.V.D.	
FINISHED FLOOR ELEVATION	ABOVE 14.0' N.A.V.D. MIN.		GROUND FLOOR FFE @ 5.95'		BOTTOM OF 1ST LIVING FLOOR @ 17.5' N.A.V.D.	
SITE AREA	9,840.00 SF	0.23 ACRES	9,840.00 SF	0.23 ACRES	9,840.00 SF	0.23 ACRES
LOT DIMENSIONS	WIDTH	60'-0"	WIDTH	60'-0"	WIDTH	60'-0"
	DEPTH	80'-0"	DEPTH	80'-0"	DEPTH	80'-0"
DENSITY (TEMPORARY LODGING UNITS)	60 UNITS / ACRE MAX. - 7,986 SF. MAX.		-		11 TEMP. LODGING UNITS (3,873 SF) COMMERCIAL / RETAIL	
BUILDING FOOTPRINT	-		+/- 24.70%	+/- 2,430.29 SF	27.34%	2,690.70 SF
BUILDING HEIGHT/ FLOORS	3 STORIES MAX. ABOVE B.F.E.		1 STORY		2 STORIES ABOVE COMMERCIAL SPACE 21'-0" FROM D.F.E. TO MEAN ROOF	
FLOOR AREA RATIO (COMMERCIAL FAR)	1.2 MAX (2,224 SF MAX.)		+/- 0.25	+/- 2,430.29 SF	1,422 SF (SEE SHEET A0-02 FOR CALCULATIONS)	
IMPERVIOUS SURFACE RATIO (ISR)	0.85 MAX.	8,364.00 SF MAX.	BLDG FOOTPRINT = +/- 2,430.29 SF PAVING = +/- 4,030.04 SF COOLER ROOM = +/-95.78 SF CONCRETE WALKWAYS = +/-1,329.33 SF		0.720	7,081.99 SF [3]
					(SEE SHEET A0-02 FOR CALCULATIONS)	
LANDSCAPE & GREEN SPACE	10% MIN.	984.00 SF MIN. [3]	+/- 11.92%	+/- 1,173.39 SF	OVERALL GREEN AREA	1,772.85 SF
					VEHICULAR BUFFER AREA	- 549.76 SF
			NO EXISTING TREES		12.43%	1,223.09 SF LANDSCAPE AREA PROVIDED
PAVING AREA (ASPHALT)	-		± 4,030.04 SF		3,863.01 SF	
PARKING SPACES (P.S.)	CONDO-HOTEL UNITS REQUIRED = 1 PS / UNIT 11 UNITS x 1 PS = 11 PS 3 PS / 5 UNITS = 3 PS 14 PS REQUIRED COMMERCIAL AREA REQUIRED = 1 PS / 4 SEATS 16 SEATS ÷ 4 = 4 PS REQ. EMPLOYEES REQUIRED = 1 PS / 2 EMPLOYEES 2 EMPLOYEES = 1 PS REQ. REQUIRED PS = 19 P.S. (-)50% REDUCTION (TOWN CENTER) **TOTAL PS REQUIRED (9.5 PS) = 10 PS** 1 ADA PS / 25 REQ. PS 1 BICYCLE STALL = 1 CREDIT (PS) (UP TO 3 CREDITS) 20% MAX. OF COMPACT PS (8'x16') 2 COMPAC PS MAX.		10 PS		TEMP. LODGING UNITS = 5 PS (9' x 18') COMMERCIAL = 1 COMPACT PS (8' x 18') EMPLOYEE = 1 COMPACT PS (8' x 18') ADA = 1 PS (17' x 18') 5 BICYCLE STALLS (1 RACK) = 1 PS (3 CREDIT) **11 PS TOTAL PROVIDED**	



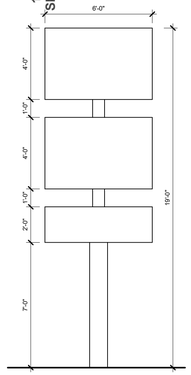
1 ARCHITECTURAL SITE PLAN
1" = 10'-0"



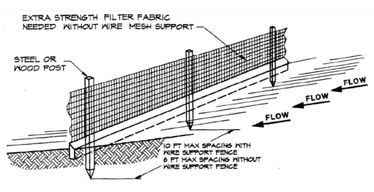
4 VINYL FENCE DETAIL
1/4" = 1'-0"



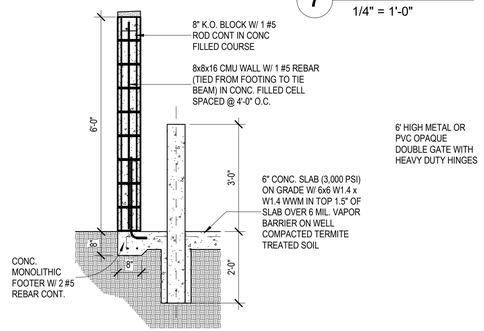
5 PARKING DETAILS
1/8" = 1'-0"



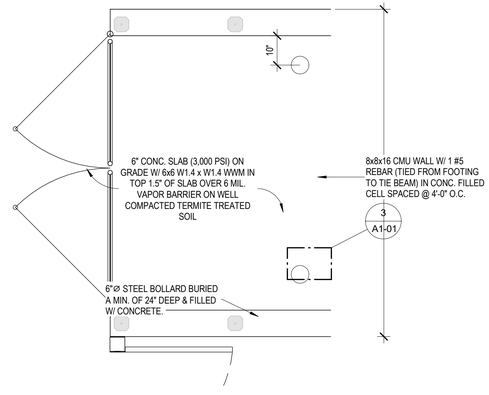
7 EXIST. SIGN
1/4" = 1'-0"



2 SILT FENCE DETAIL
N.T.S.



3 DUMPSTER WALL DETAIL
1/2" = 1'-0"



6 DUMPSTER ENCLOSURE
1/2" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.
3. REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
4. ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS TO EXPOSE ALL AFFECTED EXISTING CONDITIONS AND RELOCATE ADJUST, CHANGE OR ABANDON EXISTING CONDITIONS ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES
5. ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.

NOTE:
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.
- BUILDING WILL BE DRY FLOOD PROOFED TO DFE.

#5 VERTICAL ROD TIED FROM FOOTING TO TIE BEAM IN CONCRETE FILLED CELL @48" O.C. MINIMUM

(2) #5 VERTICAL ROAD TIED FROM FOOTING TO TIE BEAM IN CONCRETE FILLED CELL.

10" TIP Ø TIMBER PILE

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, FLORIDA STATUTES.

	REVISION PER CITY COMMENTS	04/17/2026
1.	REVISION PER CITY COMMENTS 04.30.2026	05/13/2026
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3.		

ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N
CLIENT

15227 Gulf Blvd
15227 GULF BLVD MADEIRA BEACH, FL 33708

ARCHITECTURAL SITE PLAN

CONSTRUCTION DOCUMENT

STATE OF FLORIDA JOHN A. BODZIAK AR0005065 09/21/2026 REGISTERED ARCHITECT
SEAL

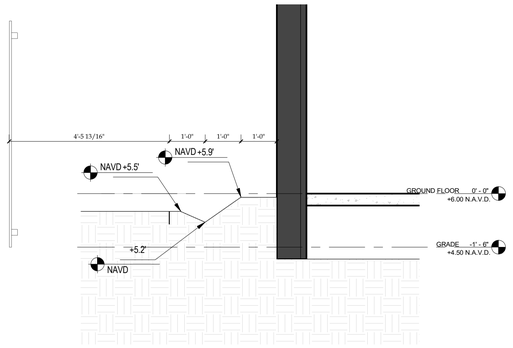
JOHN A. BODZIAK
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5065 CENTRAL AVE,
SAINT PETERSBURG, FL 33710
TEL. 727-327-1966

PROJECT	SCALE
25-064	As indicated
DRAWN BY	DATE
N.M / CS	12/2025
ORIGINAL SHEET SIZE : 24" X 36"	

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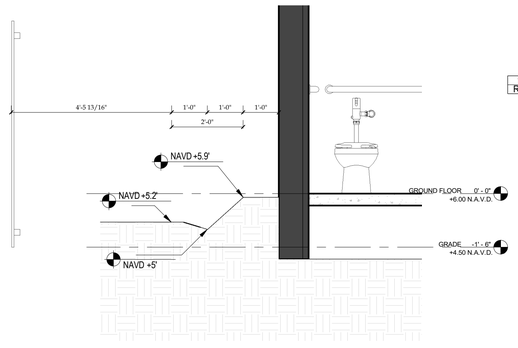
JOHN A. BODZIAK, ARCHITECT, OF ST. PETE BEACH, FLORIDA, HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DESIGNS, IDEAS AND ARRANGEMENTS. THESE PLANS, DESIGNS, IDEAS AND ARRANGEMENTS ARE NOT TO BE USED IN ANY WAY FOR ANY PURPOSE WHATSOEVER IN MATTERS WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PERSONS, WITHOUT THE PRIOR AND WRITTEN EXPRESS WRITTEN PERMISSION AND CONSENT AND WITHOUT APPROPRIATE COMPENSATION TO JOHN A. BODZIAK, ARCHITECT. ALL PLANS ETC. SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ALL PLANS ETC. ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. JOHN A. BODZIAK, ARCHITECT, SHALL BE PROTECTED TO THE FULLEST EXTENT OF THE LAW. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT SHALL BE CONSIDERED AN INFRINGEMENT OF COPYRIGHT AND A VIOLATION OF LAW. ANY VARIATION FROM THE EXPRESS WRITTEN PERMISSION AND CONSENT SHALL ALSO VOID ANY AND ALL ARCHITECTURAL RESPONSIBILITY FOR THE PLANS.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY WORK PERFORMED BY CONTRACTOR AND/OR SUBCONTRACTORS THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.



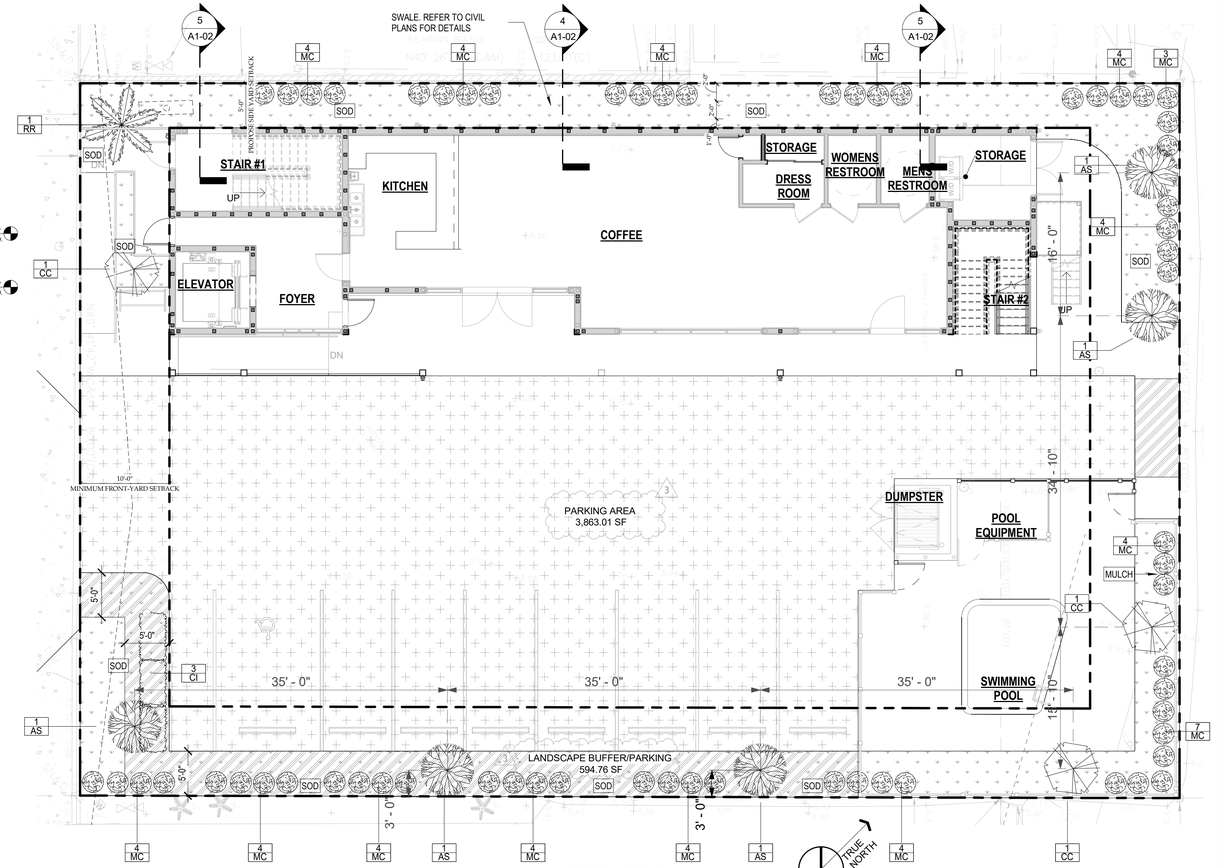
4 SWALE SECTION (A)

1/2" = 1'-0"



5 SWALE SECTION (B)

1/2" = 1'-0"



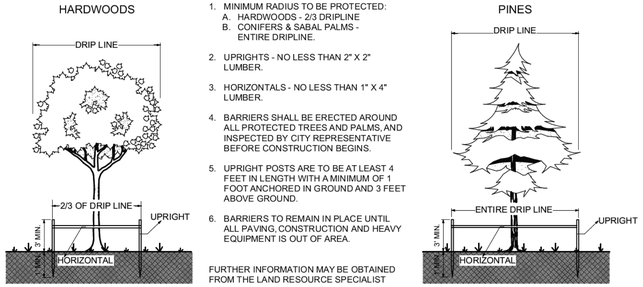
1 LANDSCAPE PLAN

1/8" = 1'-0"

SPECIFICATIONS - WOOD BARRIER

1. MINIMUM RADIUS TO BE PROTECTED:
   A. HARDWOODS - 2/3 DRIPLINE
   B. CONIFERS & SABAL PALMS - ENTIRE DRIPLINE.
2. UPRIGHTS - NO LESS THAN 2" X 2" LUMBER.
3. HORIZONTALS - NO LESS THAN 1" X 4" LUMBER.
4. BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED TREES AND PALMS, AND INSPECTED BY CITY REPRESENTATIVE BEFORE CONSTRUCTION BEGINS.
5. UPRIGHT POSTS ARE TO BE AT LEAST 4 FEET IN LENGTH WITH A MINIMUM OF 1 FOOT ANCHORED IN GROUND AND 3 FEET ABOVE GROUND.
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.

FURTHER INFORMATION MAY BE OBTAINED FROM THE LAND RESOURCE SPECIALIST



6 TREE BARRICADE

1" = 20'-0"

LANDSCAPE BUFFER CALCULATION

PARKING LOT AREA = 3,863.01 SF

REQUIRED:
10% OF PARKING LOT = 386.30 SF MIN.

PROVIDED:
LANDSCAPE BUFFER AREA = 594.76 SF

LANDSCAPE CALCULATIONS	
A SITE AREA	9,840.00 SF
B BLDG. FOOTPRINT	2,690.70 SF
C TOTAL GREEN AREA	1,772.85 SF
REQUIRED:	
REMAINING AREA EXCLUDING PRINCIPAL STRUCTURE (A-B)	7,149.30 SF
70% MAX. IMPERVIOUS SURFACE OF REMAINING AREA	5,004.51 SF MAX.
PROVIDED	
REMAINING AREA EXCLUDING PRINCIPAL STRUCTURE (A-B)	7,149.30 SF
TOTAL GREEN AREA (C)	- 1,772.85 SF
PERVIOUS PAVERS TYPE 1 (50%)	- 326.20 SF
PERVIOUS PAVERS TYPE 2 (50%)	- 640.50 SF
TOTAL IMPERVIOUS SURFACE	**4,409.75 SF**
FOR REMAINING AREA	**61.68%**

LANDSCAPE LEGEND	
	ROYAL PALM *ROYSTONEA REGIA*
	EASTER REDBUD *CERCIS CANADENSIS*
	FLORIDA MAPLE *ACER SACCHARUM VAR. FLORIDANUM*
	COCOPLUM *CHRYSOBALANUS ICACO*
	MUHLY GRASS *MUHLENBERGIA CAPILLARIS*

PLANTING SCHEDULE						
CODE	COMMON NAME	BOTANICAL NAME	DROUGHT TOLERANCE	QTY	SIZE SPREAD	SIZE HEIGHT	NATIVE STATUS
AS	FLORIDA MAPLE	ACER SACCHARUM VAR. FLORIDANUM	MEDIUM	5	25 TO 35 FT	35 TO 80 FT	NATIVE
CC	EASTER REDBUD	CERCIS CANADENSIS	HIGH	3	15 TO 35 FT	20 TO 30 FT	NATIVE
CI	COCOPLUM	CHRYSOBALANUS ICACO	MEDIUM	3	10 TO 20 FT	5 TO 15 FT	NATIVE
MC	MUHLY GRASS	MUHLENBERGIA CAPILLARIS VARIEGATUM	HIGH	62	2 TO 3 FT	2 TO 5 FT	NATIVE
RR	ROYAL PALM	ROYSTONEA REGIA	MEDIUM	1	15 TO 25 FT	50 TO 80 FT	NATIVE

LANDSCAPE GENERAL NOTES

1. ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY, INSTALLED TO HIGHEST NURSERY STANDARDS.

2. MULCH TO BE "FLORAMULCH" AVAILABLE AT GOMULCH.COM OR 866.466.8524 / 866.GO.MULCH. MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.

3. SOD TO BE 95% WEED FREE- ST. AUGUSTINE FLORATAM.
SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL AREAS OF THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE SODDED UNLESS SPECIFICALLY LABELED OTHERWISE. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE PROVIDED WITH SOD OR OTHER SPECIFIED GROUNDCOVER.

4. ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.

5. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE LANDSCAPE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.

6. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE MADE AT TIME OF BIDDING, SO AS TO PROVIDE FOR EQUAL AND FAIR COMPARISONS.

7. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS.

8. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT.

9. ALL QUESTIONS CONCERNING THE PLANS AND SPECIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.

10. CAREFULLY REVIEW THE LANDSCAPE SPECIFICATIONS. THE INSTALLING CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.

11. ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AG", IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE STORM WATER POLLUTION PREVENTION PLANS AND APPROPRIATE CONSTRUCTION SITE RUNOFF CONTROLS TO MEET EPA'S NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULE ON CONSTRUCTION SITES WHERE MORE THAN ONE ACRE OF LAND IS DISTURBED.

13. SEC. 106-36. - XERISCAPE REQUIREMENTS.
THE XERISCAPE DESIGN PRINCIPLE OF PLANT SELECTION AND PLACEMENT BASED UPON FUNCTION, WATER REQUIREMENTS AND SUITABLE ENVIRONMENTAL EXPOSURE OF PLANT MATERIALS SHALL BE USED IN ALL VEHICULAR-USE AREAS. IN ADDITION, THE FOLLOWING XERISCAPE TECHNIQUES SHALL BE REQUIRED:
1. FIFTY PERCENT OF THE PLANTS USED IN ALL VEHICULAR-USE AREAS LANDSCAPE DESIGNS SHALL BE DROUGHT TOLERANT AND LOCATED IN GROUPINGS ACCORDING TO WATER REQUIREMENTS.
2. SEVENTY-FIVE PERCENT OF THE PLANTS USED IN ALL VEHICULAR-USE AREA LANDSCAPE DESIGNS SHALL BE A COMBINATION OF NATIVE AND DROUGHT TOLERANT.
3. ALL PLANTINGS SHALL BE GROUPED IN ZONES ACCORDING TO WATER REQUIREMENTS AND SHALL BE IRRIGATED IN ZONES SEPARATING HIGH WATER USE LAWN AREA FROM DROUGHT TOLERANT ZONES.
4. ALL IRRIGATION SYSTEMS SHALL BE AUTOMATIC WITH CYCLING CAPACITY AND SHALL BE DESIGNED TO AVOID IRRIGATION OF UNPLANTED SURFACES.

14. SEC. 106-40. - SCREENING OF BACKFLOW PREVENTERS.
BACKFLOW PREVENTERS SHALL BE SCREENED BY DENSE EVERGREEN SHRUBBERY A MINIMUM OF 30 INCHES IN HEIGHT, PLANTED TWO FEET ON CENTER. SUCH SHRUBBERY SHALL BE PLANTED FAR ENOUGH AWAY FROM THE UNIT SO AS TO PROVIDE A MINIMUM OF A THREE-FOOT CLEARED AREA ON THE TWO SIDES OF THE UNIT FOR MAINTENANCE PURPOSES.

15. SEC. 106-42. - SEA OATS / SAND DUNES.
THE REMOVAL OR RELOCATION OF SEA OATS OR SAND DUNES ON ANY PROPERTY LANDWARD OF THE COUNTY COASTAL CONSTRUCTION CONTROL LINE WILL BE COORDINATED WITH THE BUILDING AND ZONING DIRECTOR PRIOR TO THE START OF WORK.

16. SECTION 110-670 - LANDSCAPING / GREEN AREA

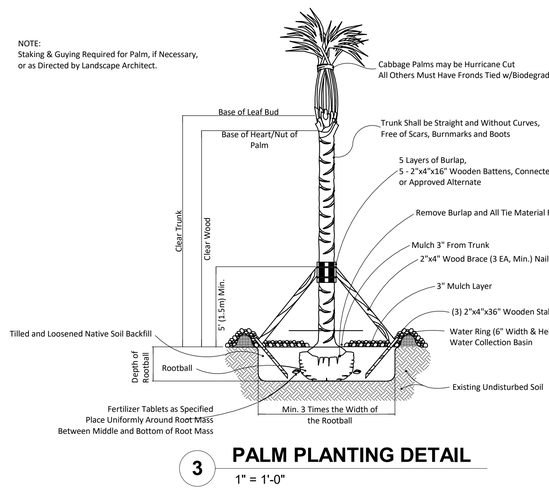
(A) ONE OF THE PURPOSES OF THE DEVELOPMENT CONTROLS IS TO ENCOURAGE THE PROVISION OF ADEQUATE LANDSCAPING/GREEN AREA IN R-3 ZONES WEST OF GULF BOULEVARD. A MINIMUM OF TEN PERCENT OF THAT PORTION OF THE LOT LOCATED EAST OF THE COUNTY COASTAL CONSTRUCTION CONTROL LINE AS ESTABLISHED BY THE STATE SHALL BE DESIGNATED FOR AND MAINTAINED AS LANDSCAPED GREEN AREA IN SIDE AND FRONT YARDS.

(B) IN R-3 ZONES WEST OF GULF BOULEVARD, THE GREEN AREA IN SIDE YARDS SHALL PROVIDE A CLEAR "VIEW AREA" BETWEEN THREE FEET AND TEN FEET IN HEIGHT; I.E. BUSHES OR SHRUBS SHALL NOT EXCEED THREE FEET IN HEIGHT AND TREES SHALL BE TRIMMED BELOW TEN FEET IN HEIGHT. SUCH LANDSCAPED AREAS MAY INCLUDE PASSIVE RECREATION FACILITIES PROVIDED, HOWEVER, THAT THE "VIEW AREA" IS NOT OBSTRUCTED.

(C) IN ALL ZONES EXCEPT R-1, ALL OFF-STREET PARKING AREAS NOT CONTAINED WITHIN THE BUILDING STRUCTURE SHALL HAVE A MINIMUM OF TEN PERCENT LANDSCAPED GREEN AREA.

(D) ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN ADEQUATE WATER SUPPLY.

17. ADD THE FOLLOWING NOTE TO THE LANDSCAPE PLANS, "WHEN AN ACCESS WAY INTERSECTS A PUBLIC RIGHT-OF-WAY OR OTHER ACCESS WAY, OR WHEN THE SUBJECT PROPERTY ABUTS THE INTERSECTION OF TWO OR MORE PUBLIC RIGHT-OF-WAYS, ALL LANDSCAPING WITHIN THE TRIANGULAR AREAS DESCRIBED AS [OR] REFERRED TO AS THE "CROSS-VISIBILITY AREA," SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 36 INCHES AND EIGHT FEET. TREES AND PLANT MATERIAL TRIMMED IN SUCH A MANNER THAT CROSS VISIBILITY IS NOT HINDERED WILL BE ALLOWED, PROVIDED THEY ARE LOCATED SO AS NOT TO CREATE A TRAFFIC HAZARD, AS DETERMINED BY THE CITY.



3 PALM PLANTING DETAIL

1" = 1'-0"

GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.
3. REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
4. ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS TO EXPOSE ALL AFFECTED EXISTING CONDITIONS AND RELOCATE ADJUST, CHANGE OR ABANDON EXISTING CONDITIONS ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES
5. ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.

NOTE:
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.
- BUILDING WILL BE DRY FLOOD PROOFED TO DFE.

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

NO.	DATE
1	REVISION PER CITY COMMENTS 04/17/2026
2	REVISION PER CITY COMMENTS 04.30.2026 05/13/2026
3	REVISION PER CITY COMMENTS 09.17.2026 09/22/2026

JOHN A. BODZIAK, ARCHITECT, (AA, PA, HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DESIGNS, IDEAS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WHATSOEVER WITHOUT THE WRITTEN AUTHORIZATION OF JOHN A. BODZIAK, ARCHITECT, AA, PA. WHETHER THE PROJECT IS EXECUTED OR NOT. THESE PLANS ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK, ARCHITECT, AA, PA. ANY UNAUTHORIZED USE OF THESE PLANS BY ANY PARTY WHATSOEVER WITHOUT THE EXPRESS CONSENT OF JOHN A. BODZIAK, ARCHITECT, AA, PA SHALL REMAIN THE SOLE RESPONSIBILITY OF THE PARTY USING THE PLANS. ANY REUSE OF THESE PLANS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY JOHN A. BODZIAK, ARCHITECT, AA, PA FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JOHN A. BODZIAK, ARCHITECT, AA, PA. THE USER SHALL INDEMNIFY AND HOLD HARMLESS JOHN A. BODZIAK, ARCHITECT, AA, PA AND HIS OFFICERS AND EMPLOYEES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF ANY VARIATION FROM THE ORIGINAL PLANS.

CLIENT
ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N

15227 Gulf Blvd
15227 GULF BLVD MADEIRA BEACH, FL 33708

LANDSCAPE PLAN

CONSTRUCTION DOCUMENT

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY ARCHITECTURAL DRAWINGS AND DETAILS SHALL REMAIN THE SOLE PROPERTY OF THE ARCHITECT IN BOTH PRINTED AND ELECTRONIC FORMAT.

JOHN A. BODZIAK
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA FL #AR0005065
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

STATE OF FLORIDA JOHN A. BODZIAK AR0005065 09/21/2026 REGISTERED ARCHITECT
SEAL

PROJECT	SCALE
25-064	As indicated
DRAWN BY	DATE
N.M	12/2025
ORIGINAL SHEET SIZE : 24" X 36"	

A1-02

9/21/2026 8:27:33 PM S:\Drawings\25\25-064 - 15227 Gulf Blvd, MB - Hotel Retail Building - Dave Worsick\Drawings\93 RVT Files\Models\25-064 - 15227 Gulf Blvd - MB - Hotel Retail Building 11 UNIT NO BREAKAWAY.rvt

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

September 21, 2026

City of Madeira Beach
300 Municipal Drive,
Madeira Beach, FL
ATTN: Kathryn A. Younkin

RE: Variance Application for Required 5' Landscaped Parking Buffer
- 15227 Gulf Blvd - Case # 2026-3-VAR

Kathryn,

I am herein responding to the comments dated 09/17/2026 generated by staff review as follows:

We have reviewed the third submittal for variances received on 8/5/26. There is one outstanding item that needs to be addressed about areas and that is the green area calculations.

1. Page 2 identifies grass zone 1 as 1,135.36 sq ft, grass zone 2 as 815.62 sq ft and the ISR Calculations table shows a green area of a total of 1,950 sq feet.
2. Page 3 identifies landscape vehicular use buffer parking as 652.26 sq ft (the 5' abutting the parking lot), and a total landscape area of 2,023.16 sq ft.
3. Page 2 we measured the grass zone 1 green area using Bluebeam and have gotten an approximate area of 968 square feet, measured zone 2 at approximately 780 sq ft plus the small area between the walkways at approximately 42 sq ft. This approximate total is 1,790 sq ft.
4. Page 3 Measured the landscaped buffer for the vehicular use area as approximately 542 sq ft.

It appears that the site meets the requirements but that the numbers on the plans are incorrect for grass zone 1 and for the vehicular buffer area. Lot area of 9,840 sq ft x 10% requirement = 984 sq. ft of landscaping required per Sec. 106.34 (not allowed to include the required vehicular use buffer). Using our calculation 1,790 sq ft minus 542 sq ft of vehicular use buffer = 1,248 sq ft remaining that counts towards the 10% requirement.

Please review and recalculate the numbers to be correct and consistent on both sheets:

1. Correct the numbers on the drawings on sheets 2 and 3.
Response:
Grass areas have been revised and adjusted on the ISR color scheme and ISR table (A0-02). Landscape Vehicular Buffer Area has been adjusted on architectural site plan and Landscape Plan (A1-01 & A1-02).

2. Correct the ISR Calculation table on sheet 2.
Response:
ISR calculation has been updated on (A0-02) & Sita Date Table (A1-01)

3. Correct the Site Data table on Page 3.
Response:
Required 10% green area has been adjusted on the Site Data Table (A1-01). Provided green area excluding vehicular buffer has been updated on the Site Data Table (A1-01).

I believe we have responded correctly to all review comments. Please feel free to call me if you have any further questions.

Thank you,

John A. Bodziak, Architect, AIA, PA

5665 CENTRAL AVENUE, ST. PETERSBURG, FL 33710
PHONE: (727) 327-1966 | FAX: 1 (727) 289-1180
JOHN A. BODZIAK, AIA, #AR0005065

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **October 26, 2026**, **at 12:00 p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2026-03

Application:	VAR 2026-03
Applicant:	St Pete Beach Investments LLC
Property Owner(s):	St Pete Beach Investments LLC
Property Address:	15227 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID:	09-31-15-00000-240-0900
Legal Description:	PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R. 5390/1466
Zoning/Future Land Use:	C-3, Retail Commercial/Planned Redevelopment Mixed-Use

Variance Request:

1. **Sec. 110-326. - Special requirements (c)** (Reduce from 5 feet to 0 feet)

2. **Sec. 106-35. Perimeter landscaping for residential multifamily or commercial. (1)** (Reduce by 5 feet x 11 feet, 55 square feet of area)

3. **Sec. 110-998. - Off-street loading space standards. (5)** (Reduce from 12 feet to 11 feet)

Specific Code Provisions:

Sec. 110-326. - Special requirements
(c) When a proposed nonresidential use in the C-3, retail commercial district abuts a residential use an additional five-foot setback is required along the length of the entire shared lot line. This additional

setback will be utilized to provide additional landscaped screening.

Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.
(1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable.

Sec. 110-998. - Off-street loading space standards.
(5) Each required off-street loading space shall have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above finished grade of the space. The length shall be a minimum 30 feet for delivery vehicles and 60 feet for semi-trailers.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any 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 Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708.* The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/ .

Posted: October 12, 2026, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 10/12/2026

Postings for: VAR 2026-3

Before me this day Lisa Shaunessy personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Shaunessy
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 12th day of October, 2026.

Personally known or produced _____ as identification.

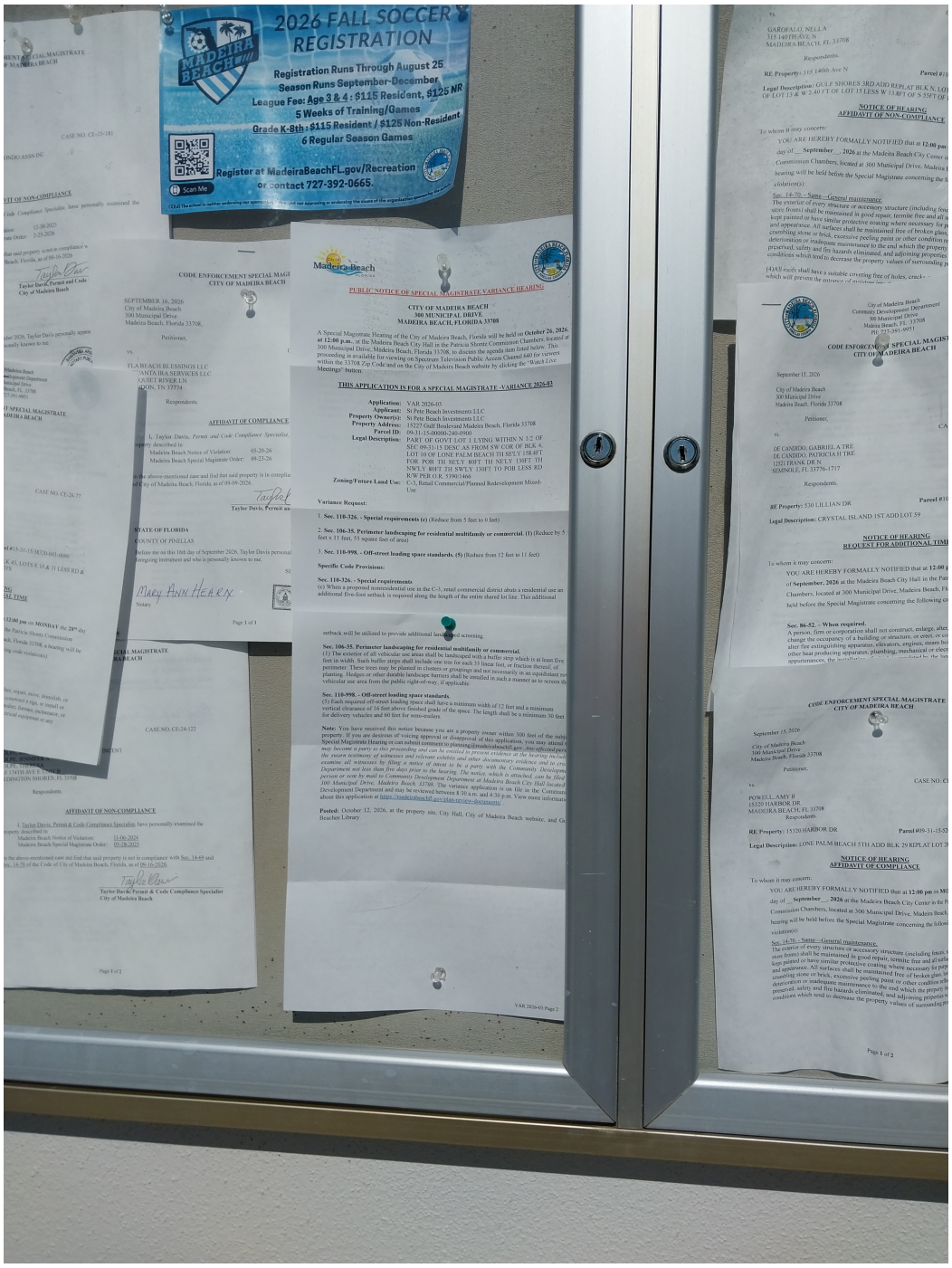
SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

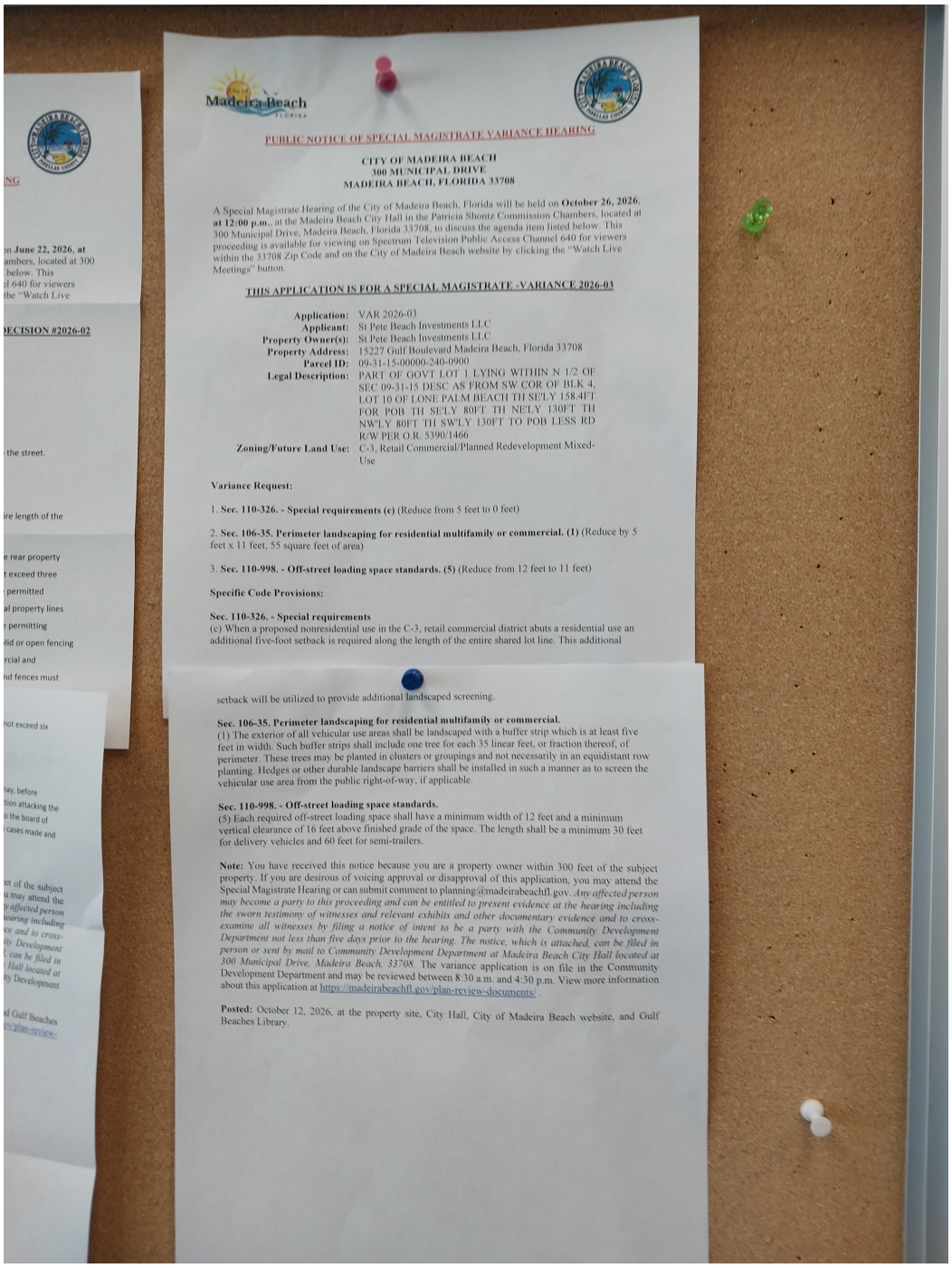
Notary Public State of Florida

Samantha Arison
Notary Public

10/12/26
Date

*Copy of public notice is attached.


2026 FALL SOCCER REGISTRATION
Registration Runs Through August 25
Season Runs September-December
League Fee: Age 3 & 4 : $115 Resident, $125 NR
5 Weeks of Training/Games
Grade K-8th : $115 Resident / $125 Non-Resident
6 Regular Season Games
Register at MadeiraBeachFL.gov/Recreation
or contact 727-392-0665.
Scan Me
PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING
CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708
THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2026-03
NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE
NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME
NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

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Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.
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(5) Each required off-street loading space shall have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above finished grade of the space. The length shall be a minimum 30 feet for delivery vehicles and 60 feet for semi-trailers.

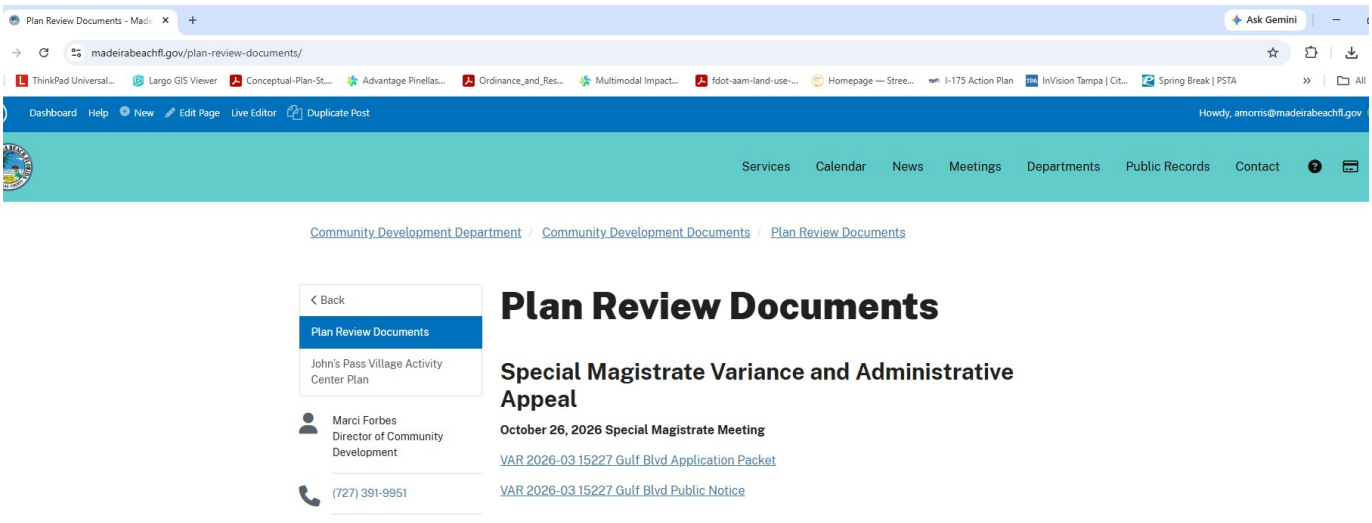
Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person 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 Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708.* The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/ .

Posted: October 12, 2026, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library.

Property



City Website



AFFIDAVIT OF MAILING

Date: 10/12/2026

Mailings for Case # VAR 2026-3

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa LaLaurencepersonally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Sworn and subscribed before me this 12th day of October, 2026.

Personally known or produced _____ as identification.

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

Samantha Arison
Notary Public

10/12/26
Date

*Copy of public notice is attached.

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.gov **mike@pcpao.gov**

Run Date: 05 Oct 2026
Subject Parcel: 09-31-15-00000-240-0900
Radius: 300 feet
Parcel Count: 54
Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

STOKES, JEFFREY K
STOKES, KIMBERLY P
1655 OLD BARTOW LAKE WALES RD
BARTOW, FL 33830-8664

FRAZER, BRAD ANDREW
FRAZER, SHELBY LYNN
2636 MORRISON RD
CAMBRIDGE ON N1R 5S2,
CANADA

1842437 ONTARIO LTD
204-1430 YONGE ST
TORONTO ON M4T 1Y6,
CANADA

PIPPY, IAN C
12 PRIMROSE PL
ST JOHNS NL A1B 4H1,
CANADA

BALL, KELLI J TRE
THROGMARTIN, GREGG W TRE
3942 PETE DYE BLVD
CARMEL, IN 46033-8153

COHN, HARRY K TRE
COHN, HARRY K 2019 REV TRUST
10 PINE CREEK AVE APT 501S
FAIRFIELD, CT 06824-6397

ZAMPINI, MICHAEL TRE
ZAMPINI, FAMILY US REAL ESTATE TRUST
31 PRINCE ADAM CRT
KING CITY ON L7B 1M1,
CANADA

GIESLER, JAMES WILLIAM
GIESLER, BEVERLY ANN
15208 GULF BLVD UNIT 407
MADEIRA BEACH, FL 33708-1861

TIRMENSTEIN, DAVID L TRE
TIRMENSTEIN, DAVID L REV TRUST
15208 GULF BLVD UNIT 405
MADEIRA BEACH, FL 33708-1861

ACTA, MANUEL
ACTA, CINDY
15208 GULF BLVD APT 501
MADEIRA BEACH, FL 33708-1861

MOUSER, DAVID RANDOLPH FAMILY TRUST
MOUSER, DAVID RANDOLPH TRE
15208 GULF BLVD UNIT 203
MADEIRA BEACH, FL 33708-1861

FONTAINE, LISA A REVOCABLE TRUST
FONTAINE, LISA A TRE
15208 GULF BLVD APT 302
MADEIRA BEACH, FL 33708-1861

SHAPIRO, MICHAEL
SHAPIRO, GAIL
15208 GULF BLVD UNIT 207
MADEIRA BEACH, FL 33708-1861

TEEMS, MILES
TEEMS, DONNA
15208 GULF BLVD UNIT 301
MADEIRA BEACH, FL 33708-1861

BERGESON, THOMAS WILLIAM
BERGESON, PAMELA ANNE
15208 GULF BLVD UNIT 306
MADEIRA BEACH, FL 33708-1861

FOSTVEDT, TONY
FOSTVEDT, JEAN
15208 GULF BLVD UNIT 504
MADEIRA BEACH, FL 33708-1861

L S W TRUST
WARHUS, LARRY M TRE
15208 GULF BLVD UNIT 505
MADEIRA BEACH, FL 33708-1861

BRADLEY, MICHAEL
BRADLEY, ELIZABETH
15208 GULF BLVD APT 503
MADEIRA BEACH, FL 33708-1861

PERONE, KATHLEEN A TRE
PERONE, SAMUEL N TRE
15208 GULF BLVD UNIT 201
MADEIRA BEACH, FL 33708-1861

RAYFIELD, GREGG
RAYFIELD, MYRA
15208 GULF BLVD APT 208
MADEIRA BEACH, FL 33708-1861

MUSICK, GREGORY J TRE
MUSICK, NANCY N TRE
15208 GULF BLVD APT 304
MADEIRA BEACH, FL 33708-1861

SULLIVAN, CONRAD
SULLIVAN, EILEEN
15208 GULF BLVD APT 307
MADEIRA BEACH, FL 33708-1861

HESHMATPOUR REVOCABLE TRUST
HESHMATPOUR, DENISE E TRE
15208 GULF BLVD APT 308
MADEIRA BEACH, FL 33708-1861

ROISE, JOHN C TRE
ROISE, JOHN C REV TRUST
15208 GULF BLVD UNIT 408
MADEIRA BEACH, FL 33708-1861

KELLER, LEANNA JILL TRE
KELLER, LEANNA JILL REV TRUST
15208 GULF BLVD APT 508
MADEIRA BEACH, FL 33708-1861

KING, KAREN K REVOCABLE TRUST
KING, KAREN K TRE
15208 GULF BLVD APT 606
MADEIRA BEACH, FL 33708-1862

KAH, RANDY J
KAH, DEIRDRE A
15208 GULF BLVD APT 609
MADEIRA BEACH, FL 33708-1862

LINE, STEVEN TRE
LINE, TRACY TRE
19307 VICTORY CHAPEL RD
NOBLESVILLE, IN 46060-6762

PROCHASKA, JOSEPH J JR TRUST
PROCHASKA, JOSEPH J JR TRE
2325 BURR OAK RD
NORTHFIELD, IL 60093-2701

BROWN FAMILY TRUST
BROWN, LYNN TRE
78 CHISHOLM ST
OAKVILLE ON L6K 3H7,
CANADA

ORRICK, JOHN V
ORRICK, DAWN M
17217 BREEDERS CUP DR
ODESSA, FL 33556-6201

O'NEILL, PATRICK TRE
O'NEILL, PATRICK T REV TRUST
13074 STONE CREEK CT
PLYMOUTH, MI 48170-6537

REX, MARK R
REX, CHERYL L
3266 ENTERPRISE RD E
SAFETY HARBOR, FL 34695-5207

HERRING, VANN M REVOCABLE TRUST
HERRING, VANN M TRE
822 S ROME AVE
TAMPA, FL 33606-2835

KELLY, DAVID
KELLY, KIMBERLY
2506 W EDGEWOOD RD
TAMPA, FL 33609-5302

SCHWEIGER, LORI L TRE
SCHWEIGER, ANTHONY J III TRE
12770 6TH ST E
TREASURE ISLAND, FL 33706

YANTORNO, CARL PAUL TRE
YANTORNO, PAULA ANN TRE
11475 QUIVAS WAY
WESTMINSTER, CO 80234-2620

LEMON DRIVE PROPERTIES LLC
5710 WOOSTER PIKE STE 122
CINCINNATI, OH 45227-4520

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES, FL 33134-7273

PINES CARTER OF FLORIDA INC
3301 PONCE DE LEON BLVD PH PH
CORAL GABLES, FL 33134-7275

SCHUSTER, ALVIN
15208 GULF BLVD UNIT 607
MADEIRA BEACH, FL 33708-1862

STAPLES, JUDIE C
1122 PARK ST N
ST PETERSBURG, FL 33710-4338

KIFFIN, HEIDI S
15208 GULF BLVD APT 209
MADEIRA BEACH, FL 33708-1861

SCORE PROPERTIES LLC
1326 E LUMSDEN RD
BRANDON, FL 33511-6717

15327 HOLDINGS INC
15327 GULF BLVD
MADEIRA BEACH, FL 33708-1816

SERENO CONDO ASSN INC
24701 US HIGHWAY 19 N STE 102
CLEARWATER, FL 33763-4086

MCCLINTOCK BUILDING LLC
15215 GULF BLVD
MADEIRA BEACH, FL 33708-1814

PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES, FL 33134-7273

ENGAGING HEAVEN CHURCH INC
50 153RD AVE
MADEIRA BEACH, FL 33708-1809

KLINGEL DEVELOPMENT INC
15530 GULF BLVD
REDINGTON BEACH, FL 33708-1728

MCALEES, MELINDA M
15208 GULF BLVD UNIT 608
MADEIRA BEACH, FL 33708-1862

EISENBERG, LISA L
15208 GULF BLVD APT 602
MADEIRA BEACH, FL 33708-1862

953 LAKEVIEW DR N INVESTMENT LLC
2947 W MEMORIAL DR
JANESVILLE, WI 53548-9520

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

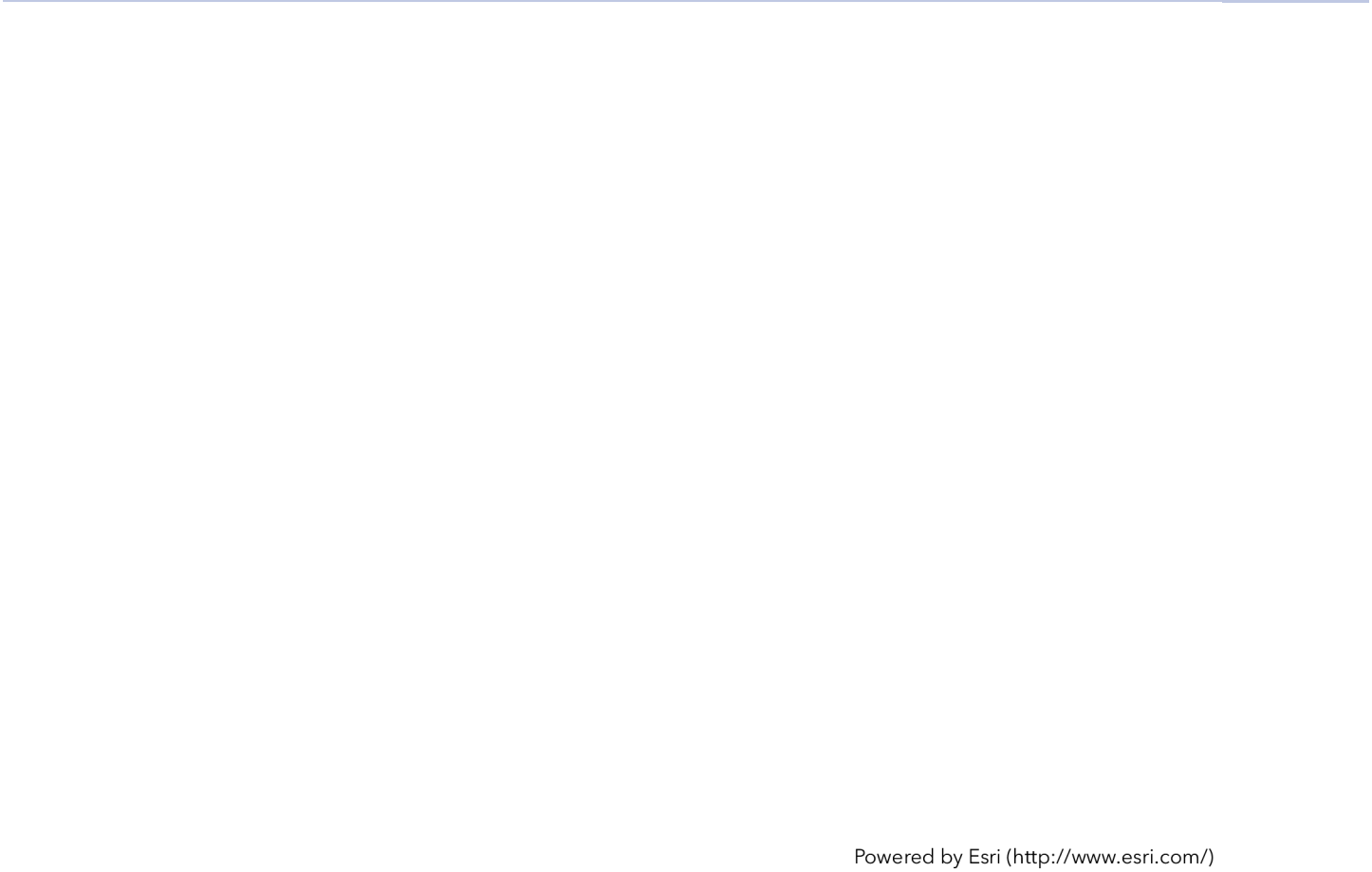
Parcel Summary
(as of 07-Oct-2026)

Parcel Number
15-31-15-65322-025-0130

- Owner Name
  SUAREZ HOLDINGS LLC
- Property Use
  0110 Single Family Home
- Site Address
  346 BOCA CIEGA DR
  MADEIRA BEACH, FL 33708
- Mailing Address
  13650 GULF BLVD UNIT 202
  MADEIRA BEACH, FL 33708-2545
- Legal Description
  PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1952

Living SF	Gross SF	Living Units	Buildings
750	**1,149**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2028	No	0%	
2027	No	0%	
2026	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/ Pg
21765/0017	$444,600	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/66

2026 Final Values

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$372,388	$372,388	$372,388	$372,388	$372,388

Value History

Year	Homestead Exemption	Just/ Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municip Taxable Value
2025	N	$225,566	$225,566	$225,566	$225,566	$225,566
2024	N	$404,096	$404,096	$404,096	$404,096	$404,096
2023	N	$371,089	$371,089	$371,089	$371,089	$371,089
2022	N	$384,530	$384,530	$384,530	$384,530	$384,530
2021	N	$247,065	$197,672	$197,672	$247,065	$197,672

2025 Tax Information

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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
15-Oct-2021	$549,900	Q	I	WHEAT BOBBY DALE	SUAREZ HOLDINGS LLC	21765/0017
14-Mar-2014	$150,000	Q	I	ROSS LEONARD A	WHEAT BOBBY DALE	18344/0570
27-Aug-1992	$62,000	Q	I	CASTIGLIA MIKE	ROSS, LEONARD A.	08012/0615

2026 Land Information

Land Area: ≅ 3,197 sf | ≅ 0.07 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	41x80	$5,300	40.00	FF	1.0465	$221,858

2026 Building 1 Structural Elements and Sub Area Information

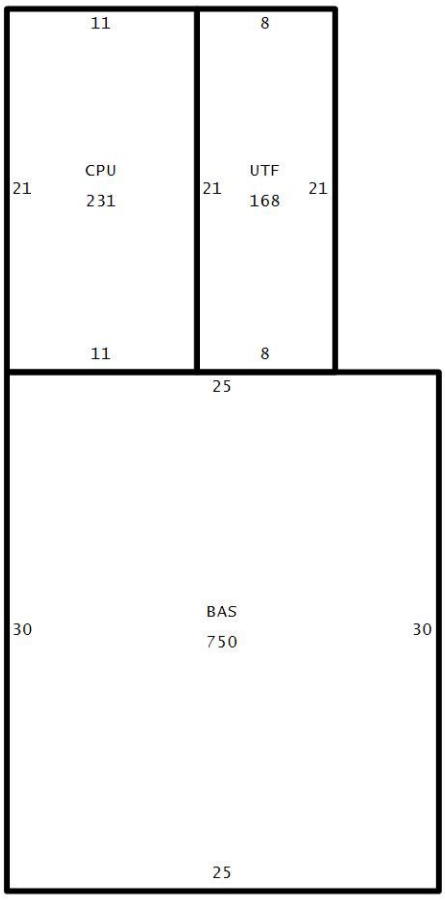
Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	750	750
Carport Unfinished (CPU):	0	231
Utility (UTF):	0	168

Structural Elements	
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1952
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Upgrade
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	30

Sub Area	Living Area SF	Gross SF
Total Area SF:	**750**	**1,149**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$15.00	135.0	$2,025	$810	1952

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
2023-2427-FENC	FENCE	12/08/2023	$2,250
722	HEAT/AIR	07/12/2016	$2,300

Permit Number	Description	Issue Date	Estimated Value
701	SIDING/EXTERIOR WALL	07/06/2016	$1,200
865	MISCELLANEOUS	02/24/2016	$1,600

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

70873.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166447		MB

THIS BILL IS FULLY PAID

346 BOCA CIEGA DR MADEIRA BEACH 33708
PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y,
LOT 13

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH FL 33708-2545

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	225,566	4.5423	0	225,566	1,024.59
HEALTH DEPARTMENT	225,566	0.0713	0	225,566	16.08
EMS	225,566	0.8050	0	225,566	181.58
SCHOOL-STATE LAW	225,566	3.0450	0	225,566	686.85
SCHOOL-LOCAL BD.	225,566	3.2480	0	225,566	732.64
SW FLA WTR MGMT.	225,566	0.1831	0	225,566	41.30
PINELLAS COUNTY PLN.CNCL.	225,566	0.0175	0	225,566	3.95
JUVENILE WELFARE BOARD	225,566	0.8250	0	225,566	186.09
SUNCOAST TRANSIT AUTHORITY	225,566	0.7300	0	225,566	164.66
MADEIRA BEACH	225,566	2.7500	0	225,566	620.31

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

TOTAL MILLAGE	16.2172	AD VALOREM TAXES	3,658.05

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

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

NON AD VALOREM ASSESSMENTS		0.00
COMBINED TAXES AND ASSESSMENTS	3,658.05	See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	3,658.05	-146.32	0.00	3,511.73	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

70873.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166447		MB

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346 BOCA CIEGA DR MADEIRA BEACH 33708
PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y,
LOT 13

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH FL 33708-2545

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	3,658.05	-146.32	0.00	3,511.73	0.00

Receipt(s) 2025-1665026112 on 11/13/25 for $3,511.73 by On File

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

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

MAY 28, 2026

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Case Number: CE-26-98

RE Property: 346 BOCA CIEGA DR **Parcel #**15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Sec. 14-130.4. - License required.

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

Violation Detail(s):

Work without a permit – post flood hurricane remodel. Rental with no BTR.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an "after-the-fact" building permit to comply. Needs to obtain BTR to rent at allowable term.

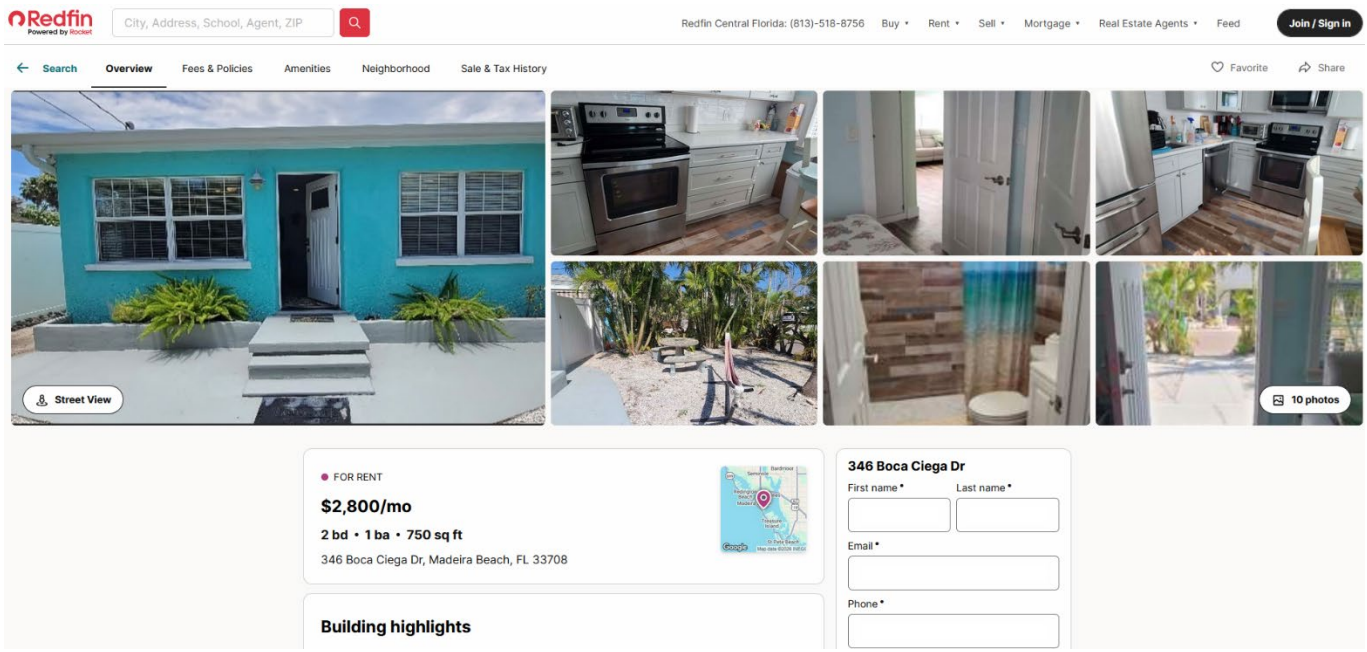
Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
JUNE 11, 2026

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

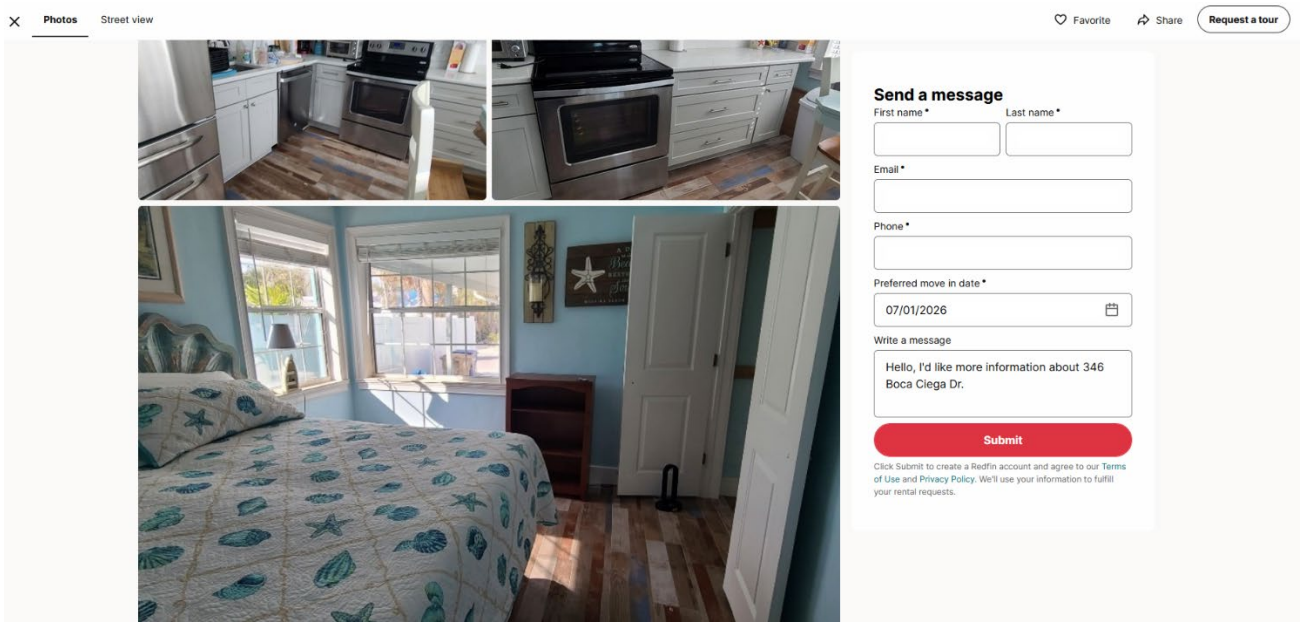
We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

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



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



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

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

JULY 20, 2026

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Case Number: CE-26-98

RE Property: 346 BOCA CIEGA DR **Parcel #**15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

CERTIFIED NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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Violation Detail(s):

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Corrective Action(s):

A licensed contractor will need to apply for and obtain an "after-the-fact" building permit to comply. Needs to obtain BTR to rent at allowable term.

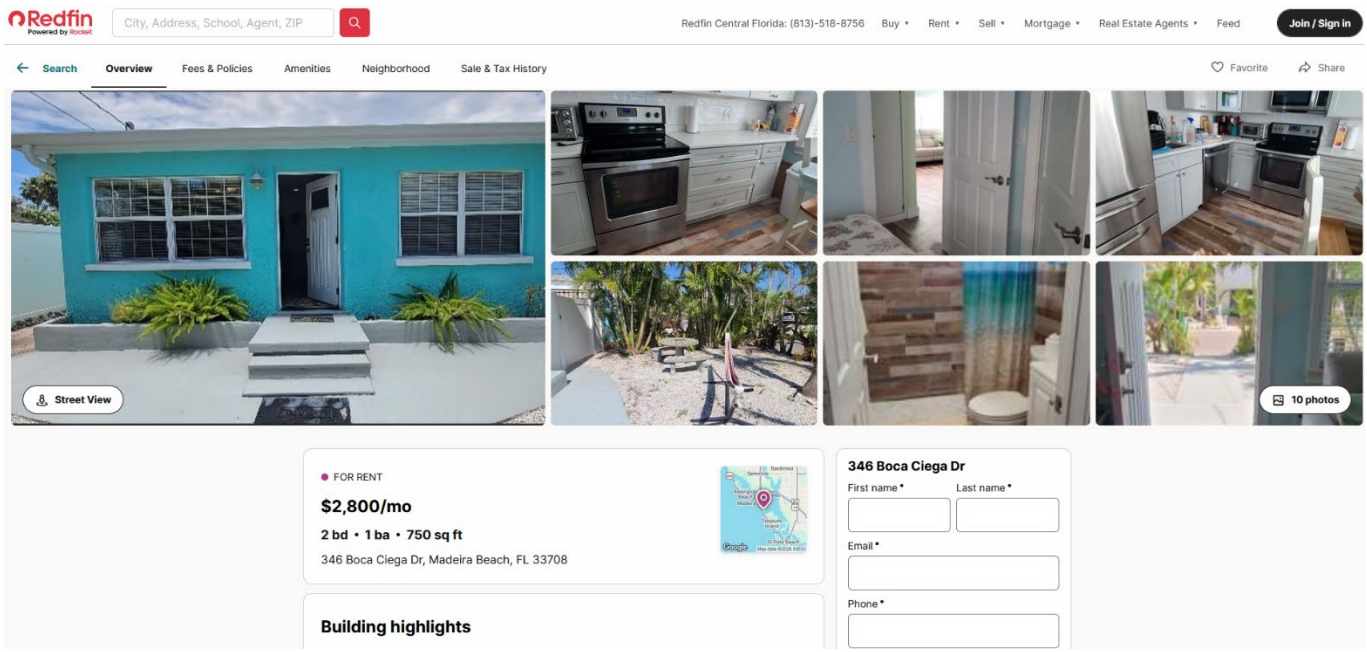
Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
AUGUST 3, 2026

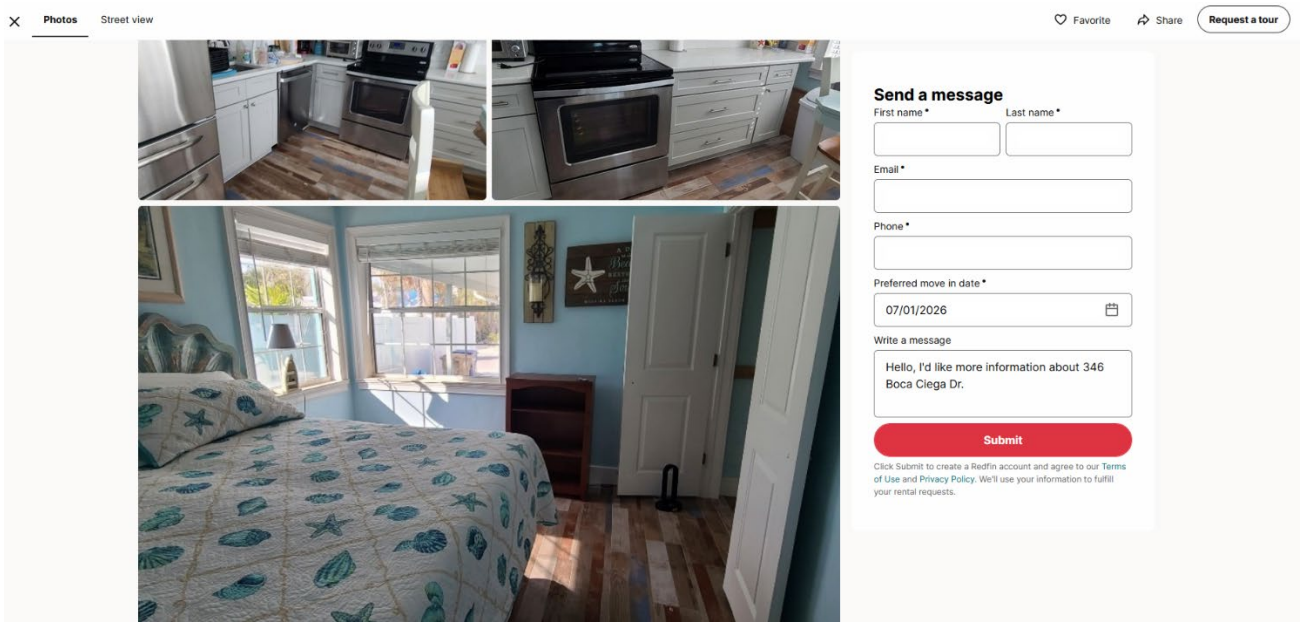
City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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void due to inactivity. Nee

Project Description

replace breakers
receptacles
Water heater
No demolition of drywall or floors

Work Type

Remodel (R)

Physical Address or Location Add Address

Successfully verified with external GIS system. Map it | Plot Address Search

Location History | Other Projects With This Address

Address	Unit / Apt / Suite
346 BOCA CIEGA DR	

Place Name / City	State	Zipcode
MADEIRA BEACH	FL	33708

Project Date & Time

Created	Created By
01/06/2025 02:37:53 PM	Barbara Scott
Updated	**Updated By**
10/15/2025 12:48:52 PM	Barbara Scott

Issuance and Valuation

Contacts

Applicant

Contact

Business Name

Suarez Holdings LLC

CERTIFIED MAIL®

9589 0710 5270 4375 7725 45

quadient
FIRST-CLASS MAIL
IMI
$010.98 0
07/20/2026 ZIP 33708
043M31233717

US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

JULY 20, 2026

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Case Number: CE-26-98

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

10/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-98

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545

Respondents.

RE Property: 346 BOCA CIEGA DR **Parcel #**15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

Sec. 14-130.4. - License required.

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

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

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

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-98

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545

Respondents.

RE Property: 346 BOCA CIEGA DR **Parcel #** 15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of **October**, **2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

Sec. 14-130.4. - License required.

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 13th day of October , 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-98

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545

Respondents.

RE Property: 346 BOCA CIEGA DR **Parcel** #15-31-15-65322-025-0130

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13

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 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 13 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 346 BOCA CIEGA DR, Parcel #15-31-15-65322-025-0130 the City of Madeira Beach.
On the 13 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 13th day of October, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification.
My
Commission Expires: 10/30/2027

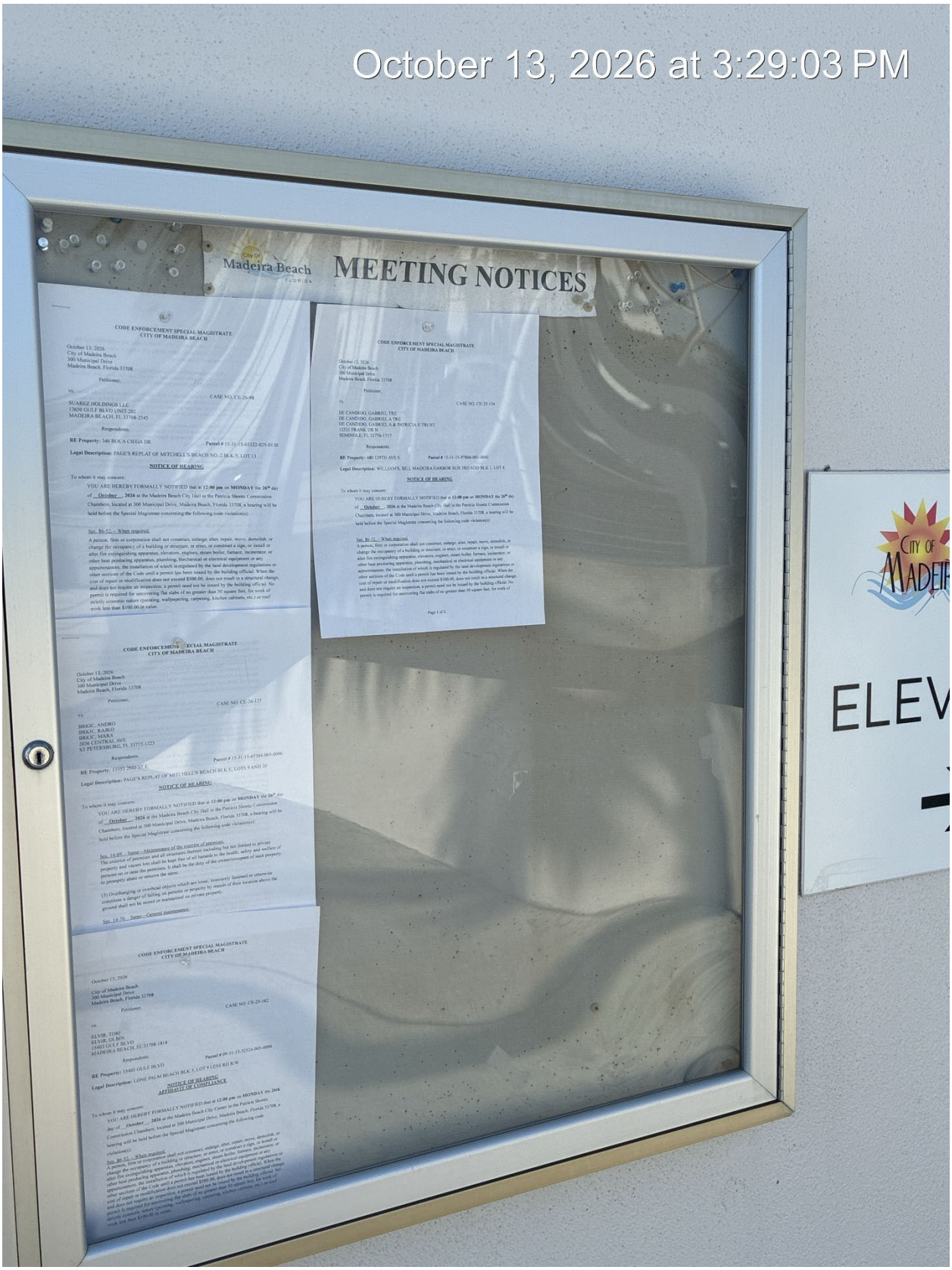
Notary Public- State of Florida

Mary Ann Hearn

Print or type Name.

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


October 13, 2026 at 4:16:37 PM
welcome


October 13, 2026 at 3:29:03 PM
City of Madeira Beach
FLORIDA
MEETING NOTICES
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-26-98
SUAREZ HOLDINGS LLC
13656 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Respondents.
RE Property: 346 BOCA CIEGA DR
Parcel # 15-31-15-45322-025-0130
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-25-154
DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIELA TRE
DE CANDIDO, GABRIELA & PATRICIA H TRUST
12251 FRANK DR N
SEMINOLE, FL 33776-1717
Respondents.
RE Property: 480 129TH AVE E
Parcel # 15-31-15-97886-001-0040
Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
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Page 1 of 2
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-26-127
BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33713-1223
Respondents.
RE Property: 13351 2ND ST E
Parcel # 15-31-15-65304-005-0090
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.
Sec. 14-70. - Same—General maintenance.
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-25-182
ELVIR, TORI
ELVIR, OLBEN
15403 GULF BLVD
MADEIRA BEACH, FL 33708-1818
Respondents.
RE Property: 15403 GULF BLVD
Parcel # 09-31-15-52524-005-0090
Legal Description: LONE PALM BEACH BLK 5, LOT 8 LESS RD R/W
NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.
CITY OF
MADEIR
ELEV

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 13-Oct-2026)

Parcel Number
15-31-15-65304-005-0090

- Owner Name
  BRKIC, ANDRO
  BRKIC, RAJKOBRKIC, MARA
- Property Use
  0822 Apartments (5-9 units)
- Site Address
  13355 2ND ST E
  MADEIRA BEACH, FL 33708
- Mailing Address
  2036 CENTRAL AVE
  ST PETERSBURG, FL 33712-1223
- Legal Description
  PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1948 | 1948

Heated SF	Gross SF	Living Units	Buildings
4,777	**5,137**	**9**	**2**

Parcel Map

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

Exemptions

Year	Homestead	Use %	Status
2028	No	0%	
2027	No	0%	
2026	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
14561/0373	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	20/69

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$775,000	$775,000	$775,000	$775,000	$775,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	$775,000	$775,000	$775,000	$775,000	$775,000
2024	N	$1,150,000	$707,384	$707,384	$1,150,000	$707,384
2023	N	$990,000	$643,076	$643,076	$990,000	$643,076
2022	N	$805,000	$584,615	$584,615	$805,000	$584,615
2021	N	$625,600	$531,468	$531,468	$625,600	$531,468

2025 Tax Information

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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
26-Aug-2005	$140,900	U	I	BRKIC RAJKO	BRKIC, RAJKO	14561/0373
05-Sep-2003	$605,000	Q	I	HUMPHRIES AMY G	BRKIC, RAJKO	13046/1028
16-Nov-1999	$399,900	Q	I	DICKINSON JOHN M	HUMPHRIES, AMY G	10724/1073
02-Feb-1995	$500,000	U	I	LUCORE NORMAN C	DICKINSON, JOHN M.	08905/1194
31-Mar-1984	$43,000	Q				05723/2076

2026 Land Information

Land Area: ≅ 8,124 sf | ≅ 0.18 acres Frontage and/or View: None Seawall: No

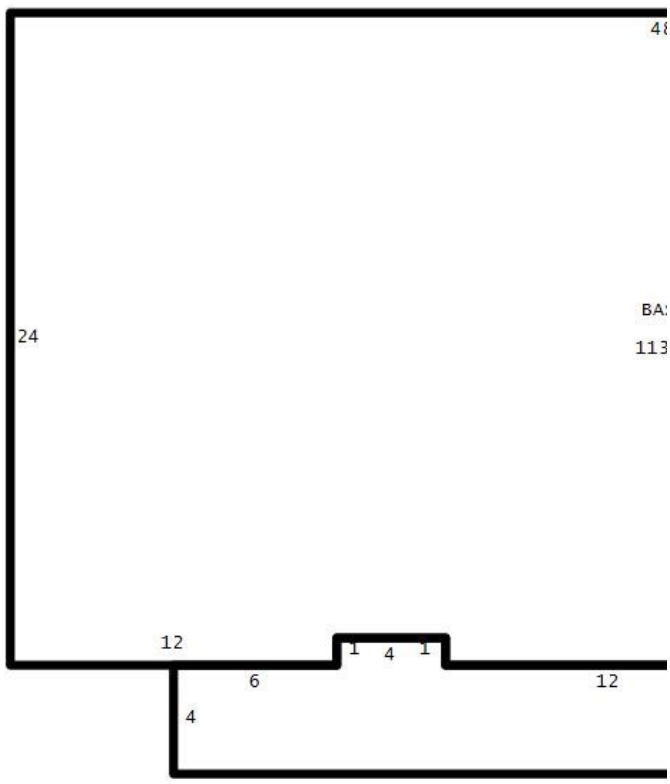
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	80x104	$5,300	80.00	FF	1.0094	$427,986

2026 Building 1 Structural Elements and Sub Area Information

Item 5C.

Structural Elements	
Foundation:	Piers
Floor System:	Wood
Exterior Walls:	Frame Siding
Unit Stories:	1
Living Units:	3
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1948
Building Type:	Duplex - 4-Plex
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	9
Effective Age:	38

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,136	1,136
Open Porch (OPF):	0	184
Total Area SF:	**1,136**	**1,320**

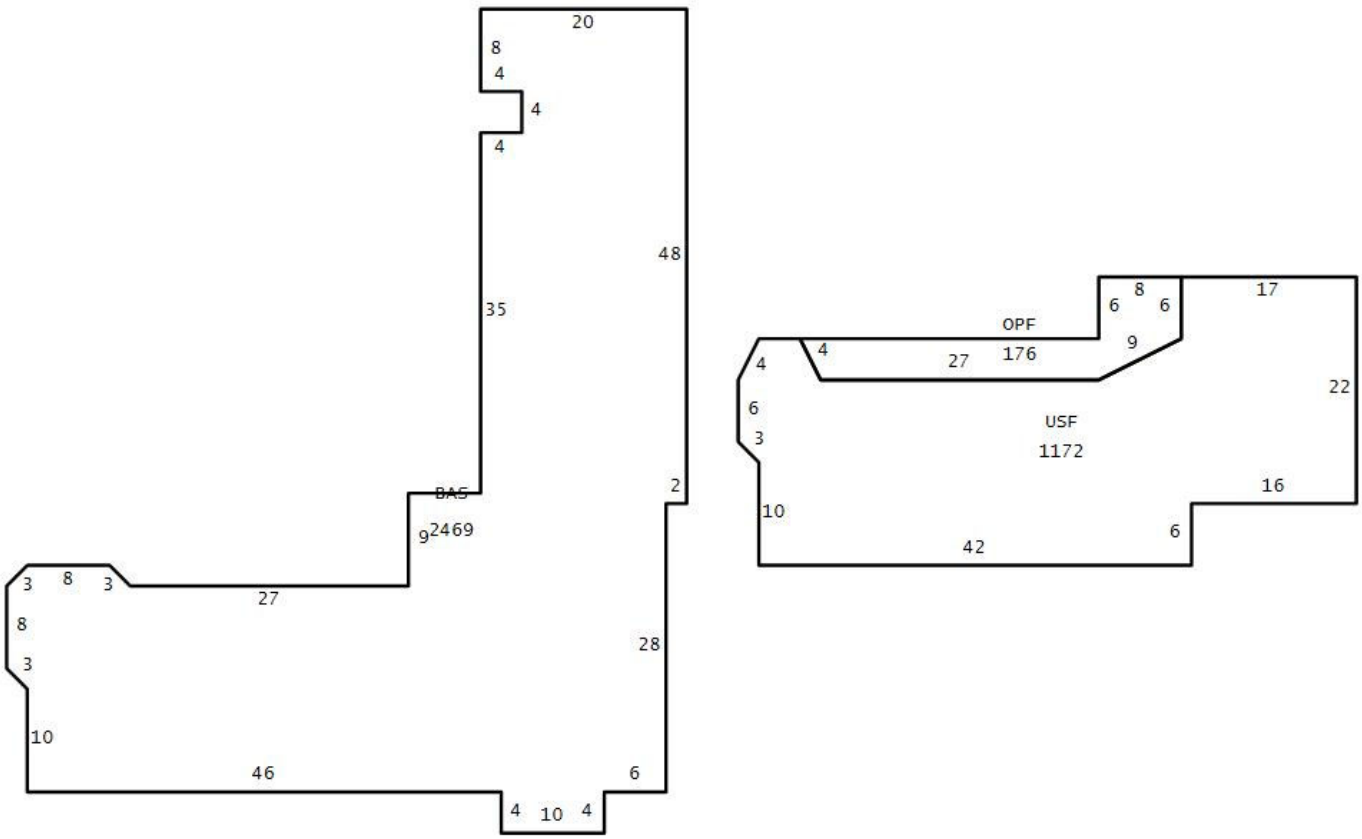


2026 Building 2 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Frame Siding
Unit Stories:	2
Living Units:	6
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1948
Building Type:	Res Conversions
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	18
Effective Age:	38

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	2,469	2,469
Upper Story (USF):	1,172	1,172
Open Porch (OPF):	0	176
Total Area SF:	**3,641**	**3,817**

2026 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$5.00	600.0	$3,000	$3,000	0
CONC PAVE	$10.00	1,800.0	$18,000	$18,000	0
FENCE	$19.00	6.0	$114	$46	1996
GAZEBO	$125.00	121.0	$15,125	$6,050	1978
PATIO/DECK	$47.00	100.0	$4,700	$1,880	1985

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
R20221159	ROOF	12/28/2022	$6,000
BR20210967	SIDING/EXTERIOR WALL	10/29/2021	$11,450
R3395	ROOF	02/12/2019	$20,825
201400849	ROOF	11/21/2014	$1,380

Permit Number	Description	Issue Date	Estimated Value
0718604	DAMAGE FIRE/FLOOD/VEHICLE	09/14/2007	$1,400
072435	DAMAGE FIRE/FLOOD/VEHICLE	03/14/2007	$1,400
9800086	ROOF	03/05/1998	$3,324

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

70693.0000

DELINQUENT

Item 5C.

PARCEL NUMBER	ESCROW CD	Millage Code
R166284		MB

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

13355 2ND ST E MADEIRA BEACH 33708
PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

BRKIC, ANDRO
BRKIC, RAJKO
2036 CENTRAL AVE
ST PETERSBURG FL 33712-1223

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	775,000	4.5423	0	775,000	3,520.28
HEALTH DEPARTMENT	775,000	0.0713	0	775,000	55.26
EMS	775,000	0.8050	0	775,000	623.88
SCHOOL-STATE LAW	775,000	3.0450	0	775,000	2,359.88
SCHOOL-LOCAL BD.	775,000	3.2480	0	775,000	2,517.20
SW FLA WTR MGMT.	775,000	0.1831	0	775,000	141.90
PINELLAS COUNTY PLN.CNCL.	775,000	0.0175	0	775,000	13.56
JUVENILE WELFARE BOARD	775,000	0.8250	0	775,000	639.38
SUNCOAST TRANSIT AUTHORITY	775,000	0.7300	0	775,000	565.75
MADEIRA BEACH	775,000	2.7500	0	775,000	2,131.25

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

TOTAL MILLAGE	16.2172	AD VALOREM TAXES	12,568.34

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

CERTIFIED FUNDS OR CASH ARE REQUIRED TO PAY DELINQUENT TAXES

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	12,568.34

See reverse side for important information

			If Paid By Please Pay	10/31/2026 14,317.39	11/30/2026 14,317.39

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

70693.0000

DELINQUENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R166284		MB

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

13355 2ND ST E MADEIRA BEACH 33708
PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

BRKIC, ANDRO
BRKIC, RAJKO
2036 CENTRAL AVE
ST PETERSBURG FL 33712-1223

DO NOT WRITE BELOW THIS PORTION

CERTIFIED FUNDS OR CASH ARE REQUIRED TO PAY DELINQUENT TAXES

			If Paid By Please Pay	10/31/2026 14,317.39	11/30/2026 14,317.39

1 0R166284 2025

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

JULY 15, 2026

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223
Case Number: CE-26-127

RE Property: 13355 2ND ST E **Parcel** #15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

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

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

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.

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

Violation Detail(s):

Maintenance needed, roofing damaged and hanging. Exterior damaged. Fence damaged.

Corrective Action(s):

A licensed contractor will need to pull a permit to repair or remove the structure and fence.

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

Follow up date:
JULY 29, 2026

City of Madeira Beach
Building Department
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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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

AUGUST 25, 2026

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223
Case Number: CE-26-127

RE Property: 13355 2ND ST E **Parcel** #15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

CERTIFIED NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 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.

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

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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.

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Violation Detail(s):

Maintenance needed, roofing damaged and hanging. Exterior damaged. Fence damaged.

Corrective Action(s):

A licensed contractor will need to pull a permit to repair or remove the structure and fence.

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

Follow up date:
SEPTEMBER 8, 2026

City of Madeira Beach
Code@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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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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CERTIFIED MAIL®

9589 0710 5270 4375 7726 68

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FIRST-CLASS MAIL
IMI
$010.98
08/25/2026 ZIP 33708
043M31233717

US POSTAGE

CITY OF MADEIRA BEACH, FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223
Case Number: CE-26-127

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

10/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-127

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223

Respondents.

RE Property: 13355 2ND ST E **Parcel #**15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

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

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose

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

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

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

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-127

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223

Respondents.

RE Property: 13355 2ND ST E **Parcel #** 15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of **October**, **2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

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

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

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 13th day of October, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-127

BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223

Respondents.

RE Property: 13355 2ND ST E **Parcel** #15-31-15-65304-005-0090

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10

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 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 13 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13355 2ND ST E, Parcel #15-31-15-65304-005-0090 the City of Madeira Beach.
On the 13 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ ~~online notarization~~, this 13th day of October, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification.
My
Commission Expires: 10/30/2027

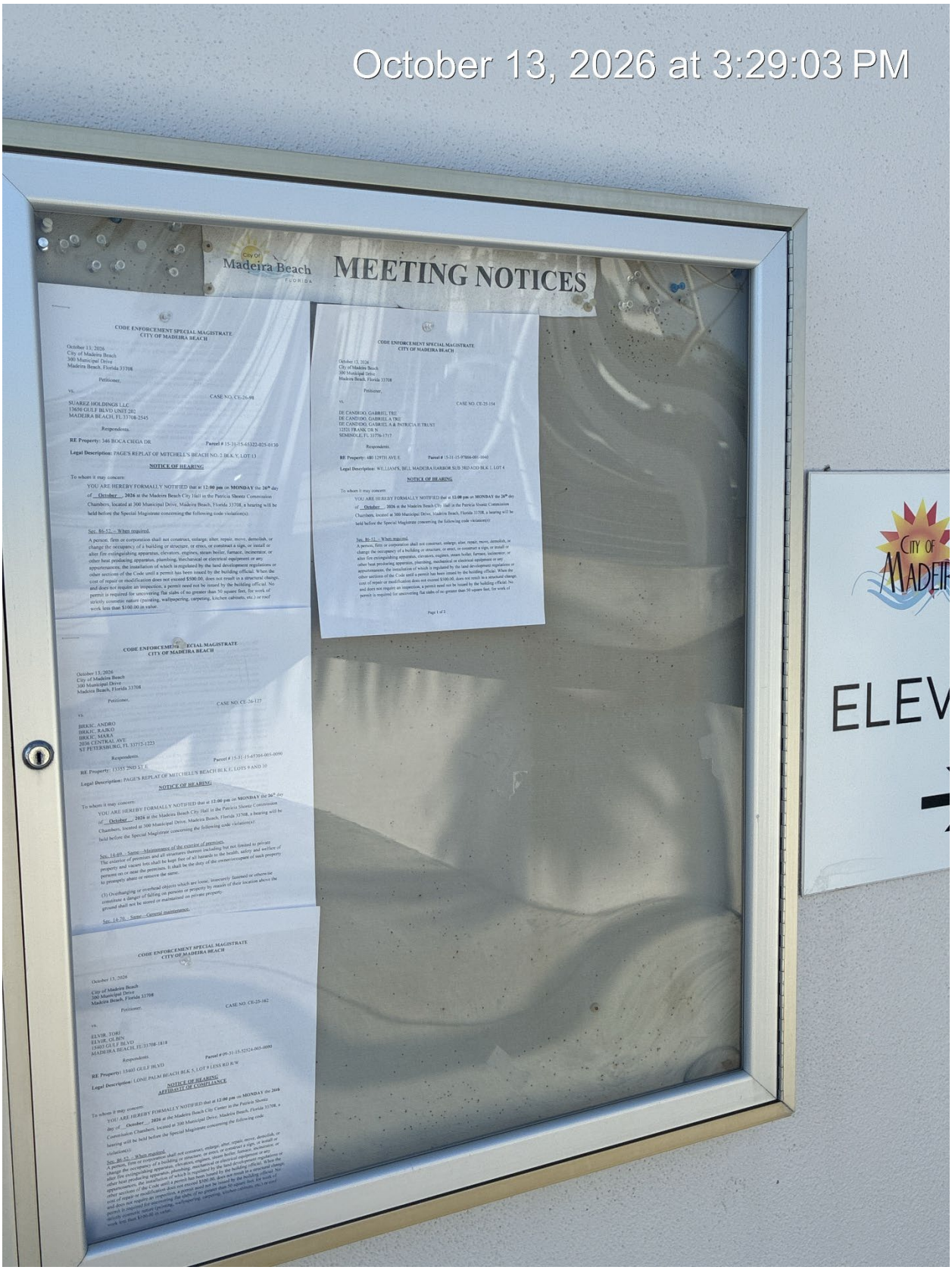
Notary Public- State of Florida

Mary Ann Hearn

Print or type Name.

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


October 13, 2026 at 4:21:07 PM
2
5


October 13, 2026 at 3:29:03 PM
City of Madeira Beach FLORIDA
MEETING NOTICES
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-26-98
SUAREZ HOLDINGS LLC
13656 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Respondents.
RE Property: 346 BOCA CIEGA DR
Parcel # 15-31-15-45322-025-0130
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-25-154
DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIELA TRE
DE CANDIDO, GABRIELA & PATRICIA H TRUST
12251 FRANK DR N
SEMINOLE, FL 33776-1717
Respondents.
RE Property: 480 129TH AVE E
Parcel # 15-31-15-97886-001-0040
Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
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Page 1 of 2
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-26-127
BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33713-1223
Respondents.
RE Property: 13351 2ND ST E
Parcel # 15-31-15-65304-005-0090
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10
NOTICE OF HEARING
To whom it may concern:
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(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.
Sec. 14-70. - Same—General maintenance.
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-25-182
ELVIR, TORI
ELVIR, OLBEN
15403 GULF BLVD
MADEIRA BEACH, FL 33708-1818
Respondents.
RE Property: 15403 GULF BLVD
Parcel # 09-31-15-52524-005-0090
Legal Description: LONE PALM BEACH BLK 5, LOT 8 LESS RD R/W
NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.
CITY OF MADEIRA
ELEV

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 13-Oct-2026)

Parcel Number
15-31-15-97866-001-0040

- Owner Name
  DE CANDIDO, GABRIEL A
  DE CANDIDO, GABRIEL A TREDE CANDIDO, GABRIEL A & PATRICIA H REV TRUST
- Property Use
  0820 Duplex-Triplex-Fourplex
- Site Address
  480 129TH AVE E
  MADEIRA BEACH, FL 33708
- Mailing Address
  12521 FRANK DR
  SEMINOLE, FL 33776-1717
- Legal Description
  WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1956

Heated SF	Gross SF	Living Units	Buildings
2,620	**3,030**	**2**	**1**

Parcel Map

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

Exemptions

Year	Homestead	Use %	Status
2028	No	0%	
2027	No	0%	
2026	No	0%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22382/2254	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	32/7

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$950,000	$950,000	$945,000	$945,000	$945,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	$950,000	$950,000	$945,000	$945,000	$945,000
2024	N	$1,315,000	$1,315,000	$1,315,000	$1,315,000	$1,315,000
2023	Y	$1,150,000	$1,078,437	$1,028,437	$1,053,437	$1,028,437
2022	Y	$790,000	$219,732	$169,732	$194,732	$169,732
2021	Y	$475,500	$213,332	$163,332	$188,332	$163,332

2025 Tax Information

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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
21-Mar-2023	$1,550,000	Q	I	THEIS ERIC A	DE CANDIDO GABRIEL A	22382/2254
18-Mar-2022	$950,000	Q	I	KISCO, STEPHEN W	THEIS, ERIC A	21983/1110
13-Jun-1997	$76,900	U	I	KISCO STEPHEN W	KISCO, STEPHEN W.	09741/0285
13-Jun-1997	$93,700	U	I	KISCO VIVIENNE M	KISCO, STEPHEN W.	09741/0284
03-Mar-1994	$155,000	Q	I	JOHNSON WALTER S III	KISCO, STEPHEN W.	08585/0713

2026 Land Information

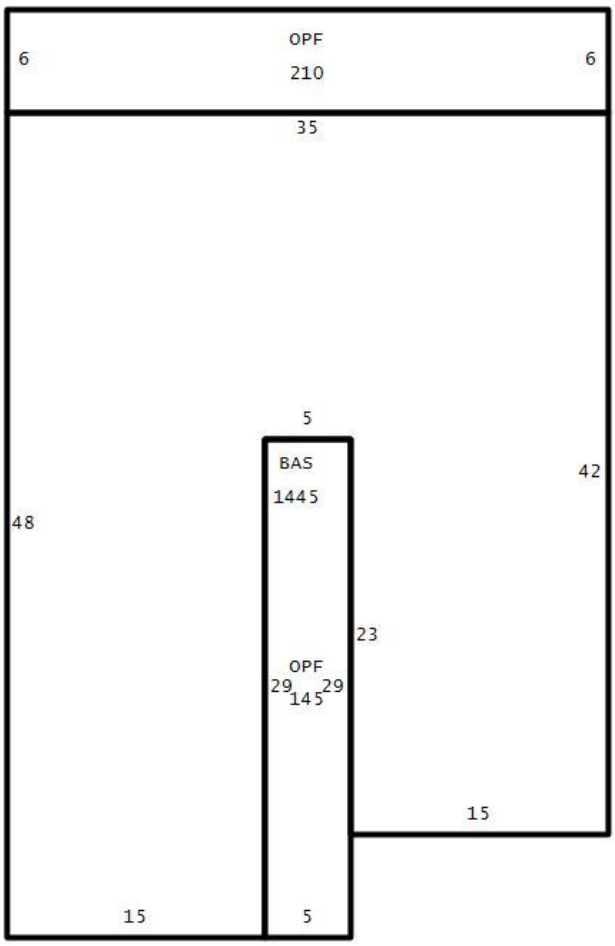
Land Area: ≅ 4,988 sf | ≅ 0.11 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	53x95	$10,500	52.50	FF	1.0379	$572,142

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	2
Living Units:	2
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1956
Building Type:	Duplex - 4-Plex
Quality:	Average
Floor Finish:	Carpet/Hardtile/Hardwood
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	9
Effective Age:	29

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,445	1,445
Upper Story (USF):	1,175	1,175
Open Porch (OPF):	0	355
Utility (UTF):	0	55
Total Area SF:	**2,620**	**3,030**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$17,000.00	1	$17,000	$15,640	2023
DOCK	$62.00	178.0	$11,036	$4,414	1998
PATIO/DECK	$47.00	210.0	$9,870	$3,948	1970
PATIO/DECK	$47.00	360.0	$16,920	$6,768	1970
PATIO/DECK	$15.00	176.0	$2,640	$1,056	1999

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

Permit Number	Description	Issue Date	Estimated Value
BR20230025	ADDITION/REMODEL/RENOVATION	01/09/2023	$18,500
D&L20221053	DOCK	11/18/2022	$25,000
WND-22-00878	DOCK	11/14/2022	$0
F20220463	FENCE	05/27/2022	$1,900
20220322	ADDITION/REMODEL/RENOVATION	04/18/2022	$15,600
20220283	DEMOLITION	04/07/2022	$500
B20220030	WINDOWS/DOORS	01/13/2022	$2,255
B5181	WINDOWS/DOORS	11/24/2020	$2,210
R4452	ROOF	02/08/2020	$6,950
B3900		07/26/2019	$1,430

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

71225.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166785		MB

THIS BILL IS FULLY PAID

Ex:WIDOWER

480 129TH AVE E MADEIRA BEACH 33708
WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

DE CANDIDO, GABRIEL A
DE CANDIDO, GABRIEL A TRE
12521 FRANK DR
SEMINOLE FL 33776-1717

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	950,000	4.5423	5,000	945,000	4,292.47
HEALTH DEPARTMENT	950,000	0.0713	5,000	945,000	67.38
EMS	950,000	0.8050	5,000	945,000	760.73
SCHOOL-STATE LAW	950,000	3.0450	5,000	945,000	2,877.53
SCHOOL-LOCAL BD.	950,000	3.2480	5,000	945,000	3,069.36
SW FLA WTR MGMT.	950,000	0.1831	5,000	945,000	173.03
PINELLAS COUNTY PLN.CNCL.	950,000	0.0175	5,000	945,000	16.54
JUVENILE WELFARE BOARD	950,000	0.8250	5,000	945,000	779.63
SUNCOAST TRANSIT AUTHORITY	950,000	0.7300	5,000	945,000	689.85
MADEIRA BEACH	950,000	2.7500	5,000	945,000	2,598.75

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

TOTAL MILLAGE	16.2172	AD VALOREM TAXES	15,325.27

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

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

NON AD VALOREM ASSESSMENTS		0.00
COMBINED TAXES AND ASSESSMENTS	15,325.27	See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	15,325.27	-613.01	0.00	14,712.26	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

71225.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166785		MB

THIS BILL IS FULLY PAID

Ex:WIDOWER

480 129TH AVE E MADEIRA BEACH 33708
WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

DE CANDIDO, GABRIEL A
DE CANDIDO, GABRIEL A TRE
12521 FRANK DR
SEMINOLE FL 33776-1717

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	15,325.27	-613.01	0.00	14,712.26	0.00

Receipt(s) 2025-1653003029 on 12/02/25 for $14,712.26 by DE CANDIDO, GABRIEL A

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

DECEMBER 4, 2025

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717
Case Number: CE-25-154

RE Property: 480 129TH AVE E **Parcel** #15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

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 – staircase removal and 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:
DECEMBER 18, 2025

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

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

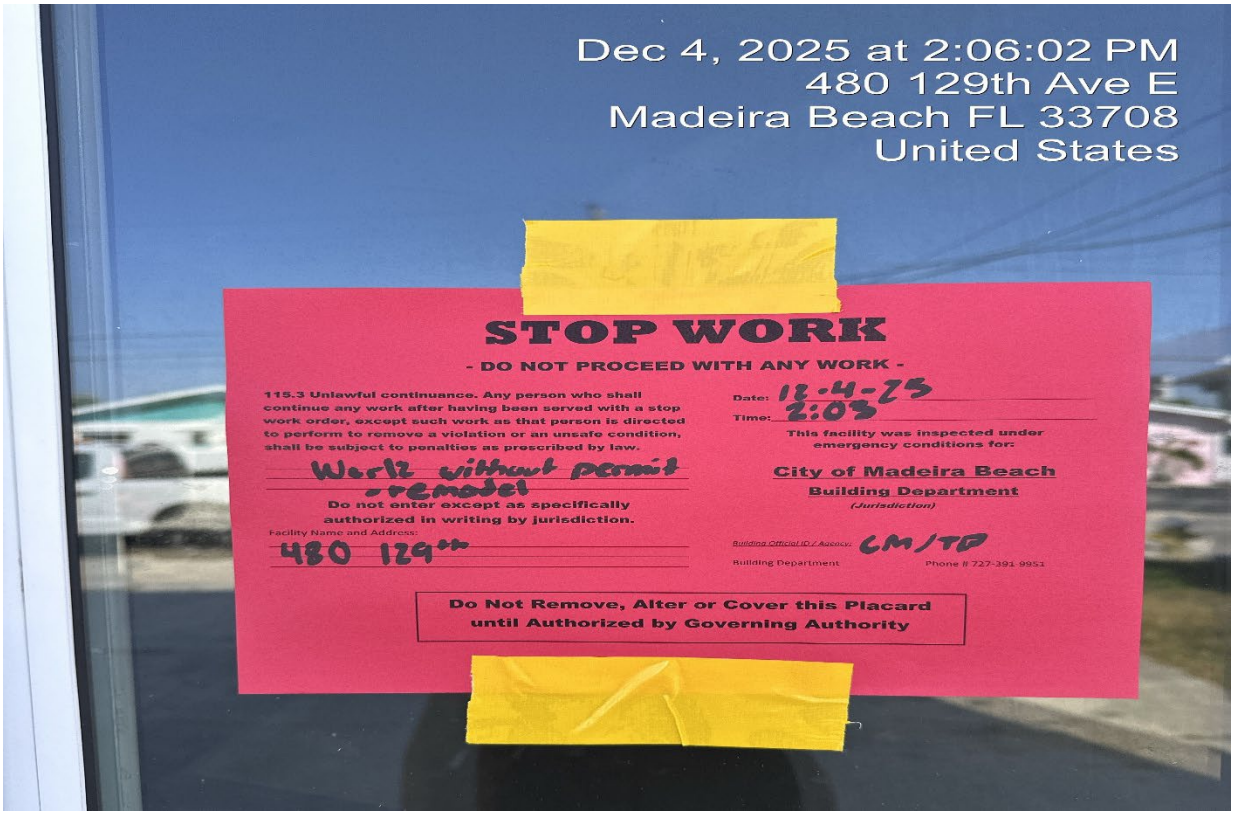
Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

DECEMBER 19, 2025

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717
Case Number: CE-25-154

RE Property: 480 129TH AVE E **Parcel** #15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

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 – staircase removal and 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:
JANUARY 2, 2025

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

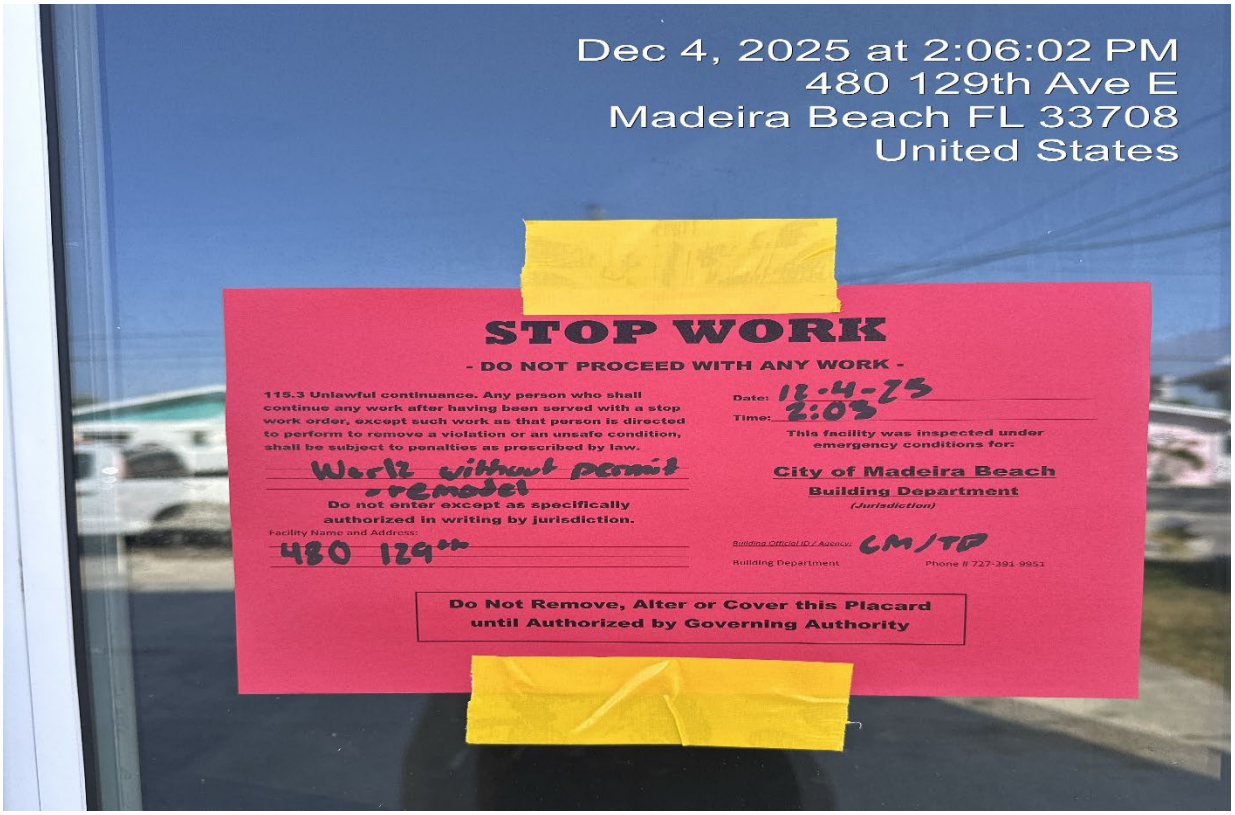
We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

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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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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

300 Municipal Drive
Madeira Beach, Florida 33708

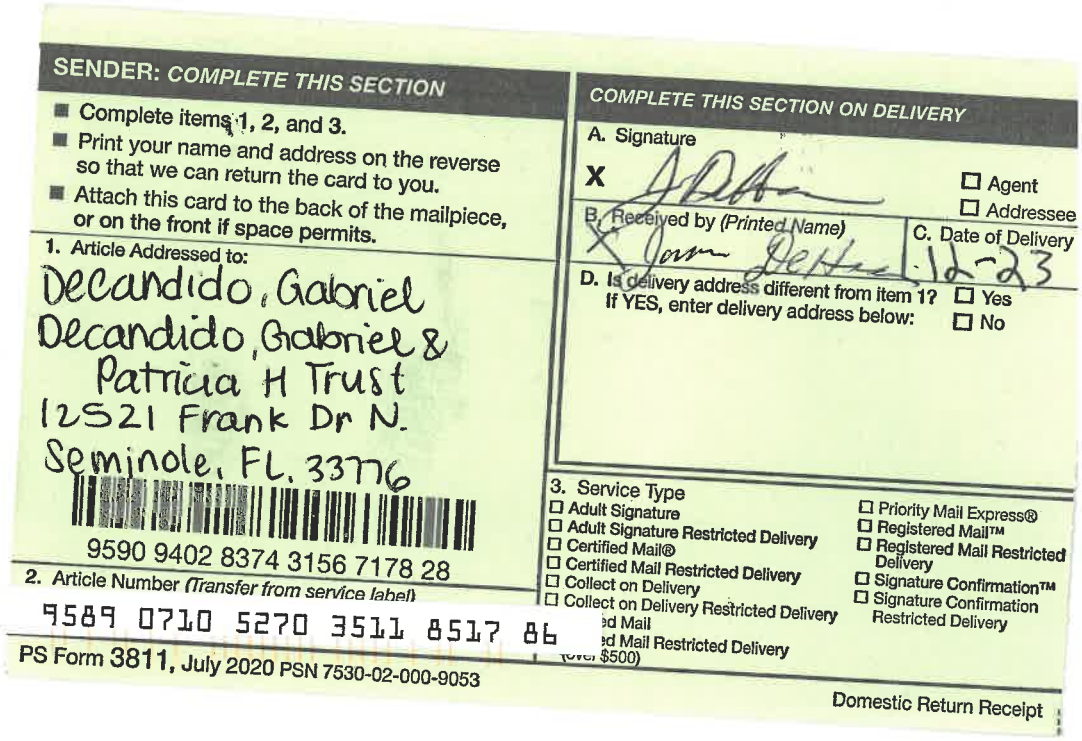
CERTIFIED MAIL®

9589 0710 5270 3511 8517 86

quadient
FIRST-CLASS MAIL
IMI
$010.44 º
12/19/2025 ZIP 33708
043M31233717

US POSTAGE

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717



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:

Decandido, Gabriel
Decandido, Gabriel &
Patricia H Trust
12521 Frank Dr N.
Seminole, FL. 33776

9590 9402 8374 3156 7178 28

2. Article Number (Transfer from service label)

9589 0710 5270 3511 8517 86

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

12-23

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
- ☐ ed Mail
- ☐ ed Mail Restricted Delivery
- (Over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

10/13/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-154

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717

Respondents.

RE Property: 480 129TH AVE E **Parcel** #15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

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.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-154

DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717

Respondents.

RE Property: 480 129TH AVE E **Parcel #** 15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of **October**, **2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 13th day of October, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-154

DE CANDIDO, GABRIEL A
DE CANDIDO, GABRIEL A TRE
DE CANDIDO, GABRIEL A & PATRICIA H REV TRUST
12521 FRANK DR
SEMINOLE, FL 33776-1717

Respondents.

RE Property: 480 129TH AVE E **Parcel** #15-31-15-97866-001-0040

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4

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 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 13 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 480 129TH AVE E, Parcel #15-31-15-97866-001-0040 the City of Madeira Beach.
On the 13 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ___ online notarization, this 13th day of October, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification.
My
Commission Expires: 10/30/2027

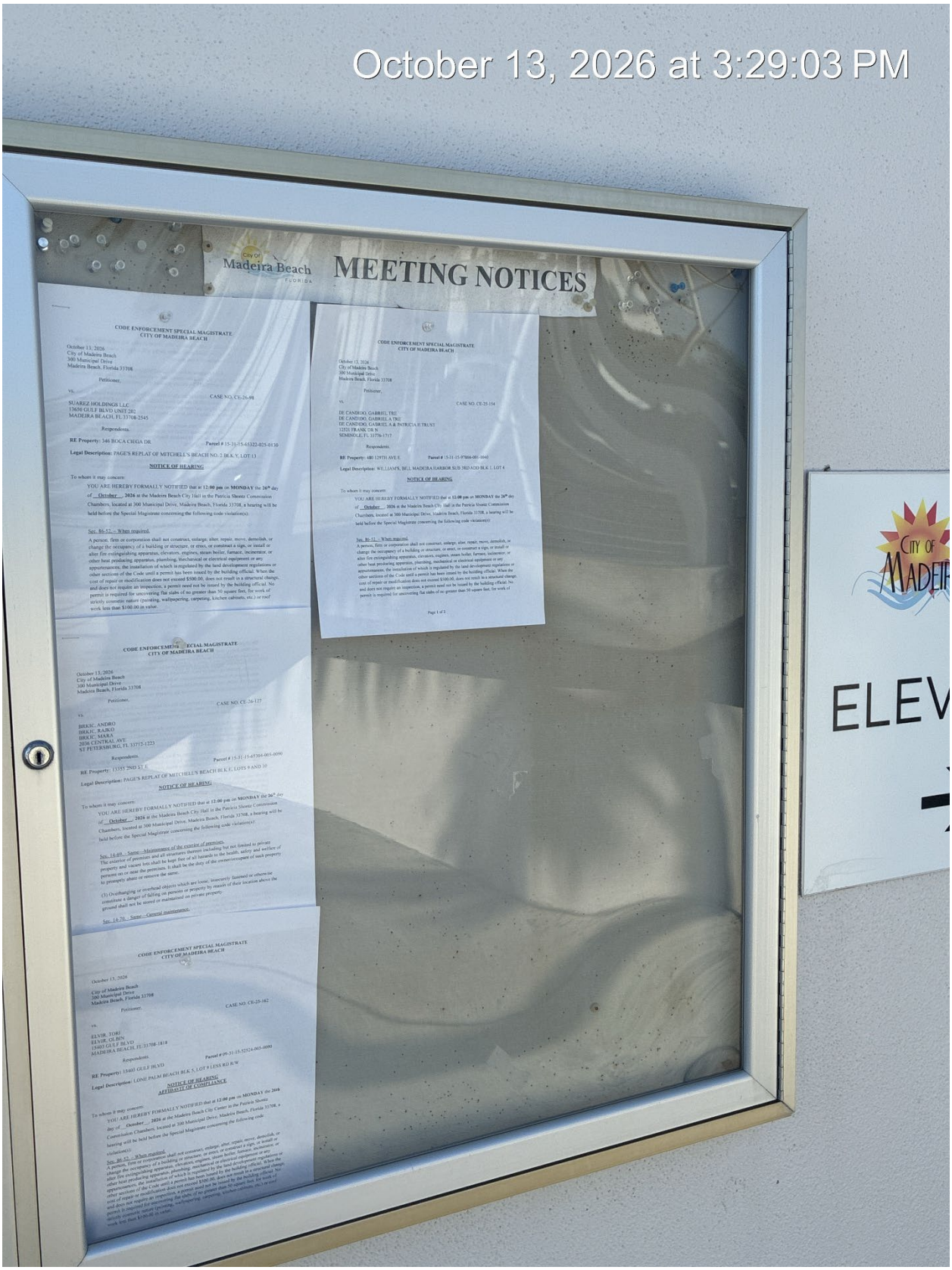
Notary Public- State of Florida

Mary Ann Hearn

Print or type Name.

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


October 13, 2026 at 4:11:02 PM
480


October 13, 2026 at 3:29:03 PM
City of Madeira Beach FLORIDA
MEETING NOTICES
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-26-98
SUAREZ HOLDINGS LLC
13656 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Respondents.
RE Property: 346 BOCA CIEGA DR
Parcel # 15-31-15-45322-025-0130
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-25-154
DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIELA TRE
DE CANDIDO, GABRIELA & PATRICIA H TRUST
12251 FRANK DR N
SEMINOLE, FL 33776-1717
Respondents.
RE Property: 480 129TH AVE E
Parcel # 15-31-15-97886-001-0040
Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
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Page 1 of 2
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-26-127
BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33713-1223
Respondents.
RE Property: 13351 2ND ST E
Parcel # 15-31-15-65304-005-0090
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.
Sec. 14-70. - Same—General maintenance.
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-25-182
ELVIR, TORI
ELVIR, OLBEN
15403 GULF BLVD
MADEIRA BEACH, FL 33708-1818
Respondents.
RE Property: 15403 GULF BLVD
Parcel # 09-31-15-52524-005-0090
Legal Description: LONE PALM BEACH BLK 5, LOT 8 LESS RD R/W
NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.
CITY OF MADEIR
ELEV

Item 5E.

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 14-Oct-2026)

Parcel Number
15-31-15-97830-000-0150

- Owner Name
  UNITED PARK SERVICES PROPERTY LLC
- Property Use
  0110 Single Family Home
- Site Address
  139 131ST AVE E
  MADEIRA BEACH, FL 33708
- Mailing Address
  1320 E 9TH AVE
  TAMPA, FL 33605-3602
- Legal Description
  WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 15
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1958

Living SF	Gross SF	Living Units	Buildings
2,771	**3,321**	**1**	**1**

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2028	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).
2027	No	0%		
2026	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23032/0453	$733,400	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	25/67

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$627,706	$627,706	$627,706	$627,706	$627,706

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	Y	$634,524	$251,099	$200,377	$226,099	$200,377
2024	Y	$849,496	$244,022	$194,022	$219,022	$194,022
2023	Y	$1,165,090	$236,915	$186,915	$211,915	$186,915
2022	Y	$594,713	$230,015	$180,015	$205,015	$180,015
2021	Y	$467,668	$223,316	$173,316	$198,316	$173,316

2025 Tax Information

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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
07-Jan-2025	$930,000	M	I	OWENS TIMOTHY J TRE	UNITED PARK SERVICES PROPERTY LLC	23032/0453
31-Jan-1986	$105,000	Q				06150/1040
31-Dec-1980	$85,000	Q				05011/1396

2026 Land Information

Land Area: ≅ 6,382 sf | ≅ 0.14 acres Frontage and/or View: Canal/River Seawall: Yes

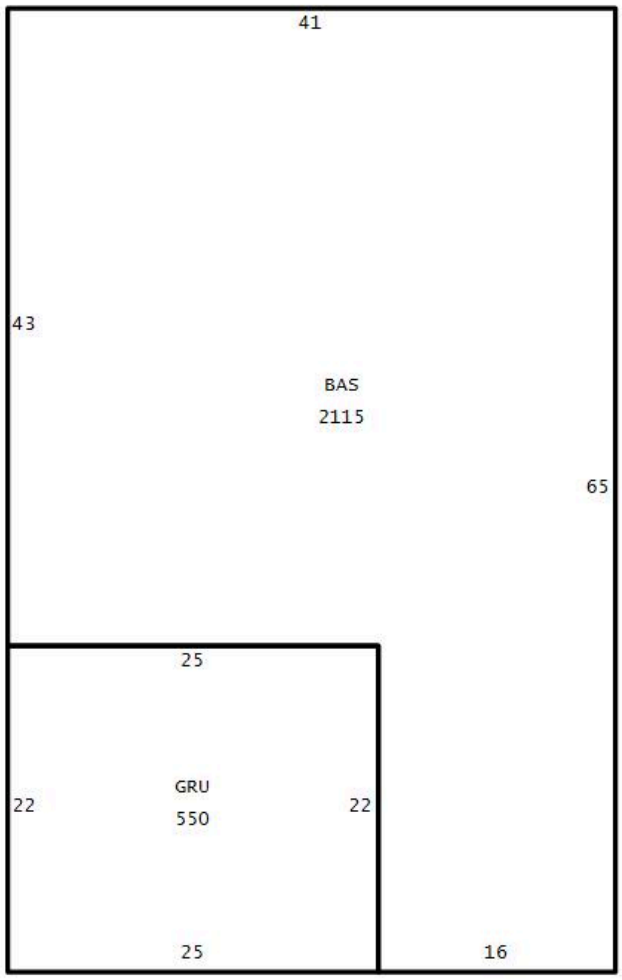
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	55x115	$10,500	55.00	FF	1.1236	$648,879

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	2,115	2,115

Structural Elements	
Floor System:	Slab On Grade
Exterior Walls:	Concrete Block
Unit Stories:	2
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1958
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:	59

Sub Area	Living Area SF	Gross Area S
Upper Story (USF):	656	656
Garage Unfinished (GRU):	0	550
Total Area SF:	**2,771**	**3,321**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	$51.00	176.0	$8,976	$3,590	1986
FIREPLACE	$4,200.00	2	$8,400	$8,400	1958
PATIO/DECK	$15.00	352.0	$5,280	$2,112	1958
PORCH	0.00	1	$0	$0	1970

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
R3604	ROOF	04/26/2019	$4,760
R3604A	ROOF	04/26/2019	$4,760

Permit Number	Description	Issue Date	Estimated Value
909	ROOF	09/15/2016	$2,280
201311576	WINDOWS/DOORS	02/18/2013	$6,000
201200616	MISCELLANEOUS	09/05/2012	$19,500

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

71181.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166745		MB

THIS BILL IS FULLY PAID

Ex:ADDITIONAL HOMESTEAD; HOMESTEAD

139 131ST AVE E MADEIRA BEACH 33708
WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 15

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA FL 33605-3602

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	251,099	4.5423	50,722	200,377	910.17
HEALTH DEPARTMENT	251,099	0.0713	50,722	200,377	14.29
EMS	251,099	0.8050	50,722	200,377	161.30
SCHOOL-STATE LAW	251,099	3.0450	25,000	226,099	688.47
SCHOOL-LOCAL BD.	251,099	3.2480	25,000	226,099	734.37
SW FLA WTR MGMT.	251,099	0.1831	50,722	200,377	36.69
PINELLAS COUNTY PLN.CNCL.	251,099	0.0175	50,722	200,377	3.51
JUVENILE WELFARE BOARD	251,099	0.8250	50,722	200,377	165.31
SUNCOAST TRANSIT AUTHORITY	251,099	0.7300	50,722	200,377	146.28
MADEIRA BEACH	251,099	2.7500	50,722	200,377	551.04

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

TOTAL MILLAGE	16.2172	AD VALOREM TAXES	3,411.43

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

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

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	3,411.43

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	3,411.43	-136.46	0.00	3,274.97	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

71181.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R166745		MB

THIS BILL IS FULLY PAID

Ex:ADDITIONAL HOMESTEAD; HOMESTEAD

139 131ST AVE E MADEIRA BEACH 33708
WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 15

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA FL 33605-3602

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	3,411.43	-136.46	0.00	3,274.97	0.00

Receipt(s) 2025-952064594 on 11/18/25 for $3,274.97 by united park services property llc

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

September 29, 2025

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA, FL 33605-3602
Case Number: CE-25-143

RE Property: 139 131ST AVE E **Parcel #**15-31-15-97830-000-0150

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 15

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 86-52. – When required.

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

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

Violation Detail(s):

Work without a permit – hurricane remodel

Corrective Action(s):

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

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

Follow up date:
OCTOBER 13, 2025

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

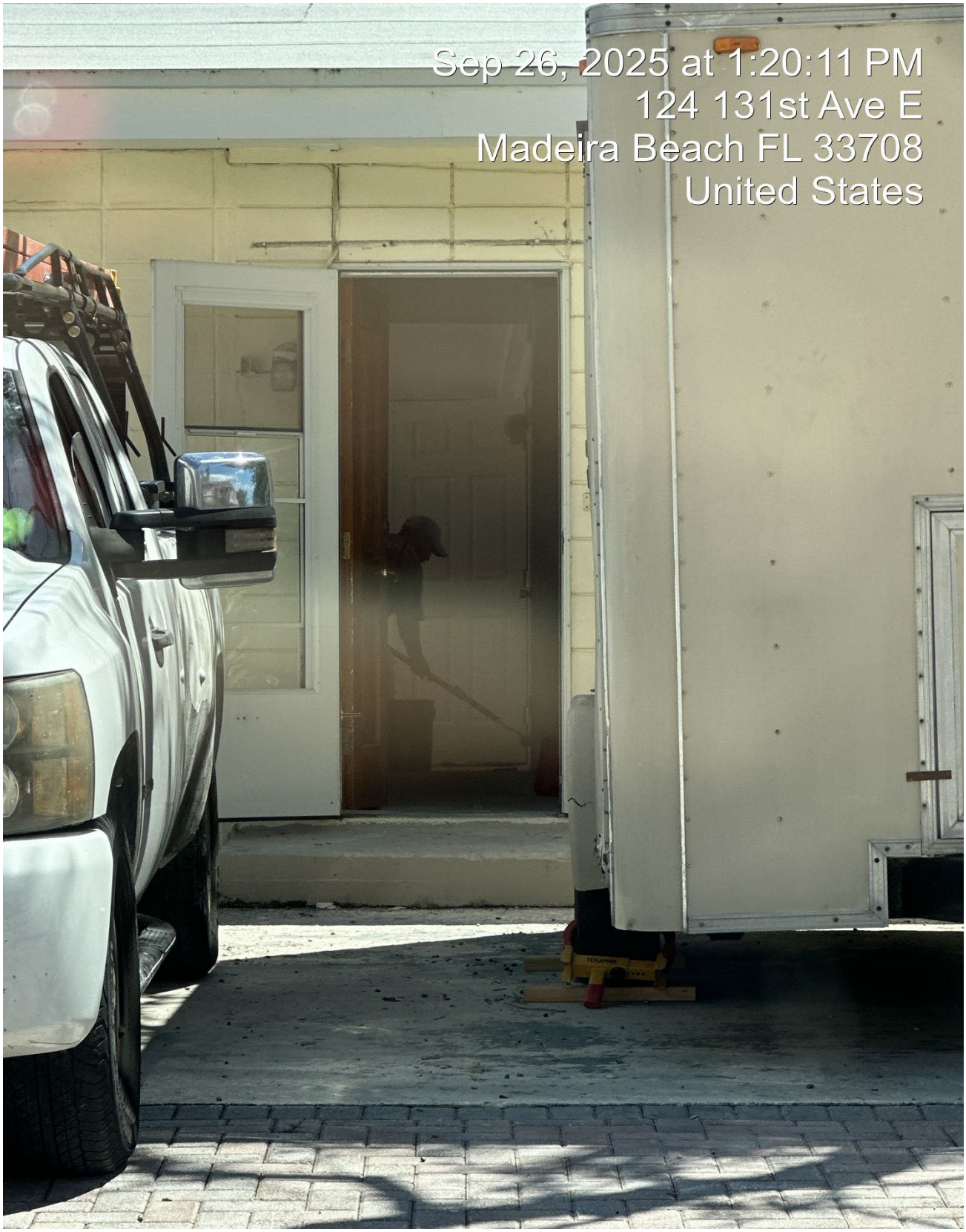
We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

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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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

October 15, 2025

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA, FL 33605-3602
Case Number: CE-25-143

RE Property: 139 131ST AVE E **Parcel #**15-31-15-97830-000-0150

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 15

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 – hurricane remodel and hvac

Corrective Action(s):

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

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

Follow up date:
OCTOBER 29, 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.

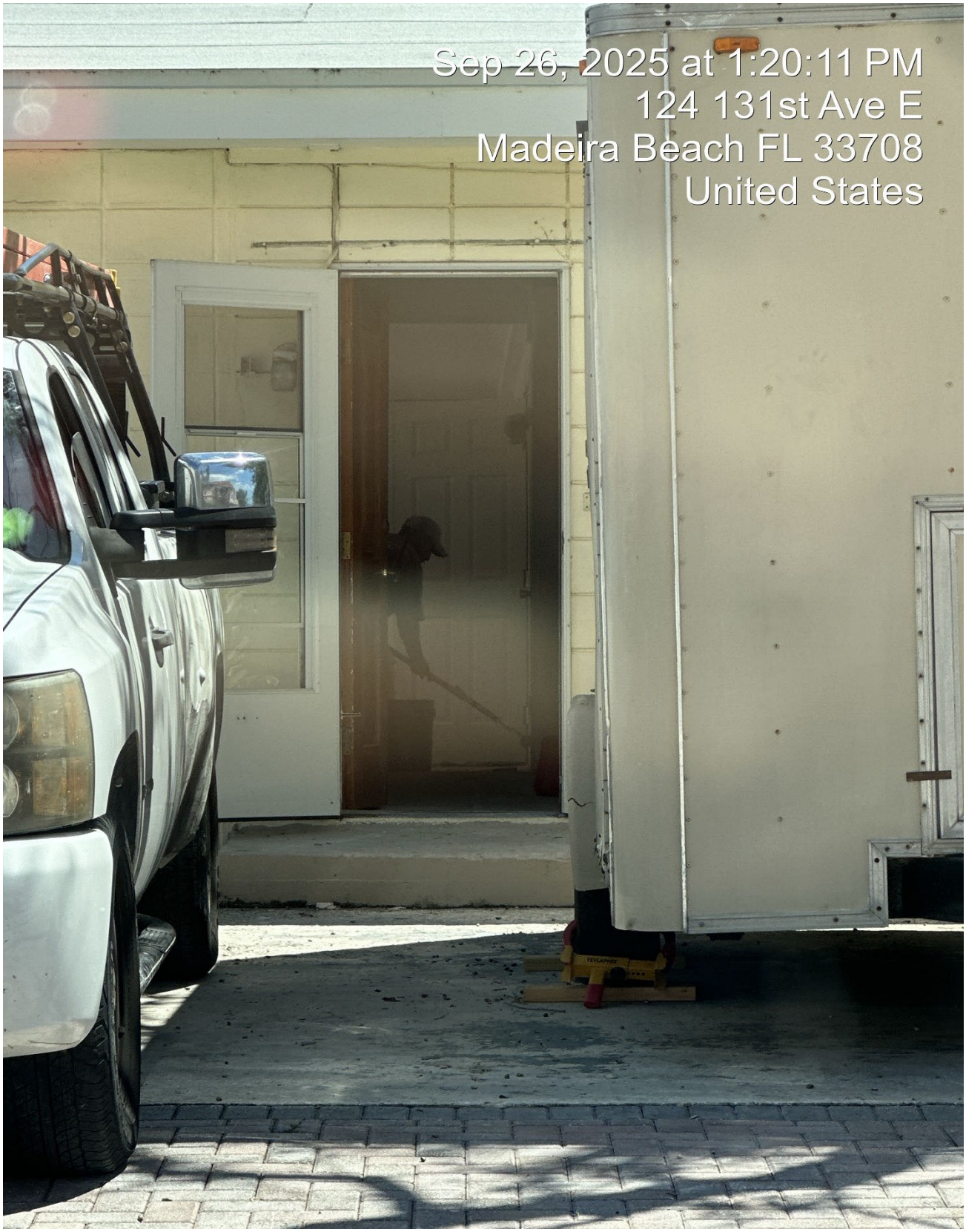
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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



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

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US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA, FL 33605-3602
Case Number: CE-25-143

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

OCTOBER 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-143

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA, FL 33605

Respondents.

RE Property: 139 131ST AVE E **Parcel #**15-31-15-97830-000-0150

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 15

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-143

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA, FL 33605

Respondents.

RE Property: 139 131ST AVE E **Parcel #**15-31-15-97830-000-0150

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 15

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **Monday** the **26th** day of **October, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 14 day of October, 2026.

Taylor Davis

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

OCTOBER 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-143

UNITED PARK SERVICES PROPERTY LLC
1320 E 9TH AVE
TAMPA, FL 33605

Respondents.

RE Property: 139 131ST AVE E **Parcel #**15-31-15-97830-000-0150

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 15

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 14 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 139 131ST AVE E, Parcel #15-31-15-97830-000-0150 the City of Madeira Beach.
On the 14 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis, Permit & 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 __P__ physical presence or ____ online notarization, this 14th day of October, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 4/2029

Notary Public- State of Florida

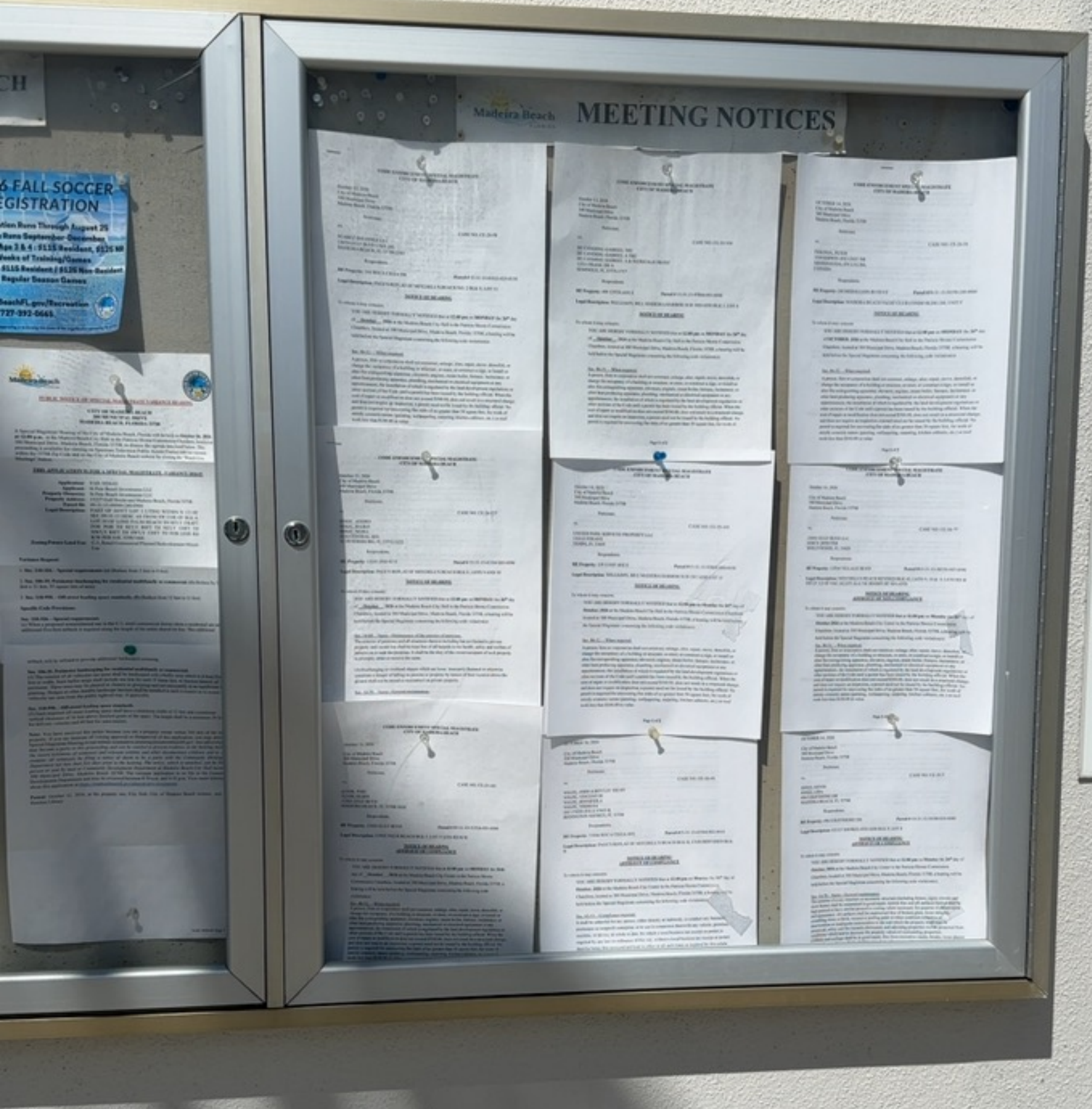
Print or type Name.

LISA SCHEUERMANN
MY COMMISSION # HH 646658
EXPIRES: April 5, 2029

Oct 14, 2026 at 12:50:31 PM



Oct 14, 2026 at 12:32:00 PM



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

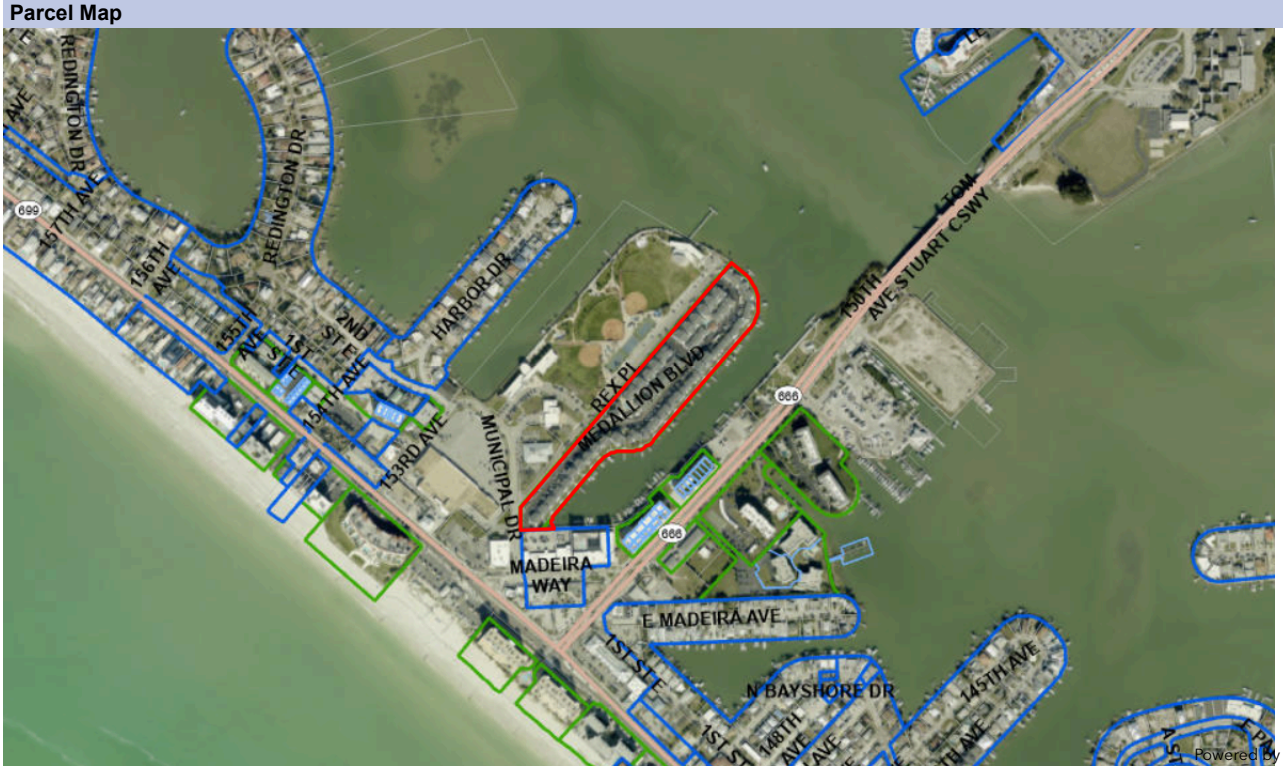
Parcel Summary
(as of 14-Oct-2026)

Parcel Number
09-31-15-54190-240-0060

- Owner Name
  FEKONJA, PETER
- Property Use
  0436 Condo Conversion - Apartments to Platted Condo (Predominately Owner-Occupied)
- Site Address
  240 MEDALLION BLVD # F
  MADEIRA BEACH, FL 33708
- Mailing Address
  3100 KIRWIN AVE UNIT 708
  MISSISSAUGA, ON L5A 3S6,
  CANADA
- Legal Description
  MADEIRA BEACH YACHT CLUB CONDO BLDG 240, UNIT F
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1973

Living SF	Gross SF	Living Units	Buildings
825	**825**	**1**	**1**

Parcel Map



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

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2028	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).
2027	No	0%		
2026	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	
20121/2326	$254,743	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	51/26

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$216,532	$216,532	$216,532	$216,532	$216,532

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	N	$216,899	$216,899	$216,899	$216,899	$216,899
2024	N	$361,497	$269,731	$269,731	$361,497	$269,731
2023	N	$320,380	$245,210	$245,210	$320,380	$245,210
2022	N	$280,808	$222,918	$222,918	$280,808	$222,918
2021	N	$223,721	$202,653	$202,653	$223,721	$202,653

2025 Tax Information

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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Jun-2018	$130,000	U	I	HAMILTON ALFRED J	FEKONJA PETER	20121/2326
18-Feb-1994	$73,000	Q	I	SCHIMONSKY ELDORA C	HAMILTON, ALFRED J.	08570/1685
31-May-1985	$69,900	Q				06004/0282

2026 Land Information

Land Area: ≅ 0 sf | ≅ 0.00 acres

Frontage and/or View: None

Seawall: No

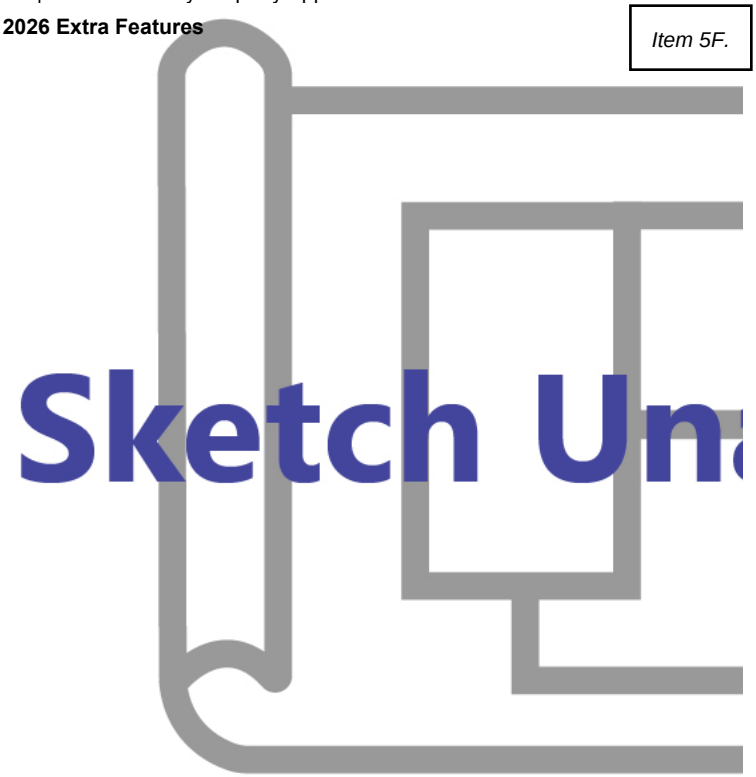
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
No Lands on Record.						

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Unit View:	Other
Unit Type:	Corner
Unit Floor #:	2
Unit Stories:	1
Living Units:	1
Year Built:	1973
Building Type:	Garden - No Elevator
Quality:	Average
Exterior Walls:	Masonry
Balcony/porch:	Patio/Deck
Complex Amenities:	Swimming Pool Marina

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	825	825
Total Area SF:	**825**	**825**

2026 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
2025-3671-MECH	HEAT/AIR	07/11/2025	$8,752

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

3589.0000

Item 5F.

PARCEL NUMBER	ESCROW CD	Millage Code
R103357		MB

THIS BILL IS FULLY PAID

240 MEDALLION BLVD F MADEIRA BEACH 33708
MADEIRA BEACH YACHT CLUB CONDO BLDG 240, UNIT F

FEKONJA, PETER
3100 KIRWIN AVE UNIT 708
MISSISSAUGA, ON L5A 3S6
CANADA

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

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	216,899	4.5423	0	216,899	985.22
HEALTH DEPARTMENT	216,899	0.0713	0	216,899	15.46
EMS	216,899	0.8050	0	216,899	174.60
SCHOOL-STATE LAW	216,899	3.0450	0	216,899	660.46
SCHOOL-LOCAL BD.	216,899	3.2480	0	216,899	704.49
SW FLA WTR MGMT.	216,899	0.1831	0	216,899	39.71
PINELLAS COUNTY PLN.CNCL.	216,899	0.0175	0	216,899	3.80
JUVENILE WELFARE BOARD	216,899	0.8250	0	216,899	178.94
SUNCOAST TRANSIT AUTHORITY	216,899	0.7300	0	216,899	158.34
MADEIRA BEACH	216,899	2.7500	0	216,899	596.47

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

TOTAL MILLAGE	16.2172	AD VALOREM TAXES	3,517.49

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

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

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	3,517.49

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	3,517.49	-35.17	0.00	3,482.32	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

3589.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R103357		MB

THIS BILL IS FULLY PAID

240 MEDALLION BLVD F MADEIRA BEACH 33708
MADEIRA BEACH YACHT CLUB CONDO BLDG 240, UNIT F

FEKONJA, PETER
3100 KIRWIN AVE UNIT 708
MISSISSAUGA, ON L5A 3S6
CANADA

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	3,517.49	-35.17	0.00	3,482.32	0.00

Receipt(s) 2025-1665096713 on 03/04/26 for $3,482.32 by On File

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

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

APRIL 15, 2026

FEKONJA, PETER
3100 KIRWIN AVE UNIT 708
MISSISSAUGA, ON L5A 3S6,
CANADA
Case Number: CE-26-54

RE Property: 315 MEDALLION BLVD # F **Parcel #**09-31-15-54190-240-0060

Legal Description: MADEIRA BEACH YACHT CLUB CONDO BLDG 240, UNIT F

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. Condenser incorrectly spaced.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an "after-the-fact" building permit or current contractor may submit a revision to comply.

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

Follow up date:
APRIL 29, 2026

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

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

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

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



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

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

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

MAY 26, 2026

FEKONJA, PETER
3100 KIRWIN AVE UNIT 708
MISSISSAUGA, ON L5A 3S6,
CANADA
Case Number: CE-26-54

RE Property: 240 MEDALLION BLVD # F **Parcel #**09-31-15-54190-240-0060

Legal Description: MADEIRA BEACH YACHT CLUB CONDO BLDG 240, UNIT F

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. Condenser incorrectly spaced.

Corrective Action(s):

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

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

Follow up date:
JUNE 9, 2026

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

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

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

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



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

CERTIFIED MAIL®

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FIRST-CLASS MAIL
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05/26/2026 ZIP 33708
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US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

FEKONJA, PETER
3100 KIRWIN AVE UNIT 708
MISSISSAUGA, ON L5A 3S6,
CANADA
Case Number: CE-26-54

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

OCTOBER 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 26-54

FEKONJA, PETER
3100 KIRWIN AVE UNIT 708
MISSISSAUGA, ON L5A 3S6,
CANADA

Respondents.

RE Property: 240 MEDALLION BLVD # F **Parcel #**09-31-15-54190-240-0060

Legal Description: MADEIRA BEACH YACHT CLUB CONDO BLDG 240, UNIT F

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

Taylor Davis

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

OCTOBER 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-54

FEKONJA, PETER
3100 KIRWIN AVE UNIT 708
MISSISSAUGA, ON L5A 3S6,
CANADA

Respondents.

RE Property: 240 MEDALLION BLVD # F **Parcel #**09-31-15-54190-240-0060

Legal Description: MADEIRA BEACH YACHT CLUB CONDO BLDG 240, UNIT F

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of **OCTOBER, 2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 14 day of OCTOBER, 2026.

Taylor Davis

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

OCTOBER 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-54

FEKONJA, PETER
3100 KIRWIN AVE UNIT 708
MISSISSAUGA, ON L5A 3S6,
CANADA

Respondents.

RE Property: 240 MEDALLION BLVD # F **Parcel #**09-31-15-54190-240-0060

Legal Description: MADEIRA BEACH YACHT CLUB CONDO BLDG 240, UNIT F

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 14 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 240 MEDALLION BLVD # F, Parcel #09-31-15-54190-240-0060 the City of Madeira Beach.
On the 14 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of _K_ physical presence or ____ online notarization, this 14th day of October, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: _____

Notary Public- State of Florida

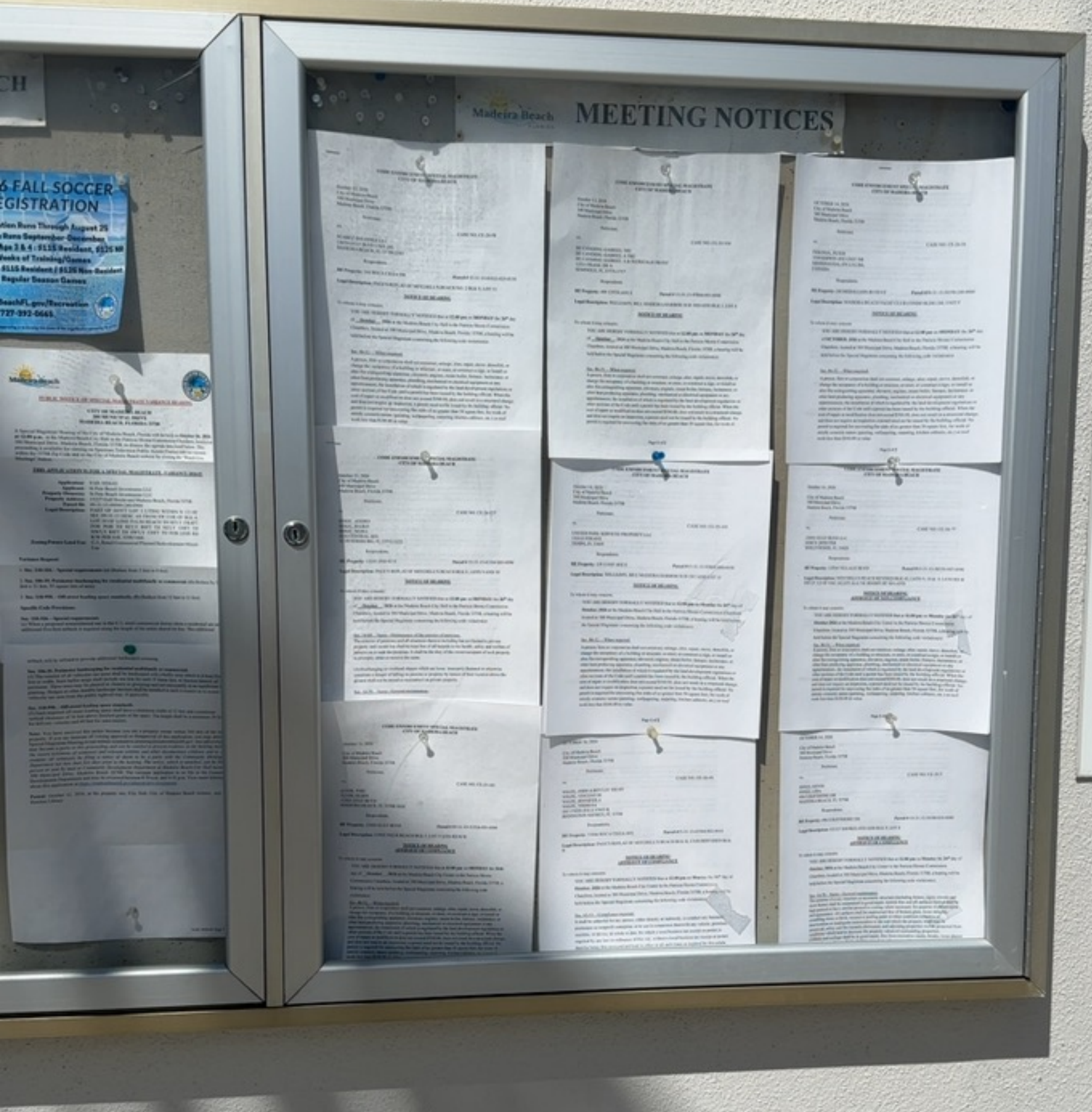
Lisa Scheuermann

Print or type Name.

LISA SCHEUERMANN
MY COMMISSION # HH 646658
EXPIRES: April 5, 2029


Oct 14, 2026 at 1:19:45 PM
F

Oct 14, 2026 at 12:32:00 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-162

Petitioner,

vs.

ELVIR, TORI
ELVIR, OLBIN,
15403 Gulf Blvd.
Madeira Beach, FL 33708,

Respondents.
_____/

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

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

Findings of Fact:

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

2. Tori Elvir appeared on behalf of the Respondents and admitted to the violation.

3. No one provided public comment.

4. The property in question is located at 15403 Gulf Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

LONE PALM BEACH BLK 5, LOT 9 LESS RD R/W

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

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

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace,

incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

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

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

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

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

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

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

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

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

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

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **ELVIR, TORI, ELVIR, OLBIN, 15403 Gulf Blvd., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-

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

Bart R. Valdes

APPEALS

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-162

Petitioner,

vs.

ELVIR, TORI
ELVIR, OLBIN,
15403 Gulf Blvd.
Madeira Beach, FL 33708,

Respondents.
_____/

ORDER EXTENDING COMPLIANCE DEADLINE

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

1. The Respondents' Motion for Extension of Time to Comply with Magistrate's Order is granted to the extent that the deadline for compliance set forth in the Findings Of Fact, Conclusion Of Law And Order Imposing Fine dated July 6, 2026, is extended to October 8, 2026.

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

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order Extending Compliance Deadline was delivered by certified mail and regular mail to: **ELVIR, TORI, ELVIR, OLBIN, 15403 Gulf Blvd., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 27th day of August, 2026.

Bart R. Valdes

APPEALS

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 13, 2026

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

Petitioner,

vs. CASE NO. CE-25-162

ELVIR, TORI
ELVIR, OLBIN
15403 GULF BLVD
MADEIRA BEACH, FL 33708-1818

Respondents,

AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 11-18-2025
Madeira Beach Special Magistrate Order: 10-08-2026

In the above-mentioned case and find that said property is in compliance with Sec. 14-69 of the Code of City of Madeira Beach, Florida, as of 10-06-2026

Connor Mecko, Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 26th day of October 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Notary

MEGAN RENEE POWERS
Notary Public - State of Florida
Commission # HH 580117
My Comm. Expires Aug 8, 2028
Bonded through National Notary Assn.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 13, 2026

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

Petitioner,

vs. CASE NO. CE-25-162

ELVIR, TORI
ELVIR, OLBIN
15403 GULF BLVD
MADEIRA BEACH, FL 33708-1818

Respondents.

RE Property: 15403 GULF BLVD **Parcel #** 09-31-15-52524-005-0090

Legal Description: LONE PALM BEACH BLK 5, LOT 9 LESS RD R/W

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of __**October**__, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this _13th_ day of ____October_____, 2026.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-162

ELVIR, TORI
ELVIR, OLBIN
15403 GULF BLVD
MADEIRA BEACH, FL 33708-1818

Respondents.

RE Property: 15403GulfBlvd **Parcel** #09-31-15-52524-005-0090

Legal Description:LONE PALM BEACH BLK 5, LOT 9 LESS RD R/W

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 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 13 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 13 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 15403 GULF BLVD, Parcel #09-31-15-52524-005-0090 the City of Madeira Beach.
On the 13 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 13th day of October, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification.
My
Commission Expires: 10/30/2027

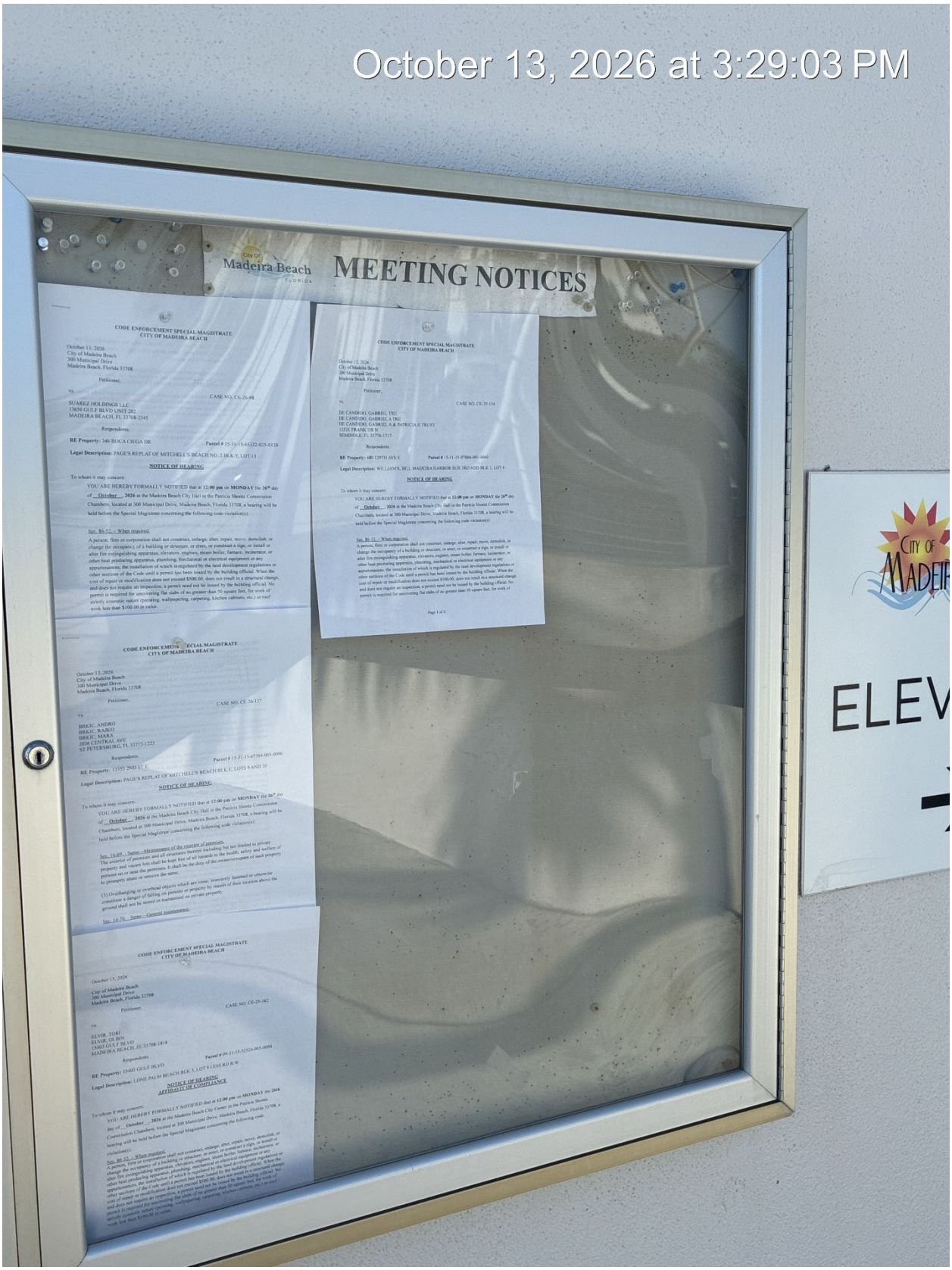
Notary Public- State of Florida

Mary Ann Hearn

Print or type Name.

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


October 13, 2026 at 3:58:50 PM
15403


October 13, 2026 at 3:29:03 PM
City of Madeira Beach FLORIDA
MEETING NOTICES
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-26-98
SUAREZ HOLDINGS LLC
13656 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545
Respondents.
RE Property: 346 BOCA CIEGA DR
Parcel # 15-31-15-45322-025-0130
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Y, LOT 13
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-25-154
DE CANDIDO, GABRIEL TRE
DE CANDIDO, GABRIELA TRE
DE CANDIDO, GABRIELA & PATRICIA H TRUST
12251 FRANK DR N
SEMINOLE, FL 33776-1717
Respondents.
RE Property: 480 129TH AVE E
Parcel # 15-31-15-97886-001-0040
Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 1, LOT 4
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of
Page 1 of 2
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-26-127
BRKIC, ANDRO
BRKIC, RAJKO
BRKIC, MARA
2036 CENTRAL AVE
ST PETERSBURG, FL 33713-1223
Respondents.
RE Property: 13351 2ND ST E
Parcel # 15-31-15-65304-005-0090
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOTS 9 AND 10
NOTICE OF HEARING
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.
Sec. 14-70. - Same—General maintenance.
CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH
October 13, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708
Petitioner,
vs.
CASE NO. CE-25-182
ELVIR, TORI
ELVIR, OLBEN
15405 GULF BLVD
MADEIRA BEACH, FL 33708-1818
Respondents.
RE Property: 15405 GULF BLVD
Parcel # 09-31-15-52524-005-0090
Legal Description: LONE PALM BEACH BLK 5, LOT 8 LESS RD R/W
NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE
To whom it may concern:
YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 26th day of October, 2026 at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):
Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.
CITY OF
ELEV

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-7

Petitioner,

vs.

JONES, KEVIN
JONES, LISA,
496 S. Bayshore Dr.
Madeira Beach, FL 33708,

Respondents.
_____/

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

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on August 12, 2025, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

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

2. No one appeared on behalf of the Respondents.

3. No one provided public comment.

4. The property in question is located at 496 S. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 4TH ADD BLK P, LOT 8

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

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

Sec. 14-70.- Same- General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens

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

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

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before September 11, 2025.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 14-70, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before September 11, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for a permit to complete the exterior siding and required maintenance to the Property.

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

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after September 11, 2025, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 20th day of August, 2025.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Kevin and Lisa Jones, 496 S. Bayshore Dr., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 20th day of August, 2025.

Bart R. Valdes

APPEALS

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

OCTOBER 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. 25-7

JONES, KEVIN
JONES, LISA
496 S BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 02-11-2025
Madeira Beach Special Magistrate Order: 09-11-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 10-05-2026.

Taylor Davis

Taylor Davis, Permit & Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 14th day of October 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Lisa Scheuermann

Notary

LISA SCHEUERMANN
MY COMMISSION # HH 646658
EXPIRES: April 5, 2029

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

OCTOBER 14, 2026

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

Petitioner,

vs. CASE NO. CE-25-7

JONES, KEVIN
JONES, LISA
496 S BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 496 S BAYSHORE DR **Parcel #** 10-31-15-34380-016-0080

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 8

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **Monday** the **26th** day of **October, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.
(7)Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering

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.

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 14 day of October, 2026.

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

OCTOBER 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-7

JONES, KEVIN
JONES, LISA
496 S BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 496 S BAYSHORE DR **Parcel #**10-31-15-34380-016-0080

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 8

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 14 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 496 S BAYSHORE DR, Parcel #10-31-15-34380-016-0080 the City of Madeira Beach.
On the 14 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA

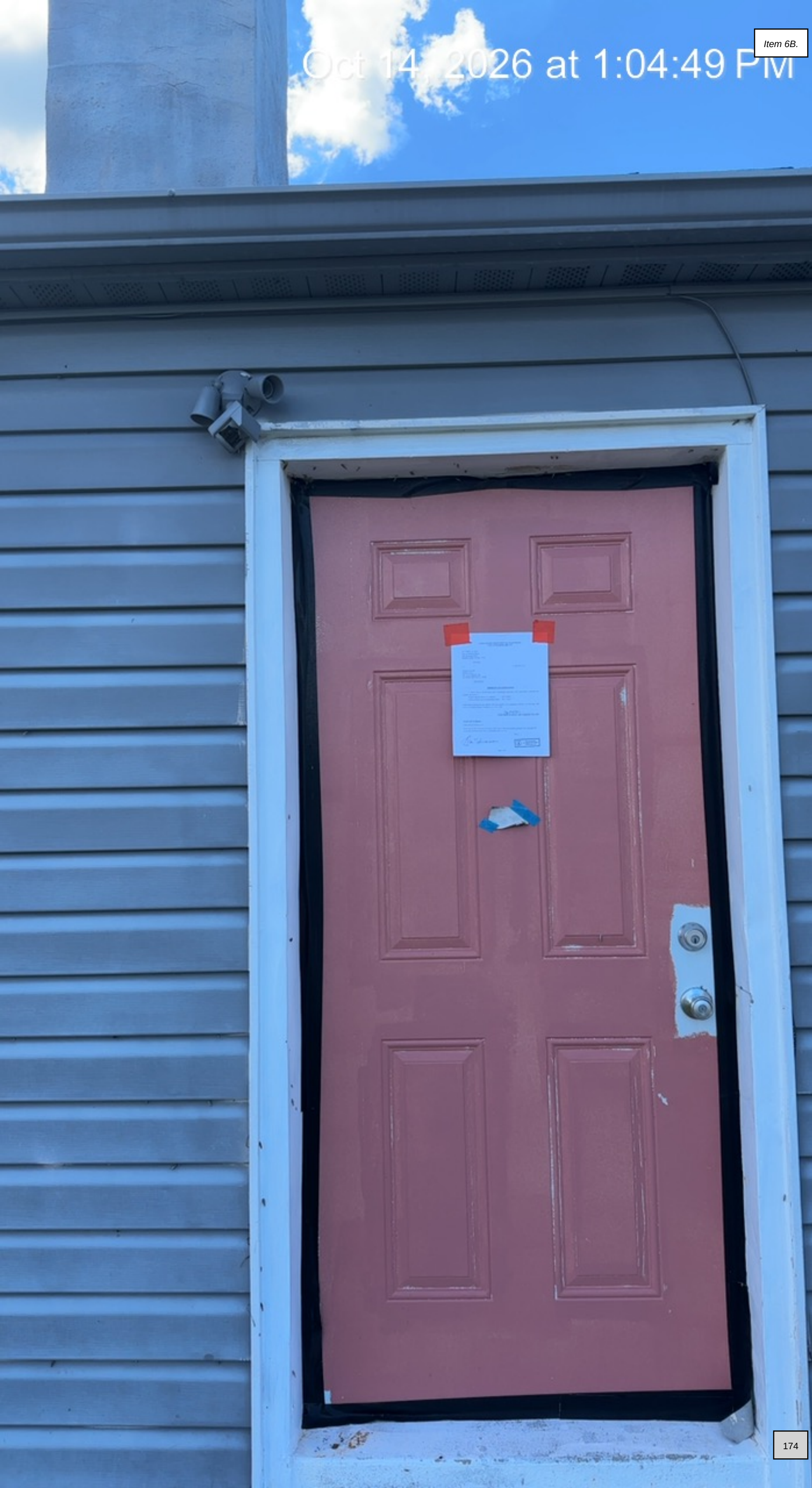
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 14th day of October, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 4/2029

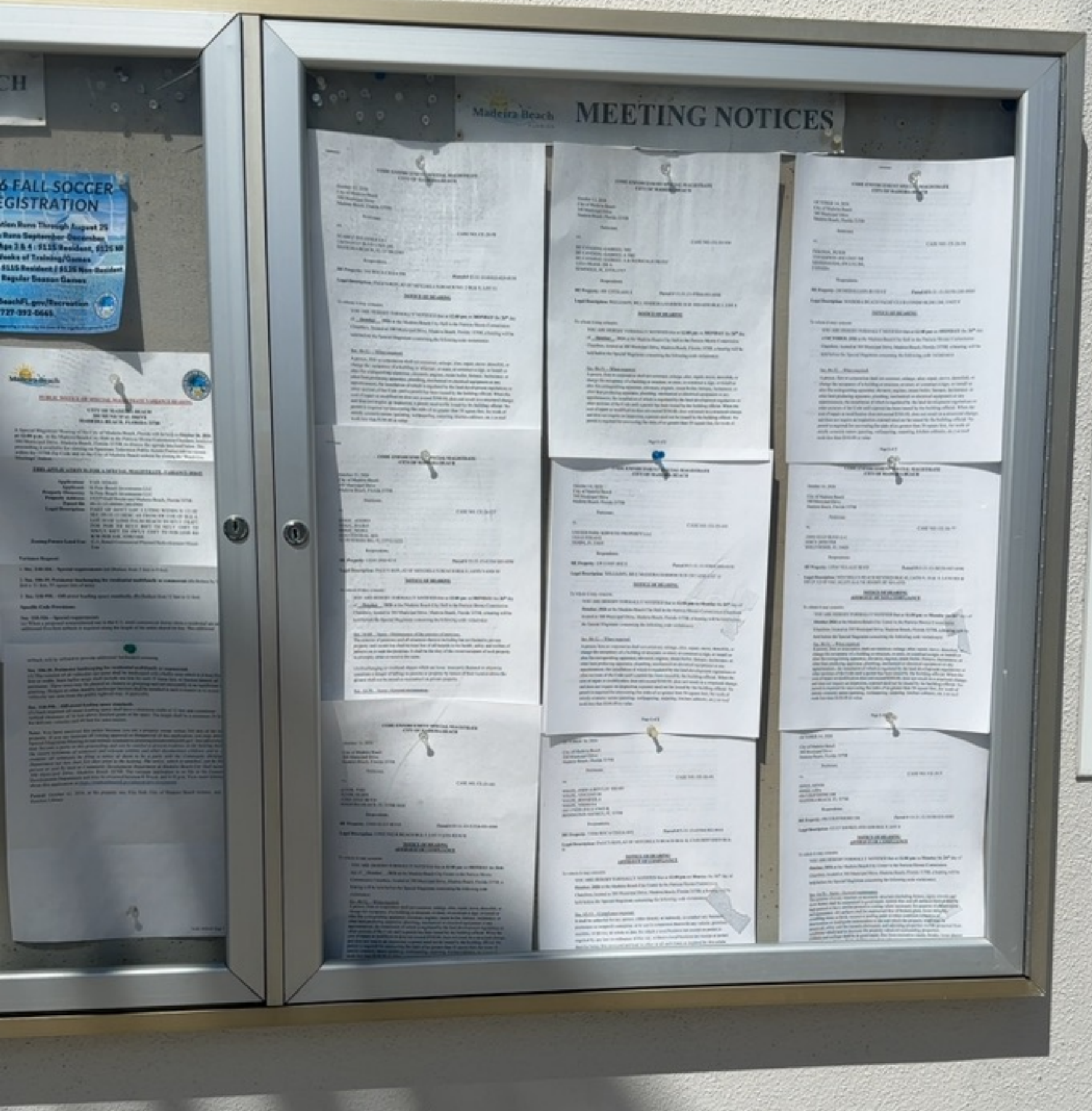
Notary Public- State of Florida

Print or type Name.

LISA SCHEUERMANN
MY COMMISSION # HH 646658
EXPIRES: April 5, 2029


Oct 14, 2026 at 1:04:49 PM

Oct 14, 2026 at 12:32:00 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

Petitioner,

vs. CASE NUMBER: 26-44

JOHN A. VOLPE REVOCABLE LIVING TRUST,
VINCENT VOLPE III,
JENNIFER A. VOLPE and
THERESA VOLPE
165 174th Avenue E., Unit B
Redington Shores, FL 33708

Respondents.
_____/

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

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on June 22, 2026 and July 6, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

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

2. Vincent Volpe and John Volpe appeared on behalf of the Respondents.

3. No one provided public comment.

4. The property in question is located at 13406 Boca Ciega Avenue, Madeira Beach, Florida 33708 ("Property"). The legal description for the property is as follows:

PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

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

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

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

Sec. 62-58. - Citation for delinquency.
All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

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

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

(b) No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

7. The City failed to meet its burden to prove that violations of Sec. 62-58 and Sec. 86-52 existed as of the date of the public hearing and withdrew the violation of Sec. 14-130.4. A violation of Sec. 62-33 did exist, however, as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the violation of Sec. 62-33 and bringing the Property into compliance is on or before September 7, 2026.

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

9. The Respondents, and the Property at the above-mentioned location, are found to be in violation of Section 62-33 of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before September 7, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

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

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 9 above for each day the Respondents have failed to correct the violation after September 7, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 31st day of July, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **JOHN A. VOLPE REVOCABLE LIVING TRUST, VINCENT VOLPE III, JENNIFER A. VOLPE AND THERESA VOLPE, 165 174th Avenue E., Unit B, Redington Shores, FL 33708;** by electronic mail to **Thomas J. Trask, Esq. (tom@cityattorneys.legal);** and by U.S. Mail and e- mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 3rd day of ~~July~~ August, 2026.

Bart R. Valdes
Special Magistrate

APPEALS

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. 26-44

VOLPE, JOHN A REV LIV TRUST
VOLPE, VINCENT III
VOLPE, JENNIFER A
VOLPE, THERESA
165 174TH AVE E UNIT B
REDINGTON SHORES, FL 33708

Respondents.

AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 03-30-2026
Madeira Beach Special Magistrate Order: 09-07-2026

In the above-mentioned case and find that said property is in compliance with Sec. 62-33 of the Code of City of Madeira Beach, Florida, as of 07-16-2026.

Taylor Davis

Taylor Davis, Permit & Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 14th day of October 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Lisa Scheuermann

Notary

NOTARY PUBLIC STATE OF FLORIDA
LISA SCHEUERMANN
MY COMMISSION # HH 646658
EXPIRES: April 5, 2029

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

OCTOBER 14, 2026

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

Petitioner,

vs. CASE NO. CE-26-44

VOLPE, JOHN A REV LIV TRUST
VOLPE, VINCENT III
VOLPE, JENNIFER A
VOLPE, THERESA
165 174TH AVE E UNIT B
REDINGTON SHORES, FL 33708

Respondents.

RE Property: 13406 BOCA CIEGA AVE **Parcel #**15-31-15-65304-002-0010

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **Monday** the **26th** day of **October, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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.

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 14 day of October, 2026.

Taylor Davis

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-44

VOLPE, JOHN A REV LIV TRUST
VOLPE, VINCENT III
VOLPE, JENNIFER A
VOLPE, THERESA
165 174TH AVE E UNIT B
REDINGTON SHORES, FL 33708

Respondents.

RE Property: 13406 BOCA CIEGA AVE **Parcel #**15-31-15-65304-002-0010

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 14 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13406 BOCA CIEGA AVE, Parcel #15-31-15-65304-002-0010 the City of Madeira Beach.
On the 14 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis, Permit & 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 14th day of October, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 4/2029

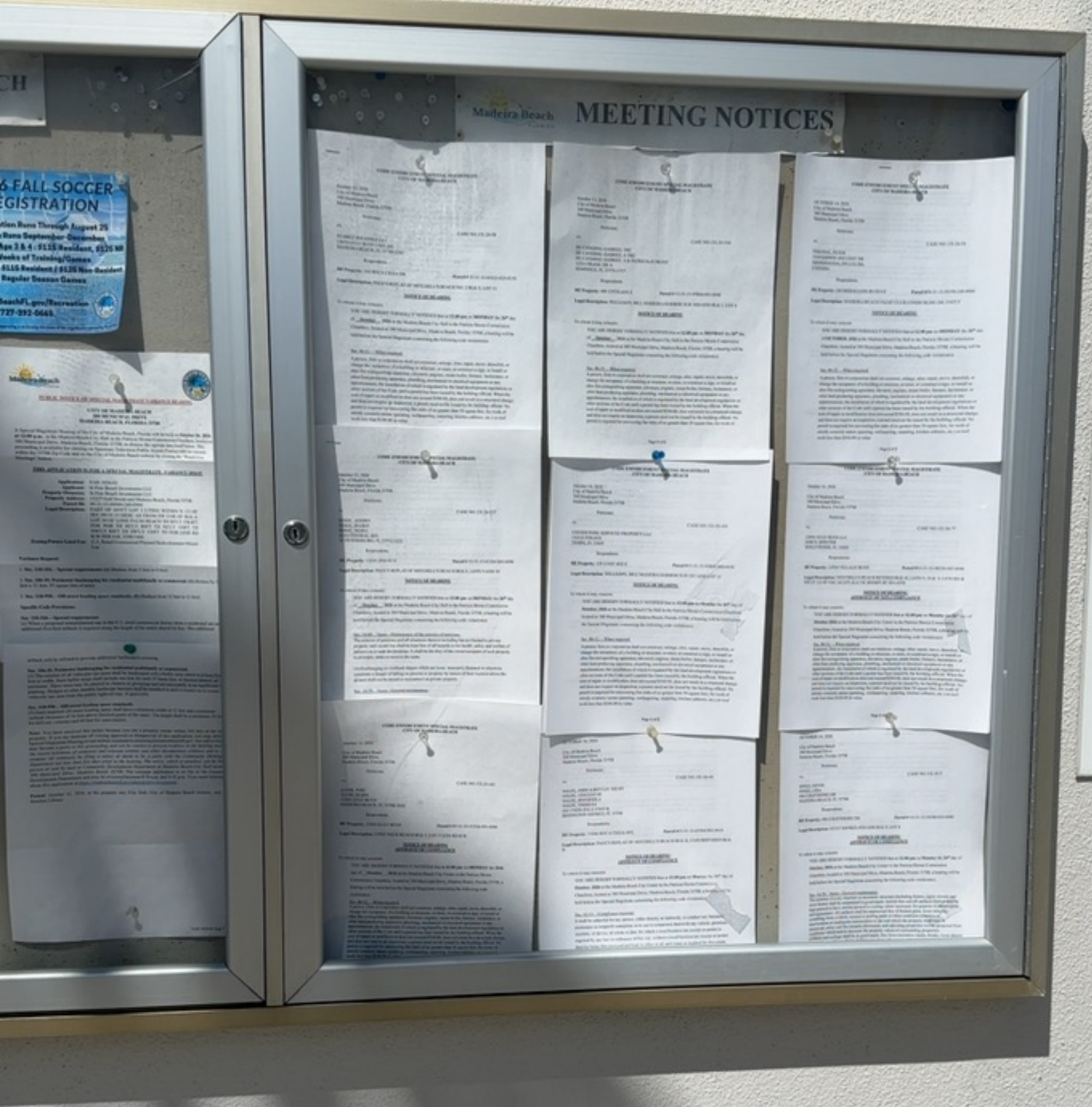
Notary Public- State of Florida

Print or type Name.

NOTARY PUBLIC STATE OF FLORIDA
LISA SCHEUERMANN
MY COMMISSION # HH 646658
EXPIRES: April 5, 2029


Oct 14, 2026 at 12:55:13 PM
13406

Oct 14, 2026 at 12:32:00 PM



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

Petitioner,

vs.

13001 GULF BLVD LLC
12930 Village Blvd.
Madeira Beach, FL 33708,

Respondent.
_____/

CASE NUMBER: CE-26-77

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

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on August 24, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

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

2. No one appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 12930 Villag Blvd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

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

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

Sec. 86-52. –When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace,

incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

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

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before September 23, 2026.

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

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

10. The Respondent shall correct the above stated violations on or before September 23, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing, which is to apply for and obtain a building permit and coordinate with city building officials to remedy the code issues with the stairs/railings.

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

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after September 23, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

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

Bart R. Valdes
Special Magistrate

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 14, 2026

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

Petitioner,

vs. CASE NO. CE-26-77

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

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

Madeira Beach Notice of Violation: 06-25-2026
Madeira Beach Special Magistrate Order: 09-23-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 10-14-2026

Taylor Davis, Permit & Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 14th day of October 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Notary

LISA SCHEUERMANN
MY COMMISSION # HH 646658
EXPIRES: April 5, 2029

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 14, 2026

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

Petitioner,

vs. CASE NO. CE-26-77

13001 GULF BLVD LLC
4100 N 28TH TER
HOLLYWOOD, FL 33020

Respondents.

RE Property: 12930 VILLAGE BLVD **Parcel #**15-31-15-58320-043-0090

Legal Description: MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **Monday** the **26th** day of **October 2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 14 day of October, 2026.

Taylor Davis

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

October 14, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-77

13001 GULF BLVD LLC
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RE Property: 12930 VILLAGE BLVD **Parcel #**15-31-15-58320-043-0090

Legal Description: MITCHELL'S BEACH REVISED BLK 43, LOTS 9, 10 & 11 LESS RD & SW'LY 1/2 OF VAC ALLEY ALG NE BNDRY OF SD LOTS

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 14 day of October, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 14 day of October, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 12930 VILLAGE BLVD, Parcel #15-31-15-58320-043-0090 the City of Madeira Beach.
On the 14 day of October, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

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

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 14th day of October, 2026, by Taylor Davis, who is personally known to me or produced _____ as identification. My Commission Expires: 4/2029

Notary Public- State of Florida

Lisa Scheuermann

Print or type Name.

NOTARY PUBLIC STATE OF FLORIDA
LISA SCHEUERMANN
MY COMMISSION # HH 646658
EXPIRES: April 5, 2029

Oct 14, 2026 at 12:46:06 PM



Oct 14, 2026 at 12:32:00 PM

