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

**Monday, June 22, 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.**

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.** AD 2026-02 410 Normandy

   **B.** VAR 2026-02 13301 Gulf Lane

   **C.** 2026.015 350 BOCA CIEGA DR

   **D.** 2026.006 14016 N BAYSHORE DR

   **E.** CE-24-94 315 140TH AVE

F. CE-25-153 530 LILLIAN DR

G. CE-25-162 15403 GULF BLVD

H. CE-25-182 13105 BOCA CIEGA AVE

I. CE-26-37 230 146TH AVE

J. CE-25-161 231 E MADEIRA AVE

K. CE-26-18 13100 BOCA CIEGA AVE

L. CE-26-26 13123 4TH ST E

M. CE-26-44 13406 BOCA CIEGA AVE

**6. OLD BUSINESS**

A. 2025.006 545 150TH AVE (Affidavit of non-compliance)

B. CE-25-167 515 129TH AVE E (Affidavit of non-compliance)

C. CE-25-178 575 NORMANDY RD (Affidavit of compliance)

D. CE-25-127 14503 N BAYSHORE DR (Affidavit of non-compliance)

E. CE-25-129 15398 2ND ST E (Affidavit of compliance)

F. CE-25-144 14097 E PARSLEY DR (Affidavit of compliance)

G. CE-25-157 13414 GULF BLVD (Compliance extension requested)

H. CE-25-160 14190 W PARSLEY DR (Affidavit of non-compliance)

I. CE-26-27 13313 2ND ST E (Affidavit of non-compliance)

**7. ADJOURNMENT**

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

*Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this*

*meeting should call Marci Forbes, Community Development Director at 727-391-9951, ext. 244 or email a written request to mforbes@madeirabeachfl.gov.*

**Administrative Appeal of Administrative Waiver**

**ADW 2026-04 & AD 2026-02: 410 Normandy Rd, Madeira Beach, FL 33708**

**Parcel ID:** 15-31-15-43290-000-0080

**Zoning District:** R-1, Single-Family Residential

**Madeira Beach Future Land Use:** Residential Urban

**Request:** Relief from Section 110-447 of the Madeira Beach Code to allow a 6-foot privacy fence within the rear 30 feet measured from the seawall, including relief from the required open-top fence design requirement.

**Specific Code Provisions:**

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

(b) *Height*. Height is measured from the average grade elevation along the entire length of the fence, hedge, or wall.

(3) *Rear yards facing water*. From the required rear building line to the rear property line, all walls and solid fences abutting or facing waterbodies must not exceed three feet. Open fences must not exceed four feet. Fences up to six feet are permitted adjacent to sewage lift stations, city pocket parks, and along residential property lines that are adjacent to commercial uses. When deemed necessary by the permitting authority to ensure life-safety and security however, a six-foot high solid or open fencing may be allowed or required in the site plan review process for commercial and institutional uses. In rear yards facing the Gulf of Mexico, open and sand fences must not exceed four feet and fencing that is wrought iron in appearance must not exceed six feet.

Sec. 86-29. – Administrative waiver

(h) *Appeal procedures.* A property owner that is denied an administrative waiver may, before presenting their grievance to any circuit court or other court of competent jurisdiction attacking the land development regulations, or any of its terms

and provisions, shall first apply to the board of commissioners of the city, or petitioning the special magistrate for relief as in such cases made and provided.

## I. Background

The subject property is a corner waterfront lot with a single-family home and rear yard swimming pool currently under construction. The applicant has applied for a fence permit (2026-2175-FENC) to erect a 6' tall privacy fence in the rear yard along the street side property line as depicted in the site plan attached (Attachment 1, Exhibit A). The code expressly identifies limited circumstances where six-foot fencing is permitted in waterfront rear yards. The subject property does not fall within one of those enumerated exceptions. Shortly after the permit application was denied, primarily due to height, the applicant inquired to the city about the possibility of obtaining a variance or administrative waiver to the strict requirements of the code. Following staff review, the city informed the applicant that a variance would not be recommended due to the strict criteria now required, and that an administrative waiver would not be approved by right, but the decision can be appealed by the Board of Commissioners or Special Magistrate as outlined in Section 86-29(h) and Section 2-505 of the city's code. Outlined below are the three criteria required to grant an administrative waiver under the general provisions and staff's findings of each criteria.

## II. Findings

(1) *General findings.* The city manager or designee may approve an administrative waiver only after first making all of the following findings.

***a. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of the LDR***

***deprives the property of privileges enjoyed by other property in the vicinity and within the same zoning district;***

This property has special circumstances due to its location and surrounding adjacent to the publicly traveled street and sidewalk. The city's land development regulations allow for side yard fences, including side yards facing streets, to be up to six feet tall, and waterfront rear yards do not typically abut the street.

***b. The approval of the administrative waiver includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district; and***

Other properties in the vicinity and within the same zoning district that share the same street frontage limitation that this property faces in the rear yard comply with the rear yard facing water fence requirements. The applicant does, however, provide the properties below that should be considered.

- 501 Normandy Rd- This property was granted a variance in 2007 (VAR 07.07 – attachment 3) to allow for a six-foot-tall fence for 12 feet of the rear yard, which appears to be consistent with the fence that is currently on the property (attachment 2). This variance documents the bridge height as justification for the variance since the bridge is already at least six feet tall. 410 Normandy is not under a bridge but is directly exposed to the street. The fence code in effect at the time this six-foot-tall rear yard fence was permitted (attachment 4) did not allow exceptions for properties that are adjacent to city pocket parks or along residential property lines that are adjacent to commercial uses, as the code now allows. The first iteration of this code update was adopted through ORD 2018-02, whereas the city commission found it necessary to provide relief from certain

fencing restrictions where differing adjacent land uses may result in increased impact upon residential lots (attachment 5).

- 500 Crystal Dr- The fence for this property was permitted under permit 3177 from 2018 (attachment 6). No variances or admin waivers have been approved for any fences on this property. The code allowed for the 6' tall fence to extend up to the edge of the covered concrete, which is the approximate location in the rear yard where the 6' tall fence drops to a 4' tall picket. It does appear that the last panel of the 6' tall fence encroaches beyond the covered concrete, which may have been missed during permitting and inspection; however, the rear 20' of fence complies with the rear yard on water standard.
- 14205 E Parsley – The code allows 6' tall fences in rear yards that are adjacent to commercial uses such as this one.
- 360 145th & 14555 N Bayshore – Both of the fences depicted here are not street adjacent and appear to predate current regulations or could not be readily verified through available permitting records.

In addition to the above properties referenced by the applicant, city staff also found 498 Crystal Drive to have received variances for a fence adjacent to the street in a rear yard facing water in 2003 and 1979 (variance case 03.34 and 79-17 included in attachment 3). Like 501 Normandy, however, these variances reference the bridge as justification for a variance.

The first page of attachment 2 shows an aerial of the subject property in relation to the three street adjacent properties discussed.

***c. The administrative waiver is consistent with the comprehensive plan, and any other adopted plan or policy of the city.***

This administrative waiver would only grants relief from the fence height requirements of the land development regulations, which is an allowable use of an administrative waiver under section 86-29. These fence regulations are not required under the city's comprehensive plan and are therefore consistent with the comprehensive plan and are not in conflict with any other plan or policy of the city.

## III. Staff Conclusion

The unique feature relevant to this application is that this rear yard is adjacent to a public street and sidewalk. Of the examples provided, those that share a similar circumstance to this applicant (501 Normandy Rd, 500 Crystal Drive, and 498 Crystal Drive) are all at least partially under a bridge that is already approximately the same height as the six-foot fence, and two out of the three were not permitted to extend the six-foot-tall fence the full length of the rear yard. Each of these fences, however, were permitted before the code was amended to allow for a six-foot-tall fence adjacent to city pocket parks and commercial uses. In order not to constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district, as required under general finding criteria b for an administrative waiver, the city may be creating a precedent to allow for all waterfront rear yards that are street adjacent and exposed to public view to erect fences to the same height proposed by the applicant. The plain text of the code provides exceptions for rear yards adjacent to sewage lift stations, city pocket parks, and commercial uses, providing the intent to shield the rear yard from public view. This request potentially expands the enumerated exceptions in the code beyond what staff can comfortably interpret administratively. Staff is unable to make the findings necessary to approve the administrative waiver administratively and therefore refers the matter for final determination by the Special Magistrate at an appropriately noticed public hearing. Should the Special Magistrate determine that the administrative waiver criteria have been satisfied,

staff recommends, at a minimum, imposing a condition pursuant to Section 86-29(g) limiting the six-foot-tall fence to only those portions adjacent to the public right-of-way as depicted on the site plan provided in Attachment 1, Exhibit A, along with any additional conditions deemed necessary to ensure consistency with the intent of the Land Development Regulations.

Joseph Petraglia Digitally signed by Joseph Petraglia DN: C=US, E=jpetraglia@madeirabeachfl.gov, O=City of Madeira Beach, CN=Joseph Petraglia Date: 2026.05.26 20:11:42-04'00'

**Joseph Petraglia, CFM,**
**Planner II**

**Attached Documents**

1. Administrative waiver and administrative appeal applications, narratives, and attachments. (NOTE: all exhibits below, provided by the applicant, have been included, however some pages from the exhibits have been omitted due to a lack of relevance to this request)
    - Exhibit A – Boundary Survey and Proposed Fence Location
    - Exhibit B – Existing Public Sidewalk and Roadway Exposure
    - Exhibit C – Public Access and City Maintenance Interface Exhibit
    - Exhibit D – Comparable Neighborhood Waterfront Fencing Examples
    - Exhibit E – Neighbor Support Letters
    - Exhibit F – Fence Permit Application & Plan Review Correspondence
    - Exhibit G – Administrative Correspondence and Appeal Record
    - Exhibit H – Fence Material Specifications
2. Additional Photos of Comparable Waterfront Fencing Examples Provided by Staff
3. 501 Normandy Rd - VAR 07.07 & 498 Crystal -variances 03-34 & 79-17
4. Fence code in effect in 2007

5. ORD 2018-02
6. 500 Crystal Drive – Permit 3177
7. Public notice, mailing, and posting information as required for administrative appeal

# Attachment 1

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

RE: Administrative Waiver and Administrative Appeal
Property Address: 410 Normandy Rd, Madeira Beach, FL 33708
Fence Permit Application #2026-2175-FENC

To Whom It May Concern:

Please accept the attached Administrative Waiver Application and Administrative Appeal materials related to the proposed 6-foot pool safety/privacy fence located along the north side of the property at 410 Normandy Rd, Madeira Beach, Florida.

The subject property contains unique site conditions associated with its corner waterfront configuration and direct exposure to Island Drive, a heavily traveled public roadway and pedestrian corridor. Although the affected area is classified as a “rear yard” due to its proximity to the seawall, it functions in practice as a side yard immediately adjacent to substantial public visibility and pedestrian traffic.

The requested relief is intended to address reasonable residential privacy, security, and pool safety concerns associated with these unique property conditions, while remaining compatible with the surrounding neighborhood character and without materially impacting neighboring properties or waterfront views.

Included with this submission are the following materials:

• Administrative Waiver Application
• Administrative Appeal Application
• Administrative Waiver Narrative
• Administrative Appeal Narrative

Exhibit A – Boundary Survey and Proposed Fence Location
Exhibit B – Existing Public Sidewalk and Roadway Exposure
Exhibit C – Public Access and City Maintenance Interface Exhibit
Exhibit D – Comparable Neighborhood Waterfront Fencing Examples
Exhibit E – Neighbor Support Letters
Exhibit F – Fence Permit Application & Plan Review Correspondence
Exhibit G – Administrative Correspondence and Appeal Record
Exhibit H – Fence Material Specifications

Thank you for your time and consideration of this request. Please let us know if any additional information or supporting documentation is required.

Respectfully submitted,

Westley & Courtney McNeal
410 Normandy Rd
Madeira Beach, FL 33708
(727) 742-0103

ADW#_____

# CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244
planning@madeirabeachfl.gov

## ADMINISTRATIVE WAIVER APPLICATION

**Administrative Waiver Fee . . . . . $500**

**Applicant:** Name and Address

Courtney & Westley McNeal
410 Normandy Road
Madeira Beach, FL 33708

**Telephone:** 727-742-0103

**Email:** Courtneybcca@yahoo.CA

**Property Owner:** Name and Address

Courtney & Westley McNeal
410 Normandy Road
Madeira Beach, FL 33708

**Telephone:** 727-743-1058

**Email:** Courtneybcca@yahoo.CA

* If applicant differs from property owner, must include authorized agent affidavit

**Application for the property located at:** (Street Address or location of the vacant lot)
410 Normandy Road, Madeira Beach, FL 33708

**Parcel ID:** 15-31-15-43290-000-0080

**Legal Description:** ISLAND ESTATES UNIT NO. 1 SEC A LOT 8

**Lot Area in Square Feet:** 5,571 SF **Width:** 50 SF **Depth:** 115 SF

**Zoning District:** Single Family Residental R-1

**Future Land Use:** Residental Urban

**Present or Proposed Structures on Property:**

**Present or Proposed use of property:** Single Family Residental Use

**Administrative waiver need from the zoning requirements are (i.e. setbacks/parking):**

Administrative waiver requested from Section 110-447 of the Madeira Beach Code to allow a 6-foot privacy fence within the rear 30 feet measured from the seawall, including relief from the required open-top fence design requirement.

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

**This application for an administrative waiver is requesting permission to:** _____

Install a 6-foot privacy fence within the waterfront setback area adjacent to the seawall where a 4-foot open-top fence would otherwise be required, due to the unique corner lot configuration, roadway exposure, and practical functioning of the area as a side yard adjacent to Island Drive.

Sec. 86-29 In order to authorize an administrative waiver from the provisions of the City Code, the City Manager or designee shall consider the following criteria and shall find that the criteria has been substantially satisfied and that a hardship exists.

**On a separate attached page, explain in detail how your request complies with the following rules:**

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of the LDR deprives the property of privileges enjoyed by other property in the vicinity and within the same zoning district;
2. The approval of the administrative waiver includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district; and
3. The administrative waiver is consistent with the comprehensive plan, and any other adopted plan or policy of the city.

***Appeal procedures.*** A property owner that is denied an administrative waiver may, before presenting their grievance to any circuit court or other court of competent jurisdiction attacking the land development regulations, or any of its terms and provisions, shall first apply to the board of commissioners of the city, or petitioning the special magistrate for relief as in such cases made and provided.

## CERTIFICATION

I hereby certify that I have read and understand the contents of this application, the answers to the questionnaire and that this application, together with all supplemental data and information I submitted, 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.

I acknowledged that the filing of this 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, regulations, and statutes pertaining to this application and the subject property.

Property Owner's Signature: Westley P McNeal Date: 05/22/2026

**STATE OF** Nevada

**COUNTY OF** Clark

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☑ online authorization, by Courtney McNeal Westley P McNeal, who ☐ is personally known to me or ☑ has produced Driver License as identification, this 22nd day of May, 2026.

Vickey Beglari

Date: 2026.10.16 12:23:56 UTC

***(notary signature)***

Commission Expires: 08/25/2027

Stamp

Vickey Beglari
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 23-3998-01
Expires August 25, 2027

***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.*

Notarized remotely using audio-video communication technology via Proof.

**ADW#**_____

****For City of Madeira Beach Use Only****

Fee: **$500** ☐ Check # _____ ☐ Cash ☐ Receipt # _____

Date Received: _____ Received by: _____

Administrative Waiver Case # Assigned: _____ ☐ Approved ☐ Denied

Payment recorded in MGO

_____

Commu

_____ Date: _____

City Manager

## Applicant: Name and Address

Courtney & Westley McNeal
410 Normandy Rd
Madeira Beach, FL 33708

Telephone: 727-742-0103
Email: Courtneybcca@yahoo.CA

ADMINISTRATIVE WAIVER NARRATIVE
Property Address: 410 Normandy Rd, Madeira Beach, FL

This application requests an administrative waiver from Section 110-447 of the Madeira Beach Code to allow a 6-foot privacy fence within the rear 30 feet measured from the seawall, including relief from the required open-top fence design requirement.

1. **Special Circumstances / Hardship**

The subject property contains unique physical and locational characteristics that create a hardship under the strict application of the Land Development Regulations.

Although this portion of the property is classified as a "rear yard" due to its proximity to the seawall, the area functions in practice as a side yard directly adjacent to Island Drive, which is a heavily traveled roadway and pedestrian sidewalk access corridor to the island and bridge. Unlike a traditional rear waterfront yard with limited public exposure, this portion of the property experiences constant vehicle and pedestrian traffic immediately adjacent to the residence, pool area, and outdoor living spaces.

Due to these unique site conditions, strict enforcement of the code deprives the property owner of privacy, security, and reasonable residential enjoyment commonly afforded to similarly situated residential properties within the same zoning district.

**The proposed fence is intended to:**

- provide reasonable residential privacy,
- improve security for 2 young girls, the home, and outdoor living areas,
- reduce direct visibility from passing traffic and pedestrians,
- limit unwanted interaction and direct communication from strangers entering or passing immediately adjacent to the property,
- provide a greater sense of privacy and security for the residential pool and outdoor family areas,
- and function as an additional protective barrier associated with the safety and well-being of minor children residing at the property.

Due to the unusual roadway exposure and pedestrian traffic adjacent to the property, the outdoor living areas currently experience a level of direct public visibility and interaction not typical of most residential waterfront rear yards within the same zoning district.

The hardship associated with this request is not self-created, but instead results from the unique configuration of the waterfront corner lot, roadway exposure, and the practical functioning of this area as a side yard rather than a traditional rear waterfront yard.

**2. Compatibility With Surrounding Properties**

Approval of the requested administrative waiver will not constitute a grant of special privileges inconsistent with surrounding properties or the neighborhood.

The proposed fence will not adversely impact neighboring properties, public safety, navigation, drainage, or traffic visibility. The fence will also not obstruct neighboring waterfront views and is compatible with the residential character of the surrounding area.

Additionally, neighboring property owners support the request and have indicated that the proposed fence would not negatively impact their properties or water views.

The requested waiver is reasonable and narrowly tailored to address the unique conditions associated with the property. Approval of this waiver would allow the property owners the same reasonable quiet enjoyment, privacy, and security commonly enjoyed by other similarly situated residential properties that do not have a heavily traveled public sidewalk and roadway immediately adjacent to their outdoor living areas.

**3. Consistency With the Comprehensive Plan and City Policies**

Approval of the requested administrative waiver is consistent with the intent of the City's Comprehensive Plan and Land Development Regulations by allowing reasonable residential use of the property while maintaining neighborhood compatibility, residential safety, and overall public welfare.

The proposed fence is consistent with the surrounding residential character of the neighborhood and will enhance privacy and security without creating adverse impacts on adjacent properties or the public.

**CITY OF MADEIRA BEACH**
COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244 ♦ FAX (727) 399-1131
Email to: cbuszinski@madeirabeachfl.gov

# SPECIAL MAGISTRATE – ADMINISTRATIVE APPEALS APPLICATION

## Fee: $1,500.00

**Applicant:** Name and Address

Courtney & Westley McNeal

410 Normandy Road, Madeira Beach FL 33708

**Telephone:** 727-742-0103

**Email:** Courtneybcca@yahoo.CA

**Description administrative decision being appealed including date of decision and specific code or regulation thought to be in conflict with decision:**

Please see attached documentation

**PLEASE ATTACH SUPPORTING MATERIALS:**
**SITE PLAN, PICTURES, DOCUMENTS, RECORDS, SKETCHES, DRAWINGS, ETC.**

**Sec. 2-505. - Application to appeal; public hearing.**

(a) *Applications.* Applications to appeal to the special magistrate may be made by any person aggrieved or affected by any decision made by any officer or administrative official of the city under any provision of the city land development regulations, or by any person requesting a special exception use or variance, to the provision of any section or article of the land development regulations. The special magistrate may decide such appeal only after public notice has been given and a public hearing has been held.

(b) *Staying of work on premises.* An appeal to the special magistrate stays all work on the premises and all proceedings in furtherance of the action appealed from, unless the official from whom the appeal was taken shall certify to the special magistrate, by reason of the facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings or work shall not be stayed except by a restraining order, which may be granted by the special magistrate or a court of competent jurisdiction, on application, on notice to the officer from whom the appeal is taken and on due cause shown.

(c) *Procedure.* Any person appealing any decision of an administrative official shall make such appeal

within 30 days after rendition of the order, requirement, decision, or determination appealed from in writing to the special magistrate and file the appeal, with supporting facts and data with the building and zoning official. This does not, however, restrict the filing of a request for a special exception use or variance by any person at any time except as provided for elsewhere in the city land development regulations. Upon receipt of such appeal, the building and zoning official shall examine such appeal or request application and endorse his recommendation thereon together with all documents, plans, papers or other material constituting the record upon which the action appealed was taken and transmit such record to the special magistrate.

(d) *Reimbursement of expenses.* The applicant shall provide for reimbursement of all expenses incurred by the city, deemed necessary by the city manager or his/her designee, to review and process an administrative appeal. Expenses may include, but are not limited to any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising. Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the city for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

## APPLICANT'S CERTIFICATION

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 this 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.

Westley P McNeal — 05/22/2026

*Appeal Applicant's Signature* — *Date*

**STATE OF** Nevada

**COUNTY OF** Clark

Before me this 22nd day of May, 20 26, Westley P McNeal Courtney McNeal 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 Driver License as identification.

[SEAL] Vickey Beglari
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 23-3998-01
Expires August 25, 2027

Vickey Beglari

*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.



Notarized remotely using audio-video communication technology via Proof.

## Applicant: Name and Address

Courtney & Westley McNeal
410 Normandy Rd
Madeira Beach, FL 33708

Telephone: 727-742-0103
Email: Courtneybcca@yahoo.CA

## Description administrative decision being appealed including date of decision and specific code or regulation thought to be in conflict with decision:

Appeal of the administrative interpretation and application of Sec. 110-447, pursuant to the appeal procedures authorized under Sec. 86-29(h) of the City Code, related to fencing requirements for the property located at 410 Normandy Rd, Madeira Beach, Florida, associated with Permit Application #2026-2175-FENC.

The administrative determination applies the “rear yard” fence standards to the portion of the property located within thirty (30) feet of the seawall, thereby limiting fencing in that area to a four-foot fence with the upper portion open.

The applicant respectfully appeals this determination because the subject property contains unique physical and functional conditions that make strict application of the code unreasonable and inconsistent with the intent and purpose of the land development regulations.

Although classified as a “rear yard” due to its relationship to the seawall, this area of the property functions in practice as a side yard directly adjacent to Island Drive, which serves as a heavily traveled roadway and pedestrian access corridor to the island and bridge. The property experiences substantial pedestrian and vehicular traffic immediately adjacent to the proposed fence location.

The proposed fence is intended to provide reasonable residential privacy, site security, and protection for minor children, while also serving as part of the safety barrier associated with the residential pool area. Strict enforcement of the four-foot/open-top requirement at this specific location would substantially diminish the effectiveness of these safety and privacy functions due to the unique exposure of the property to public traffic.

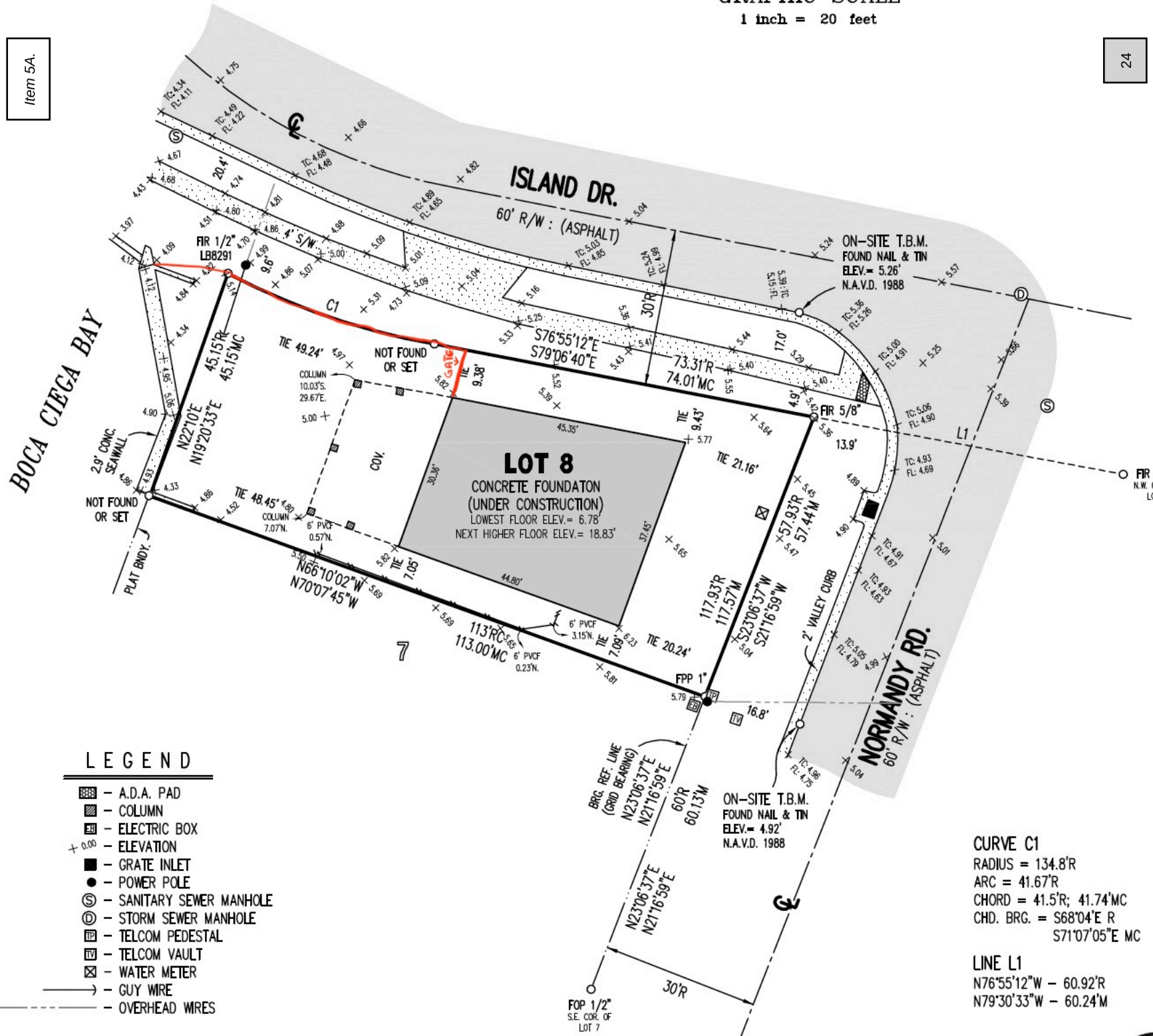
The requested relief will not adversely affect neighboring properties, obstruct navigational or waterfront views in a material manner, create a public safety concern, or alter the essential character of the surrounding neighborhood. Similar privacy fencing and screening elements exist throughout the surrounding area.

The applicant therefore respectfully requests that the Special Magistrate overturn or modify the administrative determination and approve the proposed fence configuration as submitted, or grant such variance or relief as deemed appropriate under the circumstances.

Date of administrative determination/communication being appealed: May 18, 2026.

# Attachment 1,
# Exhibit A

GRAPHIC SCALE
1 inch = 20 feet




## LEGEND

- A.D.A. PAD
- COLUMN
- ELECTRIC BOX
- 0.00 – ELEVATION
- GRATE INLET
- POWER POLE
- Ⓢ – SANITARY SEWER MANHOLE
- Ⓓ – STORM SEWER MANHOLE
- TELCOM PEDESTAL
- TELCOM VAULT
- WATER METER
- GUY WIRE
- OVERHEAD WIRES

## CURVE C1

RADIUS = 134.8'R
ARC = 41.67'R
CHORD = 41.5'R; 41.74'MC
CHD. BRG. = S68°04'E R
S71°07'05"E MC

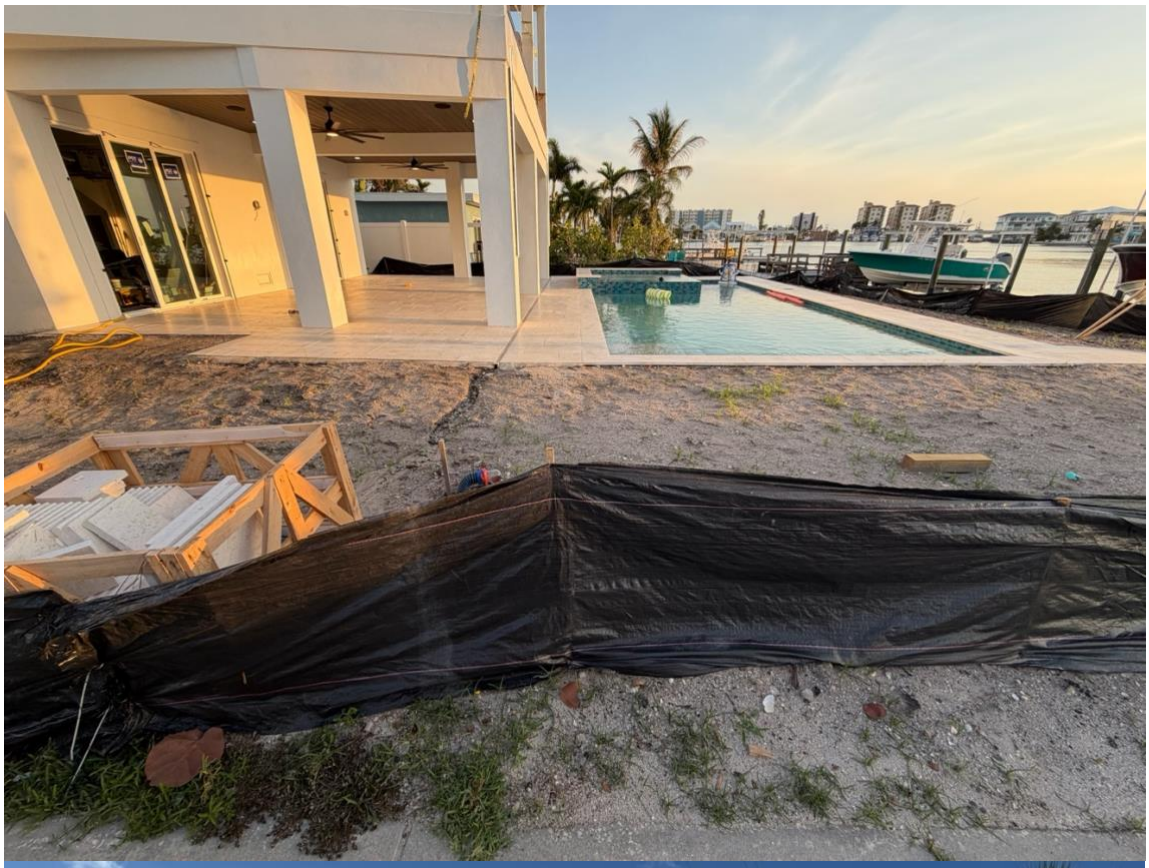
## LINE L1

N76°55'12"W – 60.92'R
N79°30'33"W – 60.24'M

# Attachment 1,
# Exhibit B

**410 Normandy Road, Madeira Beach FL 33708**

People can stand on the sidewalk and see directly into our pool.









# Attachment 1,
# Exhibit C

# 410 NORMANDY ROAD - PROPERTY OWNER DOCK ACCESS & USE OF PUBLIC PROPERTY



REVIEWED BY CITY STAFF - 1.22.2026:

Marci L. Forbes, Community Development Director
Megan Wepfer, Public Works Director
Al Carrier, City Engineer

ACCEPTED BY (PROPERTY OWNER):

C. Ayl

CITY MAINTAINED PROPERTY, PROPOSE HOMEOWNER TAKE CARE OF & HAVE ACCESS TO JUST LIKE THE HIGHLIGHTED YELLOW ROW

FENCE INSTALLTION WOULD BE PERMITTED ALONG THIS LINE

## LEGAL DESCRIPTION

LOT 8, ISLAND ESTATES UNIT ONE, SECTION A, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 16, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

## FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE (BASE FLOOD ELEVATION OF 10 FEET), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF MADEIRA BEACH, PINELLAS COUNTY, COMMUNITY NUMBER 125127 (MAP NUMBER 12103C-0191-H), MAP DATED AUGUST 24, 2021.

## PREPARED FOR

WESTLEY P. & COURTNEY M. MCNEAL

## SURVEY ABBREVIATIONS

A = ARC LENGTH
A/C = AIR CONDITIONER
AF = ALUMINUM FENCE
ALUM = ALUMINUM
ASPH = ASPHALT
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BLK = BLOCK
BM = BENCH MARK
BNDY = BOUNDARY
BRG = BEARING
BWF = BARBED WIRE FENCE
C = CALCULATED
CB = CHORD BEARING
CBS = CONCRETE BLOCK STRUCTURE
CHD = CHORD
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CLOS = CLOSURE
COL = COLUMN
CONC = CONCRETE
CR = COUNTY ROAD
C/S = CONCRETE SLAB
COR = CORNER
COV = COVERED AREA

D = DEED
DOT = DEPARTMENT OF TRANSPORTATION
DRNG = DRAINAGE
D/W = DRIVEWAY
EL OR ELEV = ELEVATION
EOP = EDGE OF PAVEMENT
EOW = EDGE OF WATER
ESMT = EASEMENT
FCM = FOUND CONCRETE MONUMENT
FES = FLARED END SECTION
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FL = FLOW LINE
FLD = FIELD
FND = FOUND
FOP = FOUND OPEN PIPE
FPC = FLORIDA POWER CORP.
FPP = FOUND PINCHED PIPE
FRM = FRAME
FZL = FLOOD ZONE LINE
GAR = GARAGE
G/E = GLASS ENCLOSURE
HWF = HOG WIRE FENCE
HWL = HIGH WATER LINE
INV = INVERT

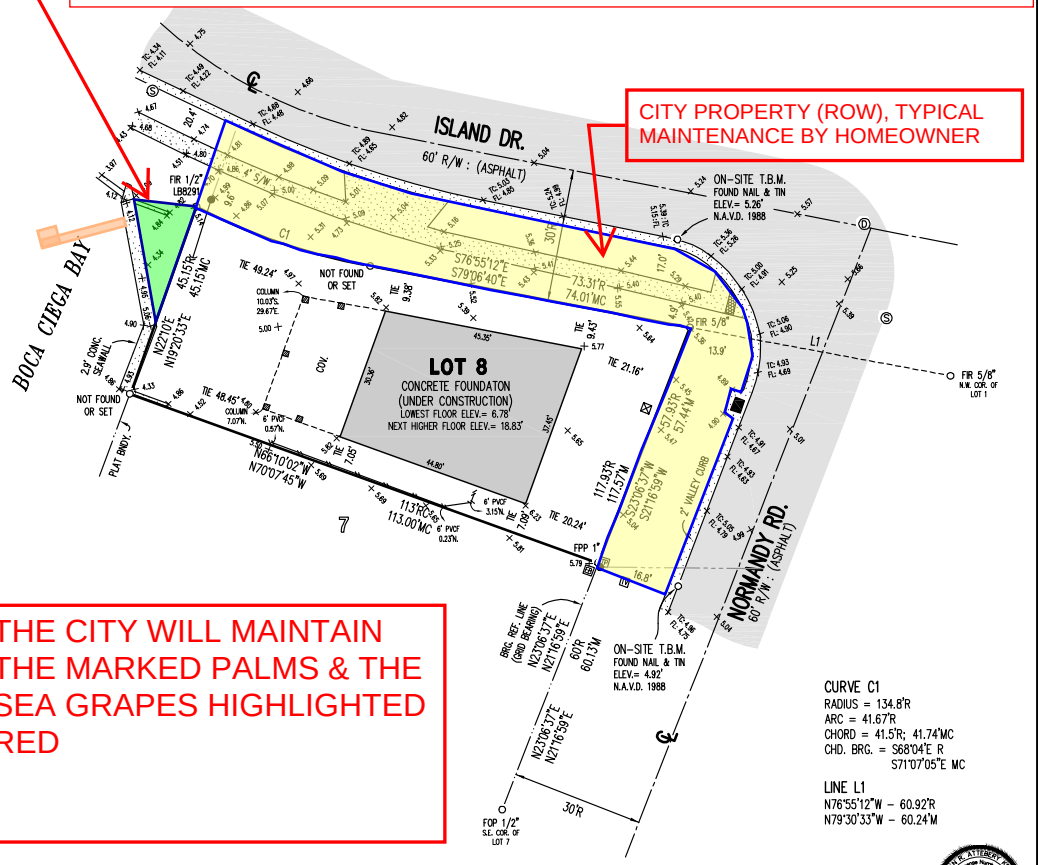
LB = LAND SURVEYING
LFE = LOWEST FLOOR
LHSM = LOWEST HORIZO
LS = LAND SURVEYOR
M = MEASURED
MAS = MASONRY
MES = MITERED END SECTION
MH = MANHOLE
MHWL = MEAN HIGH WATER LINE
MSL = MEAN SEA LEVEL
NAIB = NAIL AND BOTTLE CAP
NAD = NAIL AND DISK
NAT = NAIL AND TAB
NGVD = NATIONAL GEODETIC VERTICAL DATUM
NO = NUMBER
O/A = OVERALL
OHW = OVERHEAD WIRE(S)
OR = OFFICIAL RECORDS
O/S = OFFSET
P = PLAT
PB = PLAT BOOK
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PG = PAGE

PP = POWER POLE
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PROP = PROPERTY
PSM = PROFESSIONAL SURVEYOR & MAPPER
PVC = PVC FENCE
PVMT = PAVEMENT
RAD = RADIUS
R = RECORD
REF = REFERENCE
RES = RESIDENCE
RL = RADIAL LINE
RLS = REGISTERED LAND SURVEYOR
RND = ROUND
RNG = RANGE
RRS = RAIL ROAD SPIKE
R/W = RIGHT-OF-WAY
SCM = SET CONCRETE MONUMENT
S/E = SCREENED ENCLOSURE
SEC = SECTION

SIT = SITE
SUB = SUBDIVISION
S/W = SIDEWALK
TB = "T" BAR
TBM = TEMPORARY BENCH MARK
TC = TOP OF CURB
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TRANS = TRANSFORMER
TWP = TOWNSHIP
TYP = TYPICAL
UG = UNDERGROUND
UTIL = UTILITY
WD = WOOD
WF = WOOD FENCE
WFS = WOOD FRAME STRUCTURE
WIF = WROUGHT IRON FENCE
WIT = WITNESS
WMF = WIRE FENCE
WV = WATER VALVE

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.
*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.




THE CITY WILL MAINTAIN THE MARKED PALMS & THE SEA GRAPES HIGHLIGHTED RED

CITY PROPERTY (ROW), TYPICAL MAINTENANCE BY HOMEOWNER

RECORD SURVEY

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ALL RIGHTS RESERVED
George A. Shimp II & Associates, Inc.
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DO NOT COPY OR REPRODUCE

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE THIRD PARTY VERIFIED DIGITAL SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF THIS DOCUMENT WILL NOT BE CONSIDERED SIGNED AND SEALED.

Meagan R. Attebery Krysak

MEAGAN R. ATTEBERY KRYSAK, PROFESSIONAL SURVEYOR & MAPPER No. 7573

JOB NUMBER: 250231A | DATE SURVEYED: 12-18-2025
DRAWING FILE: 250231A.DWG | DATE DRAWN: 12-22-2025
LAST REVISION: N/A | X REFERENCE: N/A

GEORGE A. SHIMP II AND ASSOCIATES, INCORPORATED
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD SUITE D
PALM HARBOR, FLORIDA
M.A. LB 1834
PHONE (727) 784-5496 FAX (

# Attachment 1,
# Exhibit D

**Photos of Adjacent and Nearby Waterfront Fences**

**501 Normandy Rd, Madeira Beach**

-This property is kitty-corner to our property. They have a 6-foot privacy fence all the way back. Evidence of neighborhood character and compatibility.





**500 Crystal Drive, Madeira Beach**

Northwest of our property on the other side of the bridge. They also have a newer 6-foot privacy fence all the way back. Evidence of neighborhood character and compatibility



**14205 E Parsley Dr, Madeira Beach**

This is a residential property that has a parking lot adjacent to its back yard. This is very similar situation to our backyard as people park right beside our back yard and can directly see in. Evidence of neighborhood character and compatibility.



**360 145th Ave E, Madeira Beach**

Example of comparable 6-foot residential fencing within the surrounding waterfront neighborhood character. Evidence of neighborhood character and compatibility.



**14555 N Bayshore Dr, Madeira Beach**

Example of comparable 6-foot residential fencing within the surrounding waterfront neighborhood character. Evidence of neighborhood character and compatibility



# Attachment 1,
# Exhibit E

To Whom It May Concern,

I am writing to express my unequivocal support for the variance request pertaining to the proposed 6-foot fence intended for installation on the north side of the property located at 410 Normandy Road.

As a direct neighbor residing at 404 Normandy Road, I have a particularly relevant perspective on this matter. Having carefully reviewed the plans for the proposed installation, I am thoroughly confident that the fence will in no way impede or detract from the existing water views currently enjoyed from my property. Given its specific placement, orientation, and height, it is clear that the fence will not create any visual obstruction, thereby preserving the open vistas that contribute significantly to our neighborhood's unique charm and appeal.

Furthermore, I firmly believe that the proposed fence will be an aesthetically harmonious and appropriate addition to our community. The design and anticipated materials appear thoughtfully chosen, ensuring it will complement, rather than detract from, the surrounding properties. It is my strong conviction that this fence will enhance the overall visual appeal of the property at 410 Normandy Road, seamlessly integrating with the established character and architectural styles prevalent in our residential area.

Therefore, I wholeheartedly endorse this request for a variance. I perceive no legitimate basis for objection from a neighboring perspective and believe the installation of this fence will be a positive enhancement, benefiting both the property owner and the immediate neighborhood as a whole.

Thank you for your time and consideration of my strong support for this application.

Sincerely,

Gayle Dicus
404 Normandy Road
Maderia Beach

To Whom It May Concern,

I am writing on behalf of property 410 Normandy Road, Madeira Beach, FL 33708 on the request for a variance/waiver for a proposed 6ft fence on the north side of their property that goes to the water line.

I do not feel that a fence will obstruct my water view in any way or detract from the aesthetic or views of others.

I am in support of this fence.

Jason & Lisa Hoch
406 Normandy Rd
Madeira Beach, FL 33708
727-667-8989

5-20-26

Lisa Hoch 5-20-26

# Attachment 1,
# Exhibit F

Westley McNeal
westmcneal@gmail.com

Current Jurisdiction:
**Madeira Beach**

Overview | Address or Location | Contacts

Questionnaire | File Upload | Comments

## Request # 3235300

**Accepted**

All the items marked with a red asterisk * are required fields and must be completed before you are able submit your application to the jurisdiction.

### Fence

**STATE OR PCCLB LICENSE NUMBER**

CRC1335822

**Value of Job** *

(Materials and Labor Total)

1,200

**Total Linear Footage** *

60

**Parcel ID #**

1531154329000000080

**Description of Work** *

Install approximately 60 linear feet of white vinyl fence, 6 feet tall, along the north side property line, all the way to the seawall. With one self-closing, self-latching gate. Fence to serve as pool safety barrier per Florida Building Code. Fence to be installed on the owner's property and to the seawall per "Signed-2025-2754-BGDR-New_02.10.2026_-_250231A_Exhibit."

**Is permit work due to hurricane damage?** *

No

**Will the fence be surrounding a pool?** *

Yes

**Will the fence serve as the pool barrier?** *

Yes

**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.



← Back

**City of Madeira Beach**
**Building Department**
**300 Municipal Drive**
**Madeira Beach, FL 33708**
**(727) 391-9951 Ext. 284**

Date: Wednesday, March 18, 2026

Project Number 2026-2175-FENC
Job Address: 410 NORMANDY RD, MADEIRA BEACH, FL 33708
Description of Work: Install approximately 60 linear feet of white vinyl fence, 6 feet tall, along the north side property line, all the way to the seawall. With one self-closing, self-latching gate. Fence to serve as pool safety barrier per Florida Building Code. Fence to be installed on the owner's property and to the seawall per "Signed-2025-2754-BGDR-New_02.10.2026_-_250231A_Exhibit."

To whom it may concern;

Staff has completed its review of plans for the property that is to be located at 410 NORMANDY RD, MADEIRA BEACH, FL 33708.

**Building Review pending by Kathleen Croteau**

1. Provide a site plans that reflects the location of the pool and location of the proposed fence.
2. Provide a construction detail on the fence. horizontal or vertical pickets? 48" high? location of gates .

Kathleen Croteau
() -
kathleen.croteau@madeirabeachfl.gov

Resubmissions and revisions can be submitted in the customer portal at www.mgoconnect.org. Should you have any issues resubmitting your permit please contact building department at buildingdept@madeirabeachfl.gov.

Project Number 2026-2175-FENC

Job Address: 410 NORMANDY RD, MADEIRA BEACH, FL 33708

Description of Work: Install approximately 60 linear feet of white vinyl fence, ***6 feet tall 72" high,*** along the north side property line, all the way to the seawall. With one self-closing, self-latching gate. Fence to serve as pool safety barrier per Florida Building Code. Fence to be installed on the owner's property and to the seawall per "Signed-2025-2754-BGDRNew_02.10.2026_-_250231A_Exhibit."

To whom it may concern;

**Please see the answers to your questions below.**

1. Provide a site plans that reflects the location of the pool and location of the proposed fence.

A site plan has been uploaded showing both the pool and the proposed fence location.

- The pool location is shown on the uploaded engineered plan titled:
  **"2025-4141-MCNEAL_POOL_ENGINEERING_P1."**
  - The proposed fence location is shown along the **north property line** in PURPLE. The gate is labeled in purple of the east side where the porch ends and the new house starts.
- The fence alignment is illustrated on the uploaded file:
  **"Plan Review 2026-2175-FENC-410 Normandy fence & gate.png,"** where the fence is marked in red.

The fence is proposed to run along the north property boundary and extend toward the seawall. The gate will be on the east side where the downstairs porch ends and the house starts.

2. Provide a construction detail on the fence. horizontal or vertical pickets? 48" high? location of gates .

Construction details are provided in the uploaded specification sheet titled:
**"Plan Review 2026-2175-FENC-spec sheet.pdf."**

Fence specifications are as follows:

- **Fence Type:** White vinyl privacy fence
- **Orientation:** Vertical panels
- **Height:** 6 feet (72 inches)
- **Gate:** One gate located on the east side of the fence
- **Gate Features:** Self-closing and self-latching

The fence is intended to function as a **pool safety barrier** and will be installed in compliance with the Florida Building Code.

## Additional Information

The fence will be installed **on the owner's property along the north property line** and will not encroach into the public right-of-way.

Please let me know if any additional information is needed.

Sincerely,
Westley McNeal

**City of Madeira Beach**
**Building Department**
**300 Municipal Drive**
**Madeira Beach, FL 33708**
**(727) 391-9951 Ext. 284**

Date: Thursday, April 2, 2026

Project Number 2026-2175-FENC
Job Address: 410 NORMANDY RD, MADEIRA BEACH, FL 33708
Description of Work: Install approximately 60 linear feet of white vinyl fence, 6 feet tall, along the north side property line, all the way to the seawall. With one self-closing, self-latching gate. Fence to serve as pool safety barrier per Florida Building Code. Fence to be installed on the owner's property and to the seawall per "Signed-2025-2754-BGDR-New_02.10.2026_-_250231A_Exhibit."

To whom it may concern;

Staff has completed its review of plans for the property that is to be located at 410 NORMANDY RD, MADEIRA BEACH, FL 33708.

**Planning and Zoning Review pending by Joseph Petraglia**

Rear yard fence must be four feet tall with, at a minimum, the highest foot of fence being open (Sec. 110-447); Rear yard will be defined as the rear 30' from the waters face of seawall. Please revise and provide spec sheet for openings and pickets meeting the below criteria.

*Openings between vertical or horizontal members shall not be less than three inches and no greater than four inches. Horizontal members, other than the top and bottom horizontal members which cannot be greater than six inches wide, cannot be greater than two and one-half inches wide. Vertical members, other than posts which cannot be greater than six inches wide, cannot be greater than three and one-half inches wide.*

If multiple fence types are proposed, please show the locations and lengths of each fence type on the survey.

Joseph Petraglia, CFM
Planner II
(727) 603-0423
jpetraglia@madeirabeachfl.gov

Resubmissions and revisions can be submitted in the customer portal at www.mgoconnect.org. Should you have any issues resubmitting your permit please contact building department at buildingdept@madeirabeachfl.gov.

# Attachment 1,
# Exhibit G

# Fence Permit 2026-2175-FENC – Request for Clarification on Rear Yard Requirement



From: Courtney McNeal (courtneybcca@yahoo.ca)

To: jpetraglia@madeirabeachfl.gov; mforbes@madeirabeachfl.gov

Bcc: abrooks@madeirabeachfl.gov

Date: Thursday, April 2, 2026 at 01:05 PM EDT

Hi Joseph and Marci,

I hope you're both doing well.

I'm reaching out regarding the recent review comments for my fence permit at **410 Normandy Rd (Project #2026-2175-FENC)**. I applied for this permit on 2/17/26 and I am hoping for a timely response.

I understand the comment referencing Sec. 110-447 and the requirement for a 4-foot fence with the top portion open within the rear 30 feet measured from the seawall. Before revising the design, I wanted to ask for some clarification specific to my property conditions.

While this area is being classified as a "rear yard" based on its distance from the seawall, it also functions as a **side yard directly adjacent to Island Drive**, which is a heavily trafficked roadway providing access to the island and bridge. This is also one of the only houses in the neighborhood that has a sidewalk looking right into the back yard. There are **no neighboring residential properties on that side**, and the area is fully exposed to public traffic and pedestrian visibility.

My main concern is the **privacy and safety of my minor daughters** while using the pool area. I have very young small girls and people walking by constantly stop and try to engage in conversations with them or observe activity within the yard.

I am concerned about **unwanted observation and interaction from the public right-of-way**, and I am trying to create a secure environment that allows my children to safely use the pool without exposure to constant public visibility.

The proposed fence is intended to help protect the **privacy, safety, and reasonable enjoyment of our residential property**, rather than simply serve as a typical yard enclosure.

The proposed fence is intended not just as a standard yard fence, but as a **pool safety barrier** for my family. I have young children, and due to the proximity to a busy public roadway and sidewalk, I have concerns about both:

- **Unrestricted visibility into the pool area**, and
- **Direct access or interaction from pedestrians or passersby**

Given these conditions, my goal is to create a **secure and private environment** for safety, rather than simply enclosing a typical backyard space. Our family has been through a lot and I want to make sure my daughters can quiet enjoyment and safety of our backyard and I personally do not need to worry about people staring at or worst case scenario stealing my girls.

Before I revise and resubmit plans, I wanted to ask:

- I s there any flexibility in applying Sec. 110-447 in this specific condition where the "rear yard" is also functioning as a **side yard exposed to a public roadway**, rather than adjacent to another residential property?
- Would the City consider allowing a **6-foot solid fence in this location** due to its function as a pool safety barrier and the unique exposure conditions?
- If not, would you recommend pursuing a **variance or administrative adjustment**, or is there a specific alternative design you would suggest that could address safety and code requirements?

I want to make sure I move forward in the right direction and avoid unnecessary redesigns or delays.

I really appreciate your time and guidance on this.

Thank you,
Westley & Courtney McNeal

Sunbiz Construction LLC

(727) 742-0103

# RE: Fence Permit 2026-2175-FENC – Request for Clarification on Rear Yard Requirement

From: Marci Forbes (mforbes@madeirabeachfl.gov)

To: courtneybcca@yahoo.ca; jpetraglia@madeirabeachfl.gov

Date: Thursday, April 2, 2026 at 06:50 PM EDT

Courtney,

Joe and I have spoken about your ask and understand your points. Let us have an internal discussion with the team and we will let you know what path we can
take to move forward. We believe we can come up with a resolution to get the fence permitted through one of the options you mentioned.

Thank you,

Marci L. Forbes, PE, CFM
Community Development Director
727-313-0126
www.madeirabeachfl.gov
https://www.mgoconnect.org/cp/portal

## CONTRACTOR REGISTRATION DATABASE

We now have a contractor registration database in MGO. Please follow the instructions below and register with Madeira Beach. CONTRACTORS MUST BE REGISTERED BY OCTOBER 1ST.

To register online, go to www.mgoconnect.org and follow the below steps:
1. Select state "Florida", jurisdiction "Madeira Beach", and click "Go"
2. Login to your account by clicking "Login" or set up an MGO account
3. On the Home page, click "Apply for Contractor Registration"
4. Fill out all required fields, upload required documents and submit the application. (Please note that COI must have City of Madeira Beach listed as certificate holder)

If you have any questions regarding this matter, please contact Madeira Beach Building Department at buildingdept@madeirabeachfl.gov.

# Re: Fence Permit 2026-2175-FENC – Request for Clarification on Rear Yard Requirement

From: Courtney McNeal (courtneybcca@yahoo.ca)

To: mforbes@madeirabeachfl.gov

Cc: jpetraglia@madeirabeachfl.gov

Date: Tuesday, May 12, 2026 at 09:36 AM EDT

Hi Marci and Joseph,

I hope you both are doing well.

I wanted to follow up regarding my fence permit at 410 Normandy Rd (Project #2026-2175-FENC) and see if there were any updates following your internal discussion regarding the side/rear yard fence requirement and possible path forward.

I appreciate you both taking the time to review the unique conditions of the property.

Please let me know if there is any additional information or documentation I can provide.

Thank you again for your time and assistance.

Best regards,
Courtney McNeal

> On Apr 2, 2026, at 6:50 PM, Marci Forbes <mforbes@madeirabeachfl.gov> wrote:
>
> Courtney,
>
> Joe and I have spoken about your ask and understand your points. Let us have an internal discussion with the team and we will let you know what path we can

# RE: Fence Permit 2026-2175-FENC – Request for Clarification on Rear Yard Requirement

From: Joseph Petraglia (jpetraglia@madeirabeachfl.gov)

To: courtneybcca@yahoo.ca

Cc: hpinkard@madeirabeachfl.gov; mforbes@madeirabeachfl.gov

Date: Monday, May 18, 2026 at 02:17 PM EDT

Courtney,

Thank you for your patience and follow-up.

After further review under Section 86-29 of the City Code, staff was unable to support approval of a 6-foot solid fence within 30 feet of the seawall on this corner waterfront lot through the administrative waiver process.

While a pool fence will still be required, one option is to utilize landscaping and plant material to create a visual “wall” similar to nearby waterfront corner lots with comparable configurations.

For reference, the City Code states:
“Hedges can be installed in conjunction with or in lieu of fences, except those fences required by the Florida Building Code, and must meet the same height restrictions as fences and walls except in the rear yard where the natural plant material of the hedge may be allowed to grow to natural height.” Example below.

If you would still like to pursue the 6-foot fence request, you may appeal the administrative determination pursuant to Section 86-29(h) of the City Code. Please let us know how you would like to proceed.




Best,
**Joseph Petraglia, CFM**
*Planner II*
*Community Development Department*
*City of Madeira Beach*
*727-603-0423*
*www.madeirabeachfl.gov*

---

**From:** Courtney McNeal <courtneybcca@yahoo.ca>
**Sent:** Tuesday, May 12, 2026 9:37 AM
**To:** Marci Forbes <mforbes@madeirabeachfl.gov>
**Cc:** Joseph Petraglia <jpetraglia@madeirabeachfl.gov>
**Subject:** Re: Fence Permit 2026-2175-FENC – Request for Clarification on Rear Yard Requirement

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

Hi Marci and Joseph,

I hope you both are doing well.

# Re: Fence Permit 2026-2175-FENC – Request for Clarification on Rear Yard Requirement

From: Courtney McNeal (courtneybcca@yahoo.ca)

To: jpetraglia@madeirabeachfl.gov

Cc: hpinkard@madeirabeachfl.gov; mforbes@madeirabeachfl.gov

Bcc: abrooks@madeirabeachfl.gov

Date: Monday, May 18, 2026 at 02:42 PM EDT

Hi Joseph and Marci,

Thank you both for taking the time to review the property conditions and discuss the request internally. I appreciate the thoughtful consideration and guidance throughout this process.

After reviewing the response regarding the administrative waiver determination under Section 86-29 (h), I would like to pursue the appeal process referenced under Sec formally. 86-29(h) regarding the proposed 6-foot pool safety/privacy fence.

Given the unique conditions of this property — including the corner waterfront configuration, direct exposure to a heavily trafficked public roadway and sidewalk, lack of impacted neighboring residential views, and the safety/privacy concerns associated with my young children — I would like the opportunity to present the request for further consideration through the appropriate appeal process.

I appreciate the suggested landscaping alternative, but I don't believe it alone addresses the privacy and security concerns of direct public visibility into the pool area from the adjacent sidewalk and roadway.

Could you please advise me on:

- The next procedural steps required to initiate the appeal
- Any application forms, fees, or supporting materials required
- The applicable hearing body and anticipated timeline

Thank you again for your time and assistance. I look forward to your guidance on how to proceed.

Best regards,

Westley & Courtney McNeal

Sunbiz Construction LLC

(727) 742-0103

> On Monday, May 18, 2026 at 02:17:54 PM EDT, Joseph Petraglia <jpetraglia@madeirabeachfl.gov> wrote:

# RE: Fence Permit 2026-2175-FENC – Request for Clarification on Rear Yard Requirement

From: Joseph Petraglia (jpetraglia@madeirabeachfl.gov)

To: courtneybcca@yahoo.ca

Cc: hpinkard@madeirabeachfl.gov; mforbes@madeirabeachfl.gov; buildingdept@madeirabeachfl.gov

Date: Monday, May 18, 2026 at 04:24 PM EDT

Hi Courtney,

The appeal process is outlined in sec. 2-505 of the city's code, except that for the appeal of an administrative waiver, you have the option of either appealing to the special magistrate or the city commission.

Attached are the two application forms that must be completed, as well as instructions on how to submit the Administrative Appeal application. A completed application is due at least 30 days before the meeting at which you are planning to have the case heard. The next special magistrate meeting is 6/22, making this Friday the deadline if you decide to have the magistrate hear the case, or if you decide to have the case heard by the board of commissioners, the next possible meeting would be 7/8, making the deadline 6/8.

The fee is $500 for the administrative waiver plus $1,500 for the administrative appeal. The $1,500 appeal fee would be refunded if the decision is overturned, approving the waiver. Let me know if you have any questions, and don't hesitate to give me a call if I can better explain the process.

Best,
**Joseph Petraglia, CFM**
*Planner II*
*Community Development Department*
*City of Madeira Beach*
*727-603-0423*
*www.madeirabeachfl.gov*

BE ADVISED: ALL NONCONFORMING STRUCTURES THAT SUSTAINED ANY DAMAGE FROM 2024 HURRICANES MUST HAVE AN ISSUED REPAIR PERMIT BY SEPTEMBER 24, 2026 (ORD 2026-02). PLEASE ALLOW AT LEAST 6-8 WEEKS FOR INITIAL REVIEW TIME.

**From:** Courtney McNeal <courtneybcca@yahoo.ca>
**Sent:** Monday, May 18, 2026 2:43 PM
**To:** Joseph Petraglia <jpetraglia@madeirabeachfl.gov>
**Cc:** Pinkard, Holden <hpinkard@madeirabeachfl.gov>; Marci Forbes <mforbes@madeirabeachfl.gov>
**Subject:** Re: Fence Permit 2026-2175-FENC – Request for Clarification on Rear Yard Requirement

# Attachment 1,
# Exhibit H

Gmail

West Mcneal <westmcneal@gmail.com>

**Share Cart Invitation From Westley Mcneal**
1 message

**The Home Depot** <HomeDepot@order.homedepot.com>
To: westmcneal@gmail.com

Fri, Feb 13, 2026 at 9:49 AM

How doers get more done.

DOWNLOAD OUR APP >

Westley Mcneal would like to
share their cart with you

View Cart

## Westley Mcneal's Cart

| Item | In Store | Qty | Item Total |
|---|---|---|---|
|  **Veranda** Linden 6 ft. H x 8 ft. W White Privacy Vinyl Fence Panel (Unassembled)<br>Model #73014713<br>Store SKU #1005498965 | Aisle Bay | 8 | $955.76 |
|  4 in. x 4 in. x 8 ft. #2 Ground Contact Southern Yellow Pine Pressure-Treated Wood Timber<br>Model #194354<br>Store SKU #256276 | Aisle Bay | 14 | $146.72 |

| | |
|---|---|
| Subtotal | $1,102.49 |
| Shipping | $0 |
| Sales Tax | $0 |
| **Est. Total** | **$1,102.48** |

View Cart

SAVE $5 NOW & HUNDREDS LATER
SAVINGS DELIVERED RIGHT TO YOUR INBOX
SIGN UP TODAY >

YOU MIGHT ALSO LIKE

# Attachment 2


410 Normandy Rd
403
498
497
499
Island Dr
Island Dr
Island Dr
501
500
501
502
502
505
504
509
526
Crystal Dr
Normandy Rd

**Photos of Adjacent and Nearby Waterfront Fences - Additional Photos Provided by City Staff**

**501 Normandy Rd, Madeira Beach**







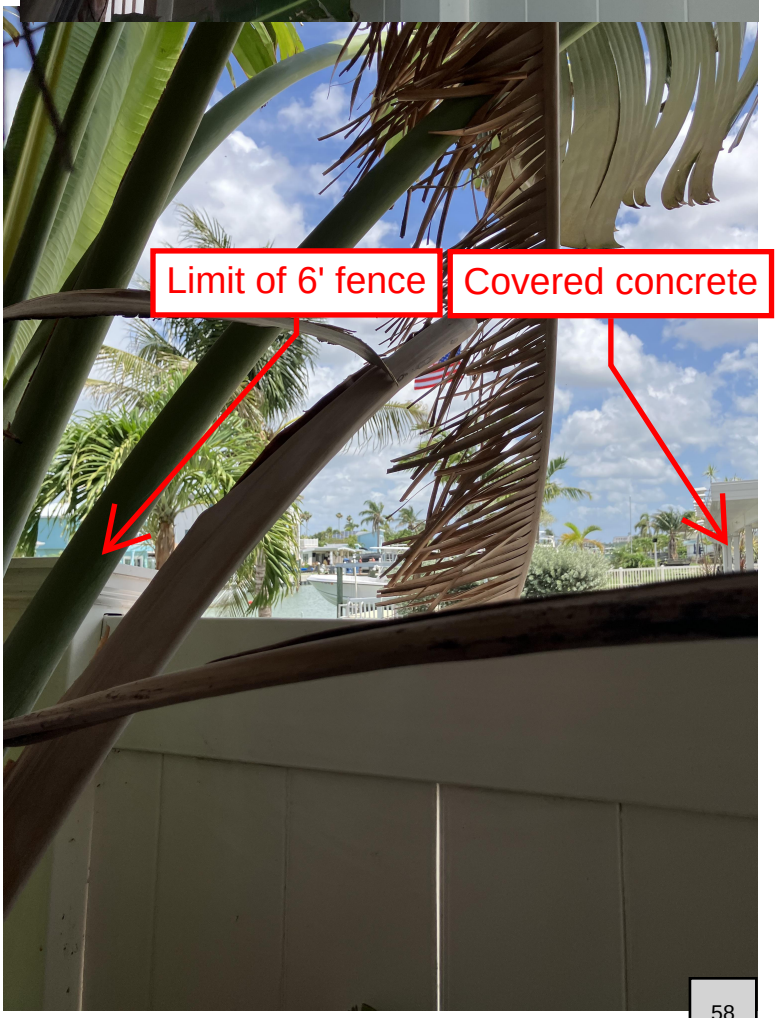


**500 Crystal Drive, Madeira Beach**









**498 Crystal Drive, Madeira Beach**



# Attachment 3

# THE CITY OF MADEIRA BEACH, FLORIDA
# PUBLIC NOTICE

A meeting of the Special Master of the City of Madeira Beach, Florida, will be held on the time and date indicated below, in the Assembly Room, City Hall, 300 Municipal Drive, Madeira Beach, Florida, to consider the following Applications. Persons are advised that, if they decide to appeal any decision made at this Public Hearing, they will need to record 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. Drawings of these proposed projects are on file in the Office of the City Clerk and may be viewed during regular working hours.

## SPECIAL MAGISTRATE AGENDA

**To act and render decisions on requests for variances, special exception uses, and appeals of administrative decisions.**

**7:00 P.M. MONDAY – APRIL 23, 2007 ASSEMBLY ROOM**

I. **MEETING CALLED TO ORDER**

II. **ROLL CALL**

III. **NEW BUSINESS**

| | |
|---|---|
| **Application 07.05** | Diane M. Venuti for the property located at 903 Bay Point Drive |
| Legal: | Bay Point Estates, 3rd Addition, Lot 2 & RIP RTS |
| Parcel #: | 10/31/15/04518/000/0020 |
| Request: | Two variances from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V (Districts), Division 2, R-1, (Single Family Residential)<br>1. Section 110-181 (Setback requirements) (3) Side yard to reduce the total side setback of 15 feet to 9.95 feet for the installation of the utility platform and access stairs.<br>2. Section 110-181 (Setback requirements) (3) Side yard to reduce the minimum side yard setback from 7 feet to 2.5 feet on the west side of the home for the installation of the utility platform and access stairs. |
| Notification: | 13 property owners were notified |
| **Application 07.06** | James and Rebecca Claudy for the property located at 817 Bay Point Drive |
| Legal: | Bay Point Estates, 2nd Addition, Block 1, Lot 18 & RIP RTS |
| Parcel #: | 10/31/15/04500/001/0180 |
| Request: | One variance from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V (Districts), Division 2, R-1, (Single Family Residential)<br>Section 110-181 (Setback requirements (3) Side yard. The minimum required side setback is 7 feet. The existing east wall of the home has a side setback of 6.57 feet. The applicant proposes to build an addition on the southeast corner of the home, by maintaining the existing 6.57 foot east side setback toward the rear of the home for a distance of approximately 17 feet. |
| Notification: | 14 property owners were notified. |
| **Application 07.07** | Robert A. Earls for the property at 501 Normandy Road |
| Legal: | Island Estates, Unit No.1, Lot 1 |
| Parcel#: | 10/31/15/43272/000/0010 |
| Request: | One variance from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article Vi (Supplementary District Regulations), Division 3,(Walls, Fences, Hedges, Railings and Sand Fences) |
| | Section 110-447 (Rear yards facing water) (a) to increase the height of a fence in the rear yard of a property with a swimming pool which faces Boca Ciega Bay from an open style 4 foot high fence to a solid 6 foot high fence |
| Notification: | 34 property owners were notified |

City Clerk's File Copy

## IV. ADJOURNMENT

**THIS MEETING IS TELEVISED LIVE ON CHANNEL 15**

**POSTED** April 10, 2007, at Subject Property, City Hall, Library, Publix, John's Pass Village and Winn Dixie.

**NOTE:** You have received this Public Notice as you are the applicant, property owner or abut this property within 350 feet of the property as captioned in the above Application. If you are desirous of voicing approval or disapproval of this project, you may attend the meeting or write the City Clerk prior to the meeting stating your opinions.

# THE CITY OF MADEIRA BEACH, FLORIDA

## PUBLIC NOTICE

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## SPECIAL MAGISTRATE AGENDA

**To act and render decisions on requests for variances, special exception uses, and appeals of administrative decisions.**

7:00 P.M. MONDAY – APRIL 23, 2007 ASSEMBLY ROOM

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. NEW BUSINESS

| | | |
|---|---|---|
| Application 07.07 | Robert A. Earls for the property at 501 Normandy Road | |
| Legal: | Island Estates, Unit No.1, Lot 1 | |
| Parcel#: | 10/31/15/43272/000/0010 | |
| Request: | One variance from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V (Supplementary District Regulations), Division 3, (Walls, Fences, Hedges, Railings and Sand Fences) | |
| | Section 110-447 (Rear yards facing water) (a) to increase the height of a fence in the rear yard of a property with a swimming pool which faces Boca Ciega Bay from an open style 4 foot high fence to a solid 6 foot high fence. | |
| Notification: | 34 property owners were notified | |

IV. ADJOURNMENT

**THIS MEETING IS TELEVISED LIVE ON CHANNEL 15**

POSTED April 10, 2007, at Subject Property, City Hall, Library, Publix, John's Pass Village and Winn Dixie.

NOTE: You have received this Public Notice as you are the applicant, property owner or abut this property within 350 feet of the property as captioned in the above Application. If you are desirous of voicing approval or disapproval of this project, you may attend the meeting or write the City Clerk prior to the meeting stating your opinions.

# THE CITY OF MADEIRA BEACH, FLORIDA
## SPECIAL MASTER

APPLICATION 02.07

**Applicant:** *Name and Address*

Rob Earls
501 Normandy RD
MADEIRA BEACH
Telephone #: C 727-235-4735
H 727 393 4036

**Property Owner:** *Name and Address*

Rob Earls
"
"
Telephone #: "

Application for property located at *(street address or location of vacant lot)*: 501 Normandy RD MADEIRA BEACH

Legal description: 0010 (Block) 43272 (Lot(s)) (Subdivision)

Approx. lot area: _____ sq. ft. Lot width 64 ft. Lot depth 102 ft.

Zoning district: _____

Present structures on property: _____

Present use of property: _____

The date my request for a Building Permit was denied: _____

## FILING FEES

| | |
|---|---|
| ____ Zoning Variance fro Residential Dwelling Units (one, two or three units) | $100 per variance |
| ____ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial | $200 per variance |
| ____ Special Exception Use | $300 |
| ____ Appeal the decision of the _____ *(Appeal is refundable, if decision is overruled)* | $500 |
| ____ After-the-Fact Variance | $500 |

Variances needed from the zoning requirements are: _____

*** PLEASE ATTACH REQUIRED SUPPORTING MATERIALS ***

SITE PLAN, SURVEY, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

**This application to the Special Master is requesting permission to be allowed to:**

Obtain a Variance for a 6' Fence on the Southwest corner on the Rear 30' of property @ 501 NORMANDY RD Property Runs along crystal Island Bridge

A variance granted by the Special Master shall be consistent with the public interest, when owing to a special condition and literal enforcement of the provisions of the code will not result in an unnecessary and undue hardship to the applicant. Further, that the special condition or unique circumstance does not result from the intentional act of the applicant or the applicant's agent(s). In order to authorize any variance from the provisions of the City Code the Special Master must find that:

**EXPLAIN IN DETAIL HOW YOUR REQUEST COMPLIES WITH THE FOLLOWING RULES.**

| | |
|---|---|
| 1. | Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structure or buildings in the same zoning district. The new construction, pitch, and change of grade to the new crystal Island Bridge |
| 2. | Demonstrate that a special conditions and circumstances do not result from the actions of the applicant. The Higher grade level & Pitch in the Bridge wich effect our Pricacy. we encounter Head lights and bridge lights without Fence |
| 3. | Demonstrate that that 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. Property at 498 crystal Drive has been granted a variance for the 6' Fence to the water |
| 4. | Demonstrate that 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. There is still Fishing issues on Bridge - The Fence provides Privacy from people and lights. |
| 5. | Demonstrate the variance granted is the minimum variance that will make possible the reasonable use of the land. Do To the grade & pitch of Bridge This is the minimum that will alow privicy. Keep in mind The bridge is as High as Road |
| 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. This will assist with Protecting our land from wash out to The sea wall. The Fence also does not Block anyones view. |

See Photos

## CERTIFICATION

I hereby authorize permission for the Special Master, Building Official and Community Development 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 this 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 Master 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 Master 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 Master. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Date: 3/30/07 Property owner's signature: _____

Before me, this 3/30/07 day of _____, 2005, appeared in person

Robert EARLS who , being sworn, deposes and says that the forgoing
*(name of property owner)*

is true and correct certification.

**STATE OF FLORIDA**
**COUNTY OF PINELLAS – NOTARY SIGNATURE** Ruth A Young

Personally Known to me: _____ Commission Expires:
Stamp

Identification Taken: DL E642-761-67-460

RUTH A. YOUNG
Notary Public - State of Florida
My Commission Expires Apr 22, 2010
Commission # DD 515954

**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.

## CERTIFICATION

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 applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of this 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.

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Date: _____ **Applicant's** signature, if other than Property owner: _____

Before me, this _____ day of _____, 2005, appeared in person

_____ who, being sworn, deposes and says that the forgoing
*(name of applicant, if other than property owner)*

is true and correct certification.

STATE OF FLORIDA
COUNTY OF PINELLAS – NOTARY SIGNATURE _____

Personally Known to me: _____ Commission Expires: _____
Stamp

Identification Taken: _____

**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.

# SPECIAL MASTER
# REQUIREMENTS AND PROCEDURES

An affirmative decision by the Special Master shall be necessary to reverse the decision of the administration and grant a variance. The Special Master, during the review of your petition shall take note of the following:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structure or buildings in the same zoning district.
2. The special conditions and circumstances do not result from the actions of 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.
4. Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance 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 Master 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 Master 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 specified above shall the Special Master grant a variance to allow a use not generally or by Special Exception Use permitted in the applicable zoning district of the City Land Development Regulations. No nonconforming use of neighborhood lands, structures or buildings in the same zoning districts shall 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 from 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 Master deliberates and makes a decision to grant or deny each variance requested in the application.

All variances granted by the Special Master and not acted on within one (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 Master does not have the authority to grant variances from the 100 Year Flood Level for Residential or Commercial Property.

***Appeals***. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Master 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 Master. An appeal shall be filed within 30 days of the execution of the order to be appealed.

I have received a copy of the Special Master 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.

Signature of Applicant

3/30/07
Date

# SPECIAL MASTER
# REQUIREMENTS AND PROCEDURES

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7. The special conditions and circumstances do not result from the actions of the applicant.
8. 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.
9. Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
10. The variance granted is the minimum variance that will make possible the reasonable use of the land.
11. 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.

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7. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
8. Public comment will only be solicited or received from parties directly affected by the variance. Individuals testifying do not have the right to cross-examine the parties.
9. Public participation will be closed, the Special Master deliberates and makes a decision to either grant or deny the petition.

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

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I have received a copy of the Special Master 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.

APPLICANT'S COPY

RAT
Initials of Receipt

3/30/07
Date

# CITY OF MADEIRA BEACH
## BUILDING DEPARTMENT

# FENCE PERMIT

### PERMIT INFORMATION

**Permit No:** 200310744
**Master Permit No:** 200310744
**Date Issued:** 00/00/0000
**Permit Type:** Fence
**Work Type:** Residential Remodel
**Estimated Value:**
**Square Feet:** 192
**Improvement Costs:** $1,000.00
**Date Permit Expires:** 00/00/0000

### LOCATION INFORMATION

**Address:** 501 NORMANDY RD **Unit:**
**Parcel ID:** 10-31-15-43272-000-0010
**Section:** 10 **Township:** 31
**Range:** 15 **Subdivision:** 43272
**Block:** 000 **Lot:** 0010
**Subdiv. Name:**
**Owner:** CRATON, KARL L
**Address:** 501 NORMANDY RD
MADEIRA BEACH, FL 33708-2315
**Phone #s:** (727) 392-7957
( ) -

**Work Description:** Replace fence

### FEES

| Fee Date | Type | Fee | Amount Paid | Check No | Date Paid |
|---|---|---|---|---|---|
| 02/04/2003 | Fences - New or relocatoin | $15.00 | $15.00 | CASH | 02/04/2003 |
| 02/04/2003 | Fences - Per Foot | $.05 | $9.63 | CASH | 02/04/2003 |
| **Total:** | | **$15.05** | **$24.63** | | |

### CONTRACTOR INFORMATION

### SUBCONTRACTORS INFORMATION

### INSPECTIONS REQUIRED

rence - Final

Sidewalk - Rough

**NOTICE: 24 HOUR NOTICE IS REQUIRED FOR INSPECTIONS. CALL (727) 391-9951**

**PERMIT IS VOID AFTER SIX MONTHS AFTER DATE OF ISSUE**
**AN ELEVATION CERTIFICATE IS REQUIRED PRIOR TO ANY LINTEL OR FRAMING INSPECTIONS IN THE FLOOD ZONE**

**FAILURE TO COMPLY WITH THE MECHANICS LEIN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS.**

**ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE ABOVE STATEMENTS AND THE CITY OF MADEIRA BEACH BUILDING AND ZONING CODES OF ORDINANCES**

2-5-03

Contractor/Agent/Owner Date

Code Enforcement Officer Date

# SPECIAL MAGISTRATE – VARIANCE REQUEST

**Meeting Date:** April 23, 2007
**Application:** 07.07
**Applicant:** Robert A. Earls
**Address:** For the property located at 501 Normandy Rd

## I. GENERAL INFORMATION

### A. Request

Property owner: Robert A. Earls
501 Normandy Rd.
Madeira Beach, FL 33708

Parcel ID #: **10/31/15/43272/000/0010**

Request: One after-the-fact variance from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article Vi (Supplementary District Regulations), Division 3,(Walls, Fences, Hedges, Railings and Sand Fences)

Section 110-447 (Rear yards facing water) (a) to increase the height of a fence in the rear yard of a property with a swimming pool which faces Boca Ciega Bay from an open style 4 foot high fence to a solid 6 foot high fence

### B. Location:

501 Normandy Road

### C. Zoning

R-1, Single Family Residential

### D. Code Requirements

Sec. 110-447 . Rear yards facing water.

(a) In rear yards facing Boca Ciega Bay, garden walls, solid fences and hedges shall not exceed three feet in height, except six-foot fences are permitted adjacent to sewage lift stations. Open wire, chain link fences, railings with a minimum of six-inch openings between all rails, and sand screens (manufactured for this purpose) shall not exceed four feet in height.

## II. BACKGROUND

**Proposal** The applicant wishes to retain an unpermitted 6 foot high PVC fence along the Island Drive side of the property from the rear vertical wall of the home to the seawall.

## III. REVIEW CRITERIA FOR VARIANCE(S)

### A. Standards

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 this ordinance 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 must and shall find that:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structure or buildings in the same zoning district.
2. The special conditions and circumstances do not result from the actions of the applicants.
3. Granting the variance will not confer on the applicants any special privilege that is denied to other lands, buildings or structures in the same zoning district.
4. Literal interpretation would deprive the applicants of rights commonly enjoyed by

properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicants.

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 begin, be completed or both. Under no circumstances except as specified above shall the Special Magistrate grant a variance to allow a use not generally or by Special Exception Use permitted in the applicable zoning district of the City Land Development Regulations. No nonconforming use of neighborhood lands, structures or buildings in the same zoning districts shall be considered grounds for the authorization of a variance. Financial loss standing alone is not sufficient justification for a variance.

B. Analysis:

1. **Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structure or buildings in the same zoning district.**

   - The property is zoned R-1. It is a corner waterfront lot on Boca Ciega Bay. The property is not rectangular in shape, but rather follows the radius of the curve at the intersection of Normandy Rd and Island Drive. The dimensions of the property are approximately 60 feet wide x 120 foot deep. A non-FEMA compliant single family home exists on the property.
   - This is an after-the-fact variance. The applicant wishes to retain an unpermitted, solid 6 foot high PVC fence along the Island Drive side of the property. The portion of the 6 foot solid fence for which a variance is requested appears to be approximately 23 feet in length.
   - While a fence permit was issued to the prior property owner, the fence was 4 foot high and an open style. Mr. Earls stated in the Code hearing that he removed the 4 foot open fence and installed the 6 foot solid fence without a permit for privacy during the construction of the bridge.

2. **Demonstrate that a special conditions and circumstances do not result from the actions of the applicant.**

   - The applicant cites the new grade of the Crystal Island Bridge as a condition / factor necessitating the 6 foot solid fence for greater privacy.
   - Although the City approved Ordinance 1092 on September 26, 2006 to prohibit fishing on the Crystal Island Bridge and immediate rights-of-way adjacent to the Crystal Island Bridge, Mr. Earls notes in his variance petition that there are still problems with people fishing from the bridge.
   - Further Mr. Earls notes the headlights from the cars crossing the bridge, and both the lights from the new subdivision sign and the bridge shine in the windows of his home.

3 **Demonstrate that 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.**

   - Mr. Earls cites the variance granted to Mark and Maria Turner at 498 Crystal Drive for their 6 foot high fence are the same issues he faces bordering the Crystal Island Bridge. (Variance Case 03-34)

4. **Demonstrate that 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.**

- The height of the bridge and grade of the roadway next to the applicant's property is higher than a typical subdivision roadway in front of a home.

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

- The applicant has a swimming pool on the side yard. The minimum height of any fencing for a pool is 4 foot. Due to the lot's proximity to Boca Ciega Bay, fences greater than 3 foot in height must be "open" rather than solid
- Mr. Earls states that the bridge is the same height as his fence.

6. **Demonstrate that the granting of the variance will be in harmony with the general intent and purposes of the city land development regulations, and that such variance will not be injurious to the area involved or other wise detrimental to the public welfare.**

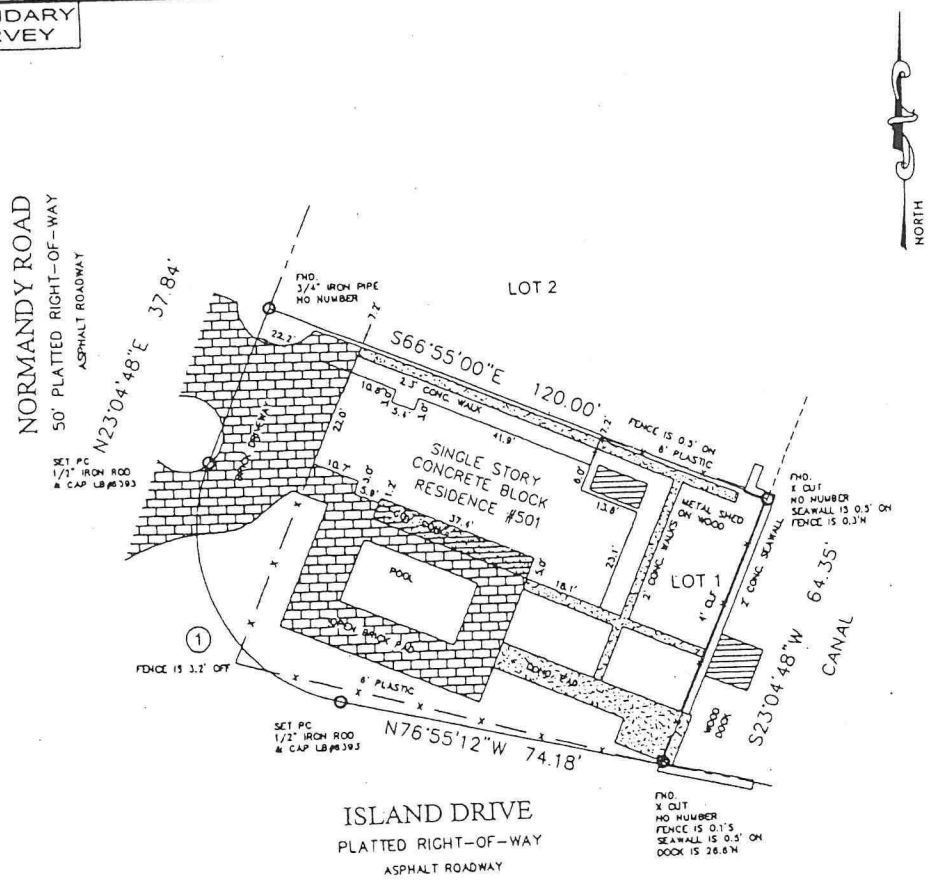
Should the variance be granted, this will remain a residential use in a residential area. There is no anticipated disruption from the proposed development, such as excess noise, fumes, or other environmental detriments.

It is unclear whether motorists driving over the Crystal Island bridge would contend that their view of the Bay is blocked by the 6 foot solid fence.

Exhibits:
A – Application
B – Staff Report
C - Survey
D – Zoning Map
E – Plat Sheet

F – Photographs
G. – Variance Case 03-34 – Mark and Maria Turner - 498 Crystal Drive
Variance Case 79-17 – Charles A Taliaferro – 498 Crystal Drive
H– Property Owners Notified

# OUNDARY URVEY




① R=40.00 L=69.82 Δ=100°00'00" C=61.29 CB=S26°54'59"E

| | |
|---|---|
| RLS #: | 04-06-0652 |
| CLIENT #: | 1052-546348 |
| FIELD DATE: | 6/16/04 |
| DRAFTER: | SJL |
| APPROVED: | GKB |
| SCALE: | 1" = 30 FEET |

**ADDRESS**

501 NORMANDY DRIVE
MADEIRA BEACH, FLORIDA 33708

**LEGAL DESCRIPTION: (AS FURNISHED)**

LOT 1, ISLAND ESTATES UNIT ONE, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 25, PAGE 19, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**BASIS OF BEARINGS:** BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 1 BEING N 76°55'12" W, PER PLAT.

**LIST OF POSSIBLE ENCROACHMENTS:**

**SURVEYOR INFORMATION:**

ASM
AMERICAN SURVEYING & MAPPING

**COORDINATED BY:**

RESIDENTIAL
LAND SERVICES, INC.
621 24TH AVENUE S.W.
NORMAN, OKLAHOMA 73069
FAX: (405) 701-1027
PHONE: (405) 701-1100
WWW.RLSNOW.COM

**PREPARED FOR:**

FIRST AMERICAN
First American Title Insurance Company

**PREPARED FOR:**

**CERTIFIED TO: (AS FURNISHED)**

ROBERT EARLS
SUNSET MORTGAGE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

**NOTES**

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
2. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
3. UNLESS NOTED OR OBJECTED OTHERWISE, ALL PROPERTY CORNERS SHOWN HAVE NO WITNESS OR IDENTIFICATION.
4. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

**LEGEND**

A/C: AIR CONDITIONER
BLDG.: BUILDING
(C.): CALCULATED
C.B.: CHORD BEARING
CBW: CONCRETE BLOCK WALL
℄: CENTERLINE
C.M.A.: CORNER NOT ACCESSIBLE
CONC.: CONCRETE
COV: COVERED
C/S: CONCRETE SLAB
(D.): DESCRIPTION
TYP: TYPICAL
ENC.: ENCROACHMENT
E.O.W.: EDGE OF WATER
(M.): MEASURED
MAS.: MASONRY
NAIL & DISK
OHU: OVERHEAD UTILITY LINE
(P.): PLATTED
P.C.: POINT OF CURVATURE
P.C.P.: PERMANENT CONTROL POINT
P.I.: POINT OF INTERSECTION
P.O.B.: POINT OF BEGINNING
P.O.C.: POINT OF COMMENCEMENT
P.P.: POWER POLE
P.R.C.: POINT OF REVERSE CURVATURE
P.R.M.: PERMANENT REFERENCE MONUMENT
P.T.: POINT OF TANGENCY
R/W: RIGHT OF WAY
FND: FOUND
CLF: CHAIN LINK FENCE
WF: WOOD FENCE
HWF: HOG WIRE FENCE

**FLOOD ZONE**

( FOR INFORMATIONAL PURPOSES ONLY )

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE AE, AREA OF THE 100 YEAR FLOOD PLAIN BFE = 11' F.I.R.M. PANEL NUMBER 125127 0181 G, LAST REVISION DATE 9/3/03. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

FOR ALL INQUIRIES CONTACT RESIDENTIAL LAND SERVICES, INC AT (405) 701-1100

Form 3.3

**SURVEYOR'S CERTIFICATE**

GALEN K. BELL CERTIFICATE No. 4224
BRIAN CHAPPER PROFESSIONAL SURVEYOR

SURVEYOR'S NAME STATE OF DATED: 6/17/04

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

FOR THE FIRM

| DATE | REVISION | DATE | REVISION |
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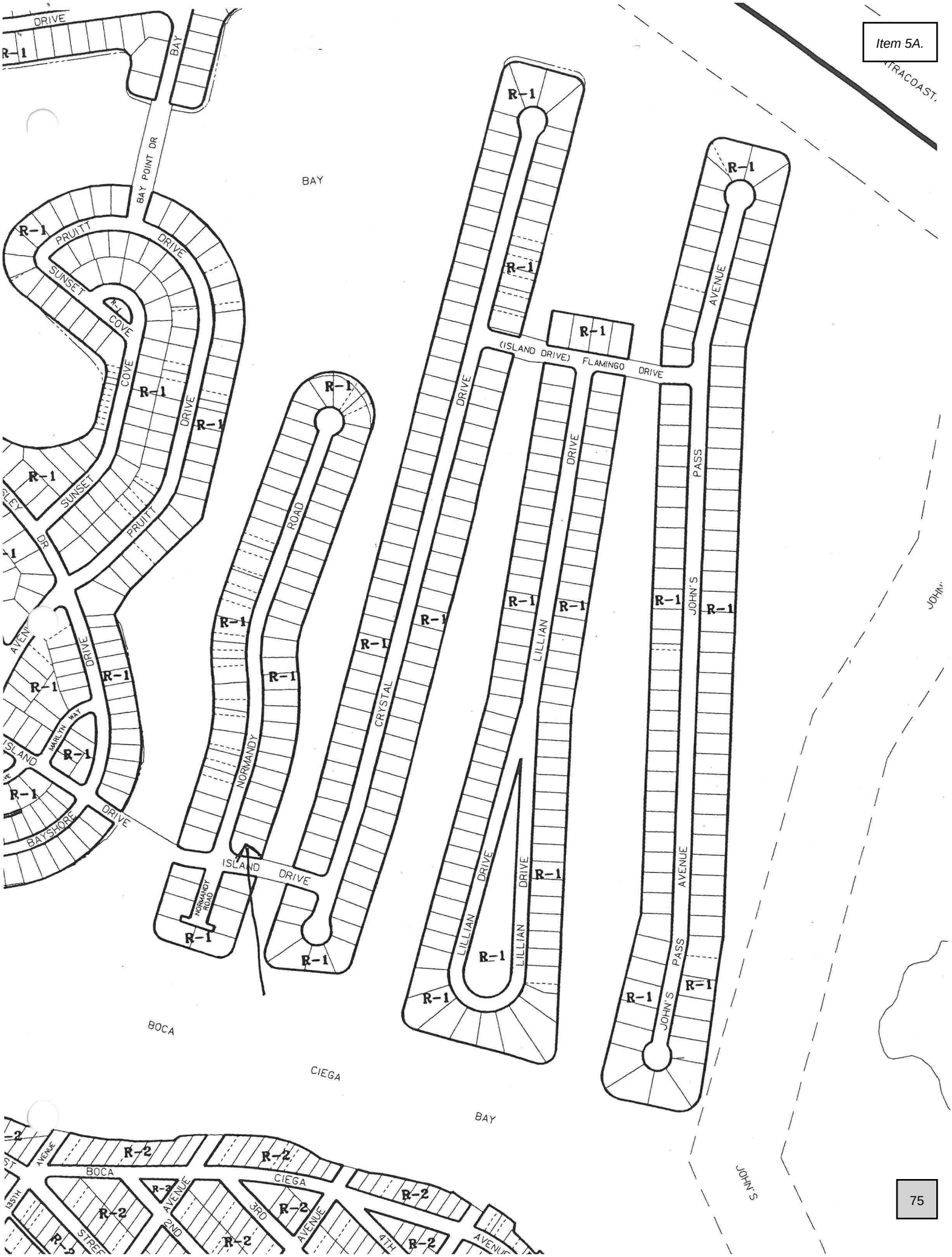
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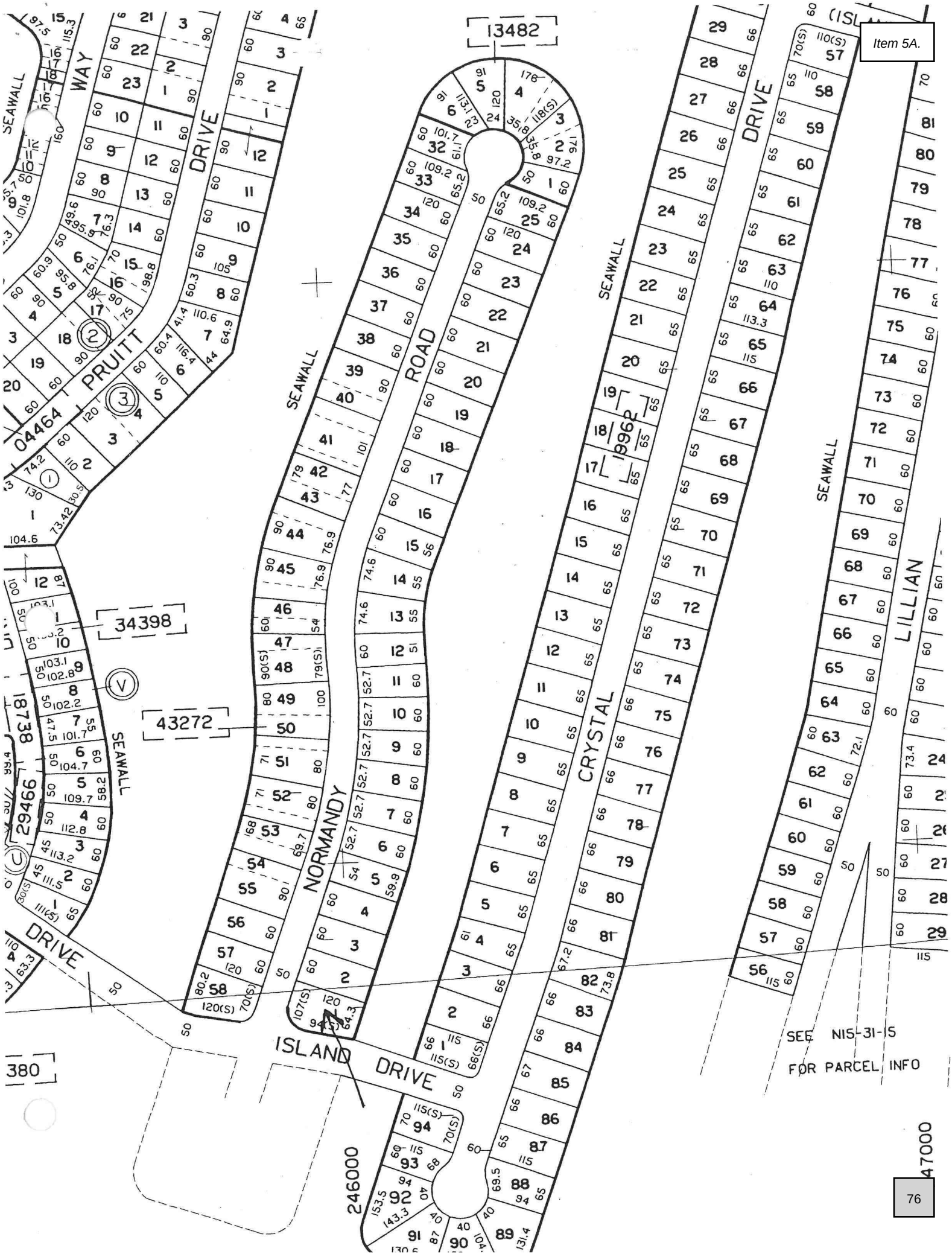
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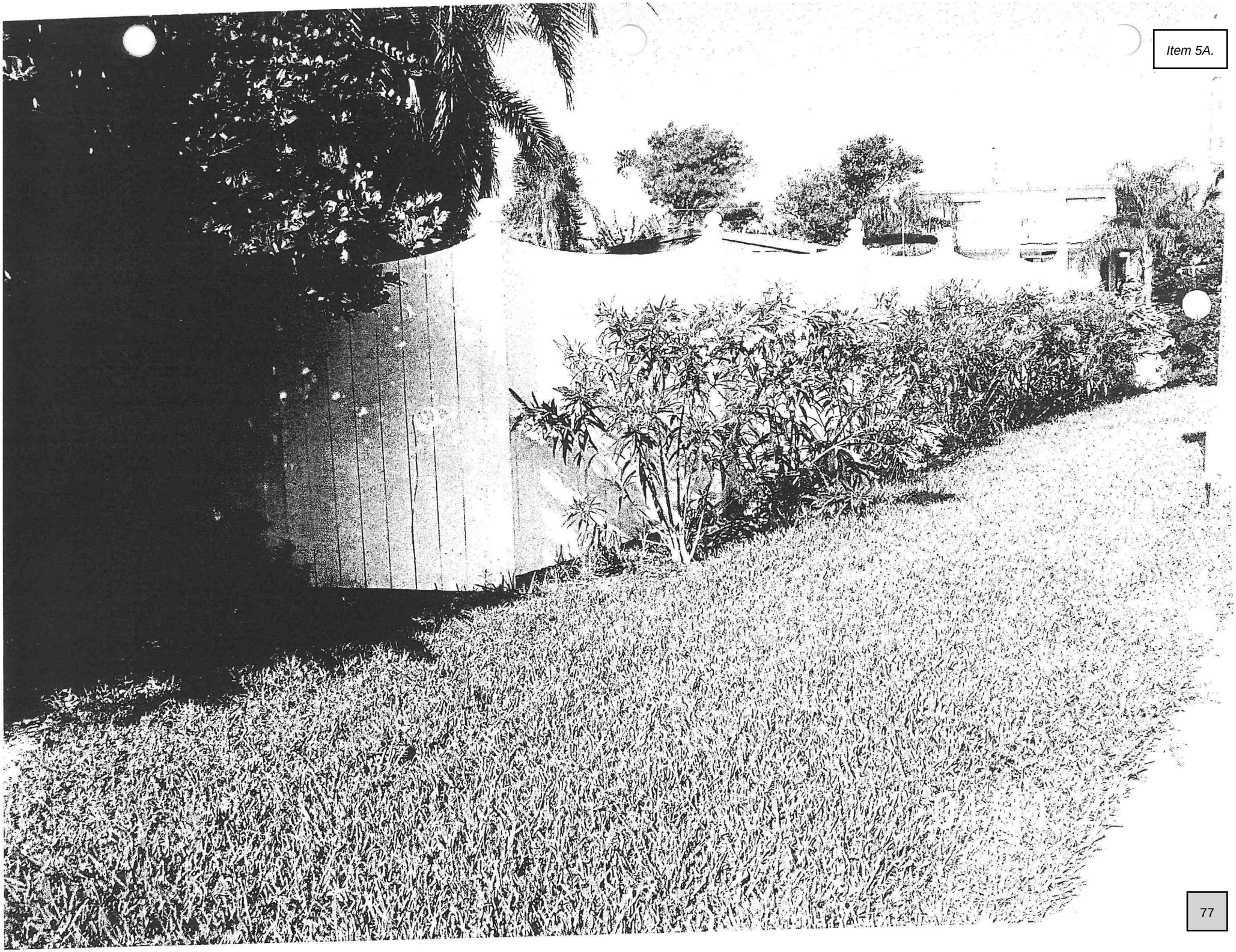
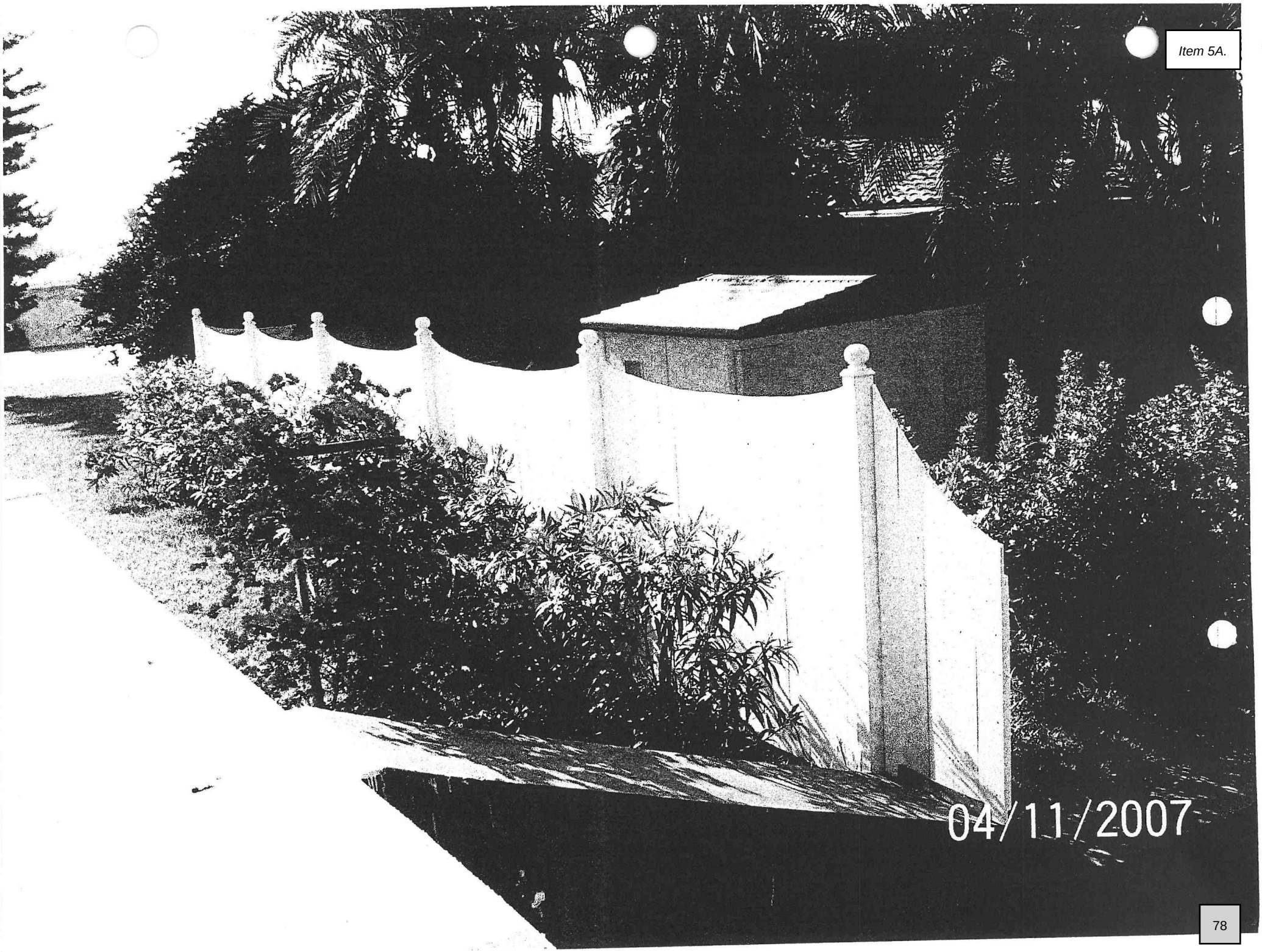



04/11/2007

Roll Call on the motion carried 5-0: Michael Wyckoff-Aye; 2nd Vice-Chairperson Malgadey-Aye; 1st Vice-Chairperson Reynolds-Aye; Brian Bornemann-Aye; Chairperson Jorgensen-Aye.

Chairperson Jorgensen stated **Application 03.32 has been granted** and reminded the applicant to obtain all necessary permits.

## NEW BUSINESS

**Application 03.34** **Mark and Maria Turner for the property located at 498 Crystal Drive**

**Legal Description:** Crystal Island, Lot 94, as recorded in Plat Book 46, Page 26 of the Public Records of Pinellas County, FL (Parcel: 10/31/16/19962/000/0940)

Requesting two variances from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article VI (Supplementary District Regulations):

**Variance 1:** Division 3, (Walls, Fences, Hedges, Railings and Sand Fences), Section 110-447 (Rear yard facing water), item (a), to increase the height of a solid fence along Island Drive from a maximum of 3 feet in height to 6 feet in height.

**Variance 2:** Division 4, (Accessory Structures), Section 110-472 (R-1, Single-family residential zones), item (2) Lots on water, to reduce the rear yard setback from 30 feet to 22.5 feet to install a storage shed.

DCC Farley read the public notice and advised 17 abutting property owners were notified and no correspondence was received.

Acting Building Official Johnson summarized his administrative report, which is shown below:

The applicants have installed a six foot high vinyl fence that does not conform to zoning Section 110-447 (a), in a rear setback facing Boca Ciega Bay, garden walls, solid fences and hedges shall not exceed three feet in height, except six foot fences are permitted adjacent to sewer lift stations.

This fence is adjacent to a road way and a masonry decorative wall as seen in the pictures submitted. The fence; however, does not seem to block any view due to existing shrubbery and masonry wall.

Chairperson Jorgensen asked if the applicants were present.

Mark Turner reiterated the administrative report and apologized for having constructed the fence stating he reviewed the county web page which indicated if the fence was less than $500 no permit was needed. Mr. Turner explained the request for the fence is to correct a privacy and safety problem. Mr. Turner continued stating:

- Many people enjoy fishing on the bridge; however, they often use the tree in his yard for shade.
- The problem is compounded by the people leaving garbage, fishing line, and hooks lying around. Mr. Turner pointed out the photos in the packet demonstrate his problem.

Mr. Turner also stated the second variance is for a shed and he indicated:

- It would be a movable shed and would not have a foundation.
- The peak of the shed would be the only portion visible over the fence.

Chairperson Jorgensen opened the meeting to public comment. Hearing no additional response, Chairperson Jorgensen closed the public hearing and stated the board would enter deliberation.

1st Vice Chairperson Reynolds pointed out the drawing in the packet shows the shed in a close proximity to the seawall and the variance is requesting the shed be 22.5 feet away from the seawall.

Mr. Turner stated he incorrectly interpreted the setback ordinance and measured from the street, but stated he was reasonable sure he could place the shed 22.5 feet away from the seawall. After further discussion, Mr. Turner requested Variance 2 be tabled until the following month in order to verify the correct placement of the shed.

**Motion** was made by 2nd Vice-Chairperson Malgadey, seconded by Michael Wyckoff, that Application 03.34**, Variance 2**, in the names of Mark and Maria Turner for the property located at 498 Crystal Drive, legal description as read into the record, **be tabled until the next meeting**.

Chairperson Jorgensen stated that an "Aye" vote will be to **table** Application 03.34 Variance 2.

Roll Call on the motion, **to table Variance 2**, carried 5-0: Brian Bornemann-Aye; 1st Vice-Chairperson Reynolds-Aye; Michael Wyckoff-Aye; 2nd Vice-Chairperson Malgadey-Aye; Chairperson Jorgensen-Aye.

Chairperson Jorgensen stated **Application 03.34 Variance 2 has been tabled**.

**Motion** was made by Michael Wyckoff, seconded by 1st Vice-Chairperson Reynolds, that Application 03.34, **Variance 1**, in the names of Mark and Maria Turner for the property located at 498 Crystal Drive, legal description as read into the record, **be granted**.

The findings of fact being that the evidence presented at this hearing will not conform to the requirements of the Code of Ordinances of the City of Madeira Beach.

The applicants meet the criteria for the variances as set forth in Section 2-107 of the Madeira Beach Code of Ordinances, because:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structure or buildings in the same zoning district.
2. Literal interpretation would deprive the applicants of rights commonly enjoyed by other properties in the same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
3. 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.

Roll Call on the motion, to **grant Variance 1**, carried 5-0: Brian Bornemann-Aye; 2nd Vice-Chairperson Malgadey-Aye; 1st Vice-Chairperson Reynolds-Aye; Michael Wyckoff-Aye; Chairperson Jorgensen-Aye.

Chairperson Jorgensen stated **Application 03.34, Variance 1 has been granted**

**Application 03.35** **Jerald and Linda Brunz for the property located at 576 Crystal Drive**

**Legal Description:** Crystal Island, Lot 39, as recorded in Plat Book 46, Page 26 of the Public Records of Pinellas County, FL (Parcel: 10/31/15/19962/000/0390)

Requesting a variance from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V, (Districts), Division 2, (R-1, Single-Family Residential), Section 110-182 (Maximum building height) to exceed the maximum building height of 30 feet or two stories to 34.5 feet in height.

DCC Farley read the public notice and advised 16 abutting property owners were notified and no correspondence was received.

Acting Building Official Johnson summarized his administrative report, which is shown below:

> The applicants are in the process of building a new home under the Flood Mitigation Assistance Program. The architect made a mistake when designing the home as he started out at the wrong elevation. The designed roof line does not conform to the R-1 maximum height regulation and will exceed the maximum height by 4.5 feet.
>
> The current Land Development Regulations defines height as follows:
>
> > *Height, building* means the vertical distance from grade to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch. When a building is located within a special flood hazard area having a designated base flood elevation on the flood insurance rate map (FIRM), the height may be measured from the base flood elevation to the highest point of the building.

Shores 1st Addition, requesting a variance from the 100 Year Flood Level elevation requirements of the Madeira Beach Code of Ordinances, Appendix A to enclose the garage to add a bedroom and additional living area be granted under the condition that the carport covering is completely removed. To require this construction to be built at the 100 Year Flood Level would impose an unnecessary hardship and a grant would not be against the best public interest.

ROLL CALL on the Motion Carried Unanimously.

79 16 Kathryn Stoner, 14402 North Bayshore Drive

The City Clerk read the Public Notice and advised the Board of Adjustment that ten abutters were notified and no correspondence was returned. The Building & Zoning Official read his Administrative Report.

Mr & Mrs. Dale Sutton (Ms Stoner recently married) presented this Petition to the Board of Adjustment. They have recently remodeled the interior, reducing the number of units from 4 to 3. These requested additions will be on the owner's apartment.

There was no response to the Chairman's call for comments from the audience

MOTION by Bickel/Lake
In the case of Petition No. 79.16 in the name of Mrs. Kathry Stoner Sutton, 14402 North Bayshore Drive, Legal Description, Lots 41 & 42, Madeira Shores, 1st Addition I move for a grant of a flood variance to permit the addition of a 15' x 17' bedroom in the rear and to enclose a portion of the front covered porch approximately 5' x 26'. To require elevation above the 100 Year Flood Level would impose an unnecessary hardship and a grant would not be contrary to the public interest. It is understood that the remodeling of this structure is reducing the number of units from 4 to 3 and that the additions covered by this Petition are to the owner's quarters

ROLL CALL on the Motion Carried Unanimously.

(B) Requesting variances from the Zoning requirements of the Madeira Beach Code of Ordinances, Appendix A.

79.17 Charles A. Taliaferro, 498 Crystal Drive

The City Clerk read the Public Notice and advised the Board of Adjustment that nineteen abutters were notified. Ten individuals responded to this notification. These letters were read by the City Clerk; four were in opposition and six in favor of the project. Copies of this correspondence are attached hereto and made a part of these Minutes The Building & Zoning Official had nothing further to add to his Administrative Report.

Mr. Taliaferro read a prepared statement to the Board of Adjustment. He amended his original request to have a 25' six foot high fence instead of an eight foot high fence. He indicated that he did not want the fence along the entire length of the seawall. He indicated that in talking to his neighbors that received the notice, they misunderstood his application. He described to the Board of Adjustment the trouble he has with individuals fishing from the Crystal Island Bridge and the traffic lights from passing automobiles on the bridge. He is requesting this fence to provide additional privacy He promised to install a good looking fence and maintain it properly.

Mr. Frank Macauley, 501 Crystal Drive, addressed the Board of Adjustment in favor of this application. He commented on the unique problem that Mr Taliaferro has with

constant use of the bridge by fishermen and the lights of passing traffic.

Mrs. Elizabeth C. LeColst, 496 Crystal Drive, lives next door to the applicant. Seh addressed the Board of Adjustment. She stated she is not for a fence along the entire seawall as indicated in the Public Notice. After talking to the Applicant, she learned of the type of fence he is requesting. She is in favor of this application as presented here this evening.

In answer to Mr. Campbell's question, Mr. Taliaferro stated he puchased the property in January after living elsewhere in Madeira Beach for several years.

Mrs. Grundmann commented that there are other alternatives available to the applicant for the protection he is seeking with the installation of this fence.

Mr. Lake commented on the potential problem of children using this fence and the area behind it

Mrs. Bickel pointed out that this is a busy bridge and the applicant should have realized this prior to his purchase of this property. She commented that, in her opinion, she was not sure that the fence would solve any of his problems.

MOTION by Grundmann/Bickel
I move that Petition No 79.17 in the name of Charles A Taliaferro, 498 Crystal Drive, Legal Description Lot 94, Crystal Island Subdivision requesting a variance from the zoning requirements of the Madiera Beach Code of Ordinances, Appendix A to install a six foot high privacy fence, a minimum of 10 feet from the seawall and side street, to run 25 ft. in length along the back yard and side yard be denied A grant would be against the best public interest.

ROLL CALL on the Motion Carried Unanimously.

79.18 Paul L Overton, 13435 Boca Ciega Avenue

Attached hereto and made a part of these Minutes is a copy of a letter from the applicant withdrawing this Petition.

(C) Requesting variances from the 100 Year Flood Level requirements of the Madeira Beach Code of Ordinances, Appendix A.

79.10 Mr. & Mrs Anatole Komarow, for property at 235 East Madeira Avenue

The City Clerk read the Public Notice and advised the Board of Adjustment that nineteen abutters were notified and no correspondence was returned. The Building & Zoning Official read his Administrative Report.

Mr. Tony Komarow addressed the Board of Adjustment. He advised that this property has been used for rental property. His parenst would like to use it as their permanent residence. The kitchens of these two apartments are very small to accommodate a family This request is for a side setback of seven inches which would not cause any nonconformity to the lot or the house

There was no response to the Chairman's call for comments from the audience.

The Board of Adjustment agreed that there is no way for the applicant to correct lot width or lot area and a side setback of 7" is a very minimal request.

# THE CITY OF MADEIRA BEACH, FLORIDA

## PUBLIC NOTICE

A meeting of the Special Master of the City of Madeira Beach, Florida, will be held on the time and date indicated below, in the Assembly Room, City Hall, 300 Municipal Drive, Madeira Beach, Florida, to consider the following Applications. Persons are advised that, if they decide to appeal any decision made at this Public Hearing, they will need to record 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. Drawings of these proposed projects are on file in the Office of the City Clerk and may be viewed during regular working hours.

## SPECIAL MAGISTRATE AGENDA

**To act and render decisions on requests for variances, special exception uses, and appeals of administrative decisions.**

**7:00 P.M. MONDAY – APRIL 23, 2007 ASSEMBLY ROOM**

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. NEW BUSINESS

| | |
|---|---|
| **Application 07.07** | Robert A. Earls for the property at 501 Normandy Road |
| Legal: | Island Estates, Unit No.1, Lot 1 |
| Parcel#: | 10/31/15/43272/000/0010 |
| Request: | One variance from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V (Supplementary District Regulations), Division 3, (Walls, Fences, Hedges, Railings and Sand Fences) |
| | Section 110-447 (Rear yards facing water) (a) to increase the height of a fence in the rear yard of a property with a swimming pool which faces Boca Ciega Bay from an open style 4 foot high fence to a solid 6 foot high fence. |
| Notification: | 34 property owners were notified |

IV. ADJOURNMENT

**THIS MEETING IS TELEVISED LIVE ON CHANNEL 15**

**POSTED** April 10, 2007, at Subject Property, City Hall, Library, Publix, John's Pass Village and Winn Dixie.

**NOTE:** You have received this Public Notice as you are the applicant, property owner or abut this property within 350 feet of the property as captioned in the above Application. If you are desirous of voicing approval or disapproval of this project, you may attend the meeting or write the City Clerk prior to the meeting stating your opinions.

LOCAL GOVERNMENT VARIANCES, SPECIAL EXCEPTION USES
AND APPEALS OF ADMINISTRATIVE DECISIONS
CITY OF MADEIRA BEACH, FLORIDA
Application No. 07.07

Robert A. Earls
for the property located at
501 Normandy Road,
Applicant.
_____/

**ORDER GRANTING VARIANCE**

Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article VI (Supplementary District Regulations), Division 3, (Walls, Fences, Hedges, Railings and Sand Fences), Section 110-447 (Rear yards facing water) (a) (Rear yards facing Boca Ciega Bay, solid fences)

LEGAL DESCRIPTION: Island Estates, Unit No. 1, Lot 1

PARCEL IDENTIFICATION NUMBER: 10/31/15/43272/000/0010

Special Magistrate, Herbert E. Langford, Jr., heard testimony and reviewed all evidence received at the Special Magistrate hearing held on April 23, 2007 and, based on the evidence, enters the following findings of fact, conclusions of law and order.

**FINDINGS OF FACT**

1. This application presents the issue involving a variance from the zoning requirements of the above Madeira Beach Land Development Regulations, requesting to (re)install a solid, six-foot high fence, and to increase the fence's height from four feet to six feet in the rear yard of a property, with a swimming pool, that faces Boca Ciega Bay.
2. The applicant's property, if built according to the plans, will not conform to the requirements of the Code of Ordinances of the City of Madeira Beach, because Section 110-447(a) requires, in pertinent part, that in rear yards facing Boca Ciega Bay, solid fences shall not exceed three feet in height.
3. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structure or buildings in the same zoning district. The applicant owns a non-FEMA-compliant, single-family home on a non-rectangular, platted, waterfront corner lot (60 feet wide x 120 feet deep) on Boca Ciega Bay in the R-1 zoning district. The lot line follows the radius of the curve at the intersection of Normandy Road and Island Drive. The

applicant seeks to retain (reinstall) an unpermitted, solid, six-foot high PVC fence along the southerly (Island Drive) side of the property. The previous property owner obtained a fence permit for an open style, four-foot high fence. In June 2004, the applicant purchased the property, and in mid-2005, the city constructed the new Crystal Island bridge. The applicant asserts that the new bridge's change of pitch and grade created privacy issues for his property. During the bridge's construction, the applicant, seeking more privacy, removed the open, four-foot high fence and installed without a permit the solid, six-foot high fence. The applicant initially sought an after-the-fact variance for the solid, higher fence and the city's community development director recognized the universal dim view of an after-the-fact variance request. To assist the applicant, she suggested that he obtain a "no-fee" permit for an open, four-foot high fence, return the fence to its original condition, thereby avoiding the after-the-fact request's stigma and increasing the likelihood of approval.

4. The special conditions and circumstances do not result from the actions of the applicant. The claimed hardship is not self imposed because the applicant purchased the property before the city built the new bridge. He states that the distance from the seawall cap to the bridge's rail is seven feet, and cites the new bridge's pitch and grade level as a condition or factor that warrants a solid, higher fence for greater privacy. The applicant urges that light from several sources shine into his home's windows, and avers that a solid, higher fence would buffer noise and block the light from the subdivision's new sign, the bridge's lights, and the headlights as cars cross the bridge. He adds that fishing persists on or near the bridge, notwithstanding the 2006 ordinance that prohibits fishing on the Crystal Island Bridge and its immediate adjacent rights-of-way, and urges that the solid, higher fence would afford privacy from persons and lights. The illegal fishing is a matter of enforcement, not variance.

5. Granting the variance will not confer on the applicant a special privilege that is denied to other lands, buildings or structures in the same zoning district. The applicant cites the granted variance for the property at 498 Crystal Drive for a solid, six-foot high fence bordering the Crystal Island Bridge and its pedestrian walkway. That property is located diagonally to the subject property on the opposite side of the street, and the applicant asserts that he faces the same issues. Each case stands on its own, and variance decisions do not generally set a precedent. The Special Magistrate reviewed the cited case (*See* Turner – 03.34) for its factual circumstances. That case recites nominal underlying facts, but no rationale in the minutes for the then board's decision, and merely states the ultimate conclusions directly from the ordinance's provisions. The Special Magistrate notes that then Board denied a 1979 variance request for a solid, six-foot high fence on this parcel. Accordingly, the cited examples afford nominal factual assistance, and no precedence for the instant case.

6. 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 some unnecessary and undue hardship on the applicant. There is unnecessary and undue hardship. The asserted hardship is the grade change, lights, traffic noise, and pedestrian traffic that together cause a loss of privacy. The applicant urges that the bridge along Island Drive is the same height as his proposed fence. The city recognizes that the bridge's height and the roadway's grade next to the property are higher than a typical subdivision roadway. The parties' photographs illustrate that the vegetation in the right-of-way and on the property significantly ameliorates the sound and light, and that a solid, higher fence would reasonably afford more privacy and buffer.
7. Granting the requested variance is the minimum variance that will make possible the reasonable use of the land. The applicant has a swimming pool on the side yard. Section 110-719 requires that all swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet. Because the lot faces Boca Ciega Bay, fences higher than three feet must be open at the last vertical wall of the principal structure (the back wall of the master bedroom). The applicant seeks the solid, six-foot high fence from the southwestern corner to the seawall, and urges that, due to the bridge's grade and pitch, this is the minimum length and height that will protect his privacy. The city recognizes that this application does not present an inescapable dilemma or an "all or nothing" choice. The considered rationale blends the proposed fence's style, length, and height. Extending the solid, six-foot high fence for 12 feet beyond the principal structure's last vertical wall (the back wall of the master bedroom) is reasonable. Such a fence would block light from entering the bedroom, and reasonably address the light from the bridge, the neighborhood sign or traffic. Then, an open, four-foot high fence would continue to the seawall cap.
8. The granting of the requested variance would 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. This is a residential use in a residential area. There is no anticipated disruption from the proposed development, and the extended solid fence would not block another's view. The extended solid, higher fence addresses and respects the applicant's privacy. The compliant, open fence addresses and respects the code regulations for the four-foot height requirement on waterfront lots.
9. The variance is appropriate under the following condition(s): The applicant shall apply for and obtain the ordinarily required permit, and comply with applicable ordinances governing same.

Applicant: Robert A. Earls Application 07.07

## CONCLUSIONS OF LAW

10. Section 2-507 of the Madeira Beach Code of Ordinances authorizes variances 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 will result in unnecessary and undue hardship.
11. To grant a variance, preliminarily, a hardship must exist. The situation has to almost rise to a taking, whereby the owner cannot use the property if the variance is not granted. When granted, it must be the minimum variance necessary to meet the use.
12. By definition and design, a variance is a minor, even minimal, change to accommodate a unique situation or special circumstance. Except as appropriately permitted by applicable ordinance, the Special Magistrate cannot grant a variance.
13. Each real estate parcel is unique. Each application stands on its own particular facts and circumstances. Whether another parcel's application was granted or denied may be informative, even persuasive. However, the decision on one parcel does not establish precedent for, nor control the decision of another parcel.
14. The applicant has the burden to establish the requirements for a variance. Here, the applicant does meet the criteria for a variance as set forth in Section 2-507 of the Madeira Beach Code of Ordinances.

## ORDER

It is ADJUDGED that the application is GRANTED, specifically, allowing a variance from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article VI (Supplementary District Regulations), Division 3, (Walls, Fences, Hedges, Railings and Sand Fences); Section 110-447 (Rear yards facing water) (a) (Rear yards facing Boca Ciega Bay, solid fences) to (re)install a solid fence, and increase the height of a fence in the rear yard of a property with a swimming pool which faces Boca Ciega Bay from an open style, four-foot high fence to a solid, six-foot high fence for 12 feet beyond the principal structure's last vertical wall, then an open, four-foot high fence to the seawall cap.

DONE AND ORDERED on July 28, 2007.

Herbert E. Langford, Jr.
Special Magistrate

Copies furnished to:
Michael A. Connolly, Esquire
Robert A. Earls

# Attachment 4

**Sec. 110-427. Yard regulations—Open sky requirements.**

Every part of a required yard (See appropriate section of Schedule of Use, Lot, Yard and Bulk Regulations) must be open to the sky unobstructed, except for: roof overhangs not exceeding three feet; rear yard second floor and above balconies not exceeding four feet and the ordinary projection of steps and sills. Belt courses and ornamental features shall not project more than four inches from the building wall. Yard setbacks shall be measured from the line where the building reaches the grade.
(Code 1983, § 20-503(A))

**Sec. 110-428. Same—Side yard of corner lot.**

Any corner lot shall have a side yard equal in width to the minimum front yard setback of any adjoining lot fronting on the side street, however, if this restriction does not permit a single-family structure of at least 25 feet in width, this requirement shall be modified to allow construction of a single-family structure 25 feet in width but in any case this side setback shall not be less than ten feet. The width of a corner lot house may be no greater than 25 feet once it infringes upon the required front yard setback of an adjoining lot. (Also consult section 110-418.)
(Code 1983, § 20-503(B))

**Sec. 110-429. Same—Transition yard requirements.**

(a) *Front yard.* Where a residential (R) district abuts a nonresidential district, there shall be provided in the nonresidential district for a distance of 50 feet from the district boundary line along the same street a front yard at least equal in depth to that required in the residential district.

(b) *Side or rear yard.* Where the side or rear yard in a residential district abuts a side or rear yard in a nonresidential district, there shall be provided along such abutting line or lines, a side or rear yard at least equal in depth to that required in the residential district. In no case, however, shall the abutting side yard or abutting rear yard of the nonresidential district be less than 15 feet.
(Code 1983, § 20-503(C))

**Sec. 110-430. Height regulations.**

(a) *General application.* No building or structure shall have a greater number of stories, nor have an aggregate height greater than is permitted in the district in which such building or structure is located, except as noted in this subsection (b) of this section.

(b) *Permitted exception to height regulations.* Chimneys, cooling towers, elevators, bulkheads, fire towers, stairways, protective railings, gas tanks, steeples, water towers, ornamental towers or spires, amateur radio towers or necessary mechanical appurtenances may be erected as to their height in accordance with existing or hereafter adopted ordinances of the municipality, provided no tower other than a church spire or such noncommunication tower of a public building shall exceed 20 feet above the maximum allowable building height limit or 20 feet above the main building roof if the roof is below the maximum allowable building height. For reasons of architectural aesthetics the owner may appeal to the planning commission, and if the architectural design is endorsed by the planning commission, the owner may petition the board of adjustment for a variance from the 20-foot height limitation. No tower shall be used as a place of habitation.
(Code 1983, § 20-506)

**Secs. 110-431—110-445. Reserved.**

## DIVISION 3. WALLS, FENCES, HEDGES, RAILINGS AND SAND FENCES

**Sec. 110-446. Front yards.**

All garden walls, solid fences or hedges located within the defined front yard shall not exceed three feet in height. Open wire and chainlink fences, railings and sand screens shall not exceed four feet in height.
(Code 1983, § 20-504(A))

**Sec. 110-447. Rear yards facing water.**

(a) In rear yards facing Boca Ciega Bay, garden walls, solid fences and hedges shall not exceed three feet in height, except six-foot fences are permitted adjacent to sewage lift stations. Open wire, chain link fences, railings with a minimum of six-inch openings between all rails, and sand screens (manufactured for this purpose) shall not exceed four feet in height.

(b) In rear yards facing the Gulf of Mexico, garden walls, solid fences, and hedges shall not exceed three feet in height, except six-foot fences are permitted adjacent to sewage lift stations. Open wire, chain link fences, railings with a minimum of six-inch openings between all rails, and sand screens (manufactured for this purpose) shall not exceed four feet in height or be placed closer than 18 feet from a seawall. All walls, fences, railings, and screens must be installed landward of the county coastal construction control line.

(c) All sand screen installations shall be considered as temporary and shall have sea oats planted 12 inches apart in three rows (also 12 inches apart) seaward of the sand screen to help form sand dunes and a permanent vegetation screen. Sand screen installation shall be removed when in the opinion of the building and zoning official, sea oats have been established as a permanent vegetation screen.
(Code 1983, § 20-504(A); Ord. No. 918, § 2, 12-7-99)

**Sec. 110-448. Side yards.**

All garden walls, fences, hedges, railings and sand screens located within defined side yards shall not exceed six feet in height.
(Code 1983, § 20-504(C))

**Sec. 110-449. Other rear yards not facing water.**

All garden walls, fences and sand screens located within the defined rear yard, shall not exceed six feet in height.
(Code 1983, § 20-504(D))

**Sec. 110-450. Gates required.**

All fences, garden walls or hedges shall provide gates or openings to allow passage through the side yard from the front yard to the rear yard, with a minimum opening of 29 inches.
(Code 1983, § 20-504(E))

**Sec. 110-451. Location.**

Garden walls, fences, hedges, railings and sand screens may be placed on the property lines or seawall except as noted in section 110-447.
(Code 1983, § 20-504(F))

**Sec. 110-452. Method of measurement.**

Where a fence is located along abutting properties with varying elevations, the height shall be measured from an average elevation along the entire length of the fence.
(Code 1983, § 20-504(G))

**Sec. 110-453. Construction.**

Walls or fences of wood construction must be installed so that the exposed framing of each section of fence faces the interior yard. However, the building official may allow the exposed framing of the fence to face adjacent side and rear yards where the owner or contractor can demonstrate that either:

(1) There is an existing fence and/or hedge located on the adjacent property to the parcel for which the new fence permit has been applied for and that the existing fence or hedge is constructed and located in such a manner that it is impracticable or not feasible to install the wood fence with the exposed framing facing the interior yard; or

(2) Surrounding affected property owners have declared in writing that they have no objection to the exposed framing.

(Code 1983, § 20-504(H))

**Secs. 110-454—110-470. Reserved.**

# Attachment 5

# ORDINANCE 2018-02

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING DIVISION 3. - WALLS, FENCES, HEDGES, AND SAND FENCES; SECTION 110-447(a) AND (b) AND SECTION 110-453 (b) OF THE CODE OF ORDINANCES OF THE CITY OF MADEIRA BEACH; PROVIDING FOR THE HEIGHT OF FENCING IN REAR YARDS, DEFINING FENCE TYPES; FINDING THE AMENDMENTS CONSISTENT WITH THE CITY COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE RECOGNITION OF STATE PREEMPTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, on December 27, 2017, the Planning Commission conducted a publicly noticed hearing on Division 3 of the City of Madeira Beach Code of Ordinances, and

WHEREAS, on March 7, 2018, the City Commission approved Ordinance 2018-02 on first reading, and

WHEREAS, the City Commission finds that amendments to the Code of Ordinances Over time have created inconsistencies in the code and between the current code and the historic intent of the code, and

WHEREAS, the City Commission finds that these inconsistencies have resulted in unequal rights and protections to property owners, and

WHEREAS, It is the intent of the City Commission to ensure equal and fair application of the code for all property owners, and

WHEREAS, the City Commission finds that it is necessary to provide for safety and security in commercial areas, and

WHEREAS, the City Commission finds that it is necessary to provide relief from certain fencing restrictions where differing adjacent land uses may result in increased impact upon residential lots, and

WHEREAS, the City Commission finds it necessary to provide updated definition and organization to the Code of ordinances, and

WHEREAS, the City Commission finds that the proposed amendment is consistent with the City of Madeira Beach Comprehensive Plan, and provided all required notice and conducted a publicly noticed hearing,

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:**

**Section 1.** Recitals. The above recitals (whereas clauses) are hereby adopted as the legislative and administrative finding of facts of the City Commission.

**Section 2.** The City of Madeira Beach Code of Ordinances, Chapter 110, Zoning, Article V- Districts, Division 3 – Walls, Fences, Hedges, and Sand Fences, **SECTION 110-447 and SECTION 110-453** is hereby amended as follows (new words are underlined text, deleted words are show as ~~strike-through~~ text):

***

Sec. 110-447. - Rear yards facing water.

(a) In commercial rear yards facing Boca Ciega Bay, between the rear building setback and the back property line or seawall (whichever is a greater distance), garden walls, solid fences and hedges shall not exceed three feet in height, except six-foot fences are permitted adjacent to sewage lift stations and along property lines adjacent to parking associated with non-residential uses. Additionally, 6 foot solid, chain link or open fencing may be allowed or required in the site plan review process for commercial and institutional uses when deemed necessary by the permitting authority to ensure life-safety and security. A chain link or an open fence ~~with openings not less than three inches between vertical members which are not greater than one and one-half inch in width~~ may extend up to four feet in height. ~~Openings in any fence shall not allow passage of a four-inch diameter (102 mm) sphere.~~

(b) In commercial rear yards facing the Gulf of Mexico, garden walls, solid fences, and hedges shall not exceed three feet in height, except six-foot fences are permitted adjacent to sewage lift stations and along property lines adjacent to parking associated with non-residential uses. Open wire and chain link fences ~~with a minimum of three-inch openings between all vertical members,~~ and sand screens (manufactured for this purpose) shall not exceed four feet in height or be placed closer than 18 feet from a seawall. Fencing which is wrought iron in appearance~~, with a minimum of three-inch openings between all vertical members~~ shall not exceed six feet in height. ~~Openings in any fence, wall, or screen shall not allow passage of a four-inch diameter (102 mm) sphere.~~ All walls, fences, and screens must be installed landward of the county coastal construction control line.

(c) All sand screen installations shall be considered as temporary and shall have sea oats planted 12 inches apart in three rows (also 12 inches apart) seaward of the sand screen to help form sand dunes and a permanent vegetation screen. Sand screen installation shall be removed when in the opinion of the building and zoning official, sea oats have been established as a permanent vegetation screen.

***

Sec. 110-453. - Construction.

(a) Walls or fences of wood construction must be installed so that the exposed framing of each section of fence faces the interior yard. However, the building official may allow the exposed framing of the fence to face adjacent side and rear yards where the owner or contractor can demonstrate that either:

(1) There is an existing fence and/or hedge located on the adjacent property to the parcel for which the new fence permit has been applied for and that the existing fence or hedge is constructed and located in such a manner that it is impracticable or not feasible to install the wood fence with the exposed framing facing the interior yard; or

(2). Surrounding affected property owners have declared in writing that they have no objection to the exposed framing.

(b) Open fence(s) must have openings not less than three inches between vertical and horizontal members which are not greater than one and one-half inch in width. Openings in any fence shall not allow passage of a four-inch diameter (102 mm) sphere. Permitted open fences include:

(1) Chain link fences consisting of a mesh fence woven of thick steel wire and having a uniform diamond-shaped pattern. Permitted chain link fences do not include the use or integration of razor wire or parts.

(2) Picket fences consisting of pickets or pales attached to horizontal stringers between upright posts and may be constructed of wood, PVC or metal (including those of wrought iron or of wrought iron appearance).

***

**Section 3.** Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

**Section 4.** If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not be construed to render the remaining provisions of this Ordinance invalid or unconstitutional and all other provisions of this Ordinance shall remain in effect.

**Section 4.** The terms of this Ordinance are intended to be in compliance with State law. To the extent that any provision of this Ordinance is determined by a court of competent jurisdiction to be in conflict with, or preempted by State law, the applicable portions of State law, as applicable, shall be controlling and all other provisions of this Ordinance shall remain in effect.

**Section 5.** This Ordinance shall be in full force and effect from and after its adoption and approval in the manner approved by law.

**PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS 10th day of April, 2018.**

Margaret Black
**MARGARET BLACK, Mayor**

ATTEST:

Clara VanBlargan
**CLARA VANBLARGAN, City Clerk**

PASSED ON FIRST READING: 3/1/2018

PUBLISHED: 3/23/2018

PASSED ON SECOND READING: 4/10/2018

Approved as to form:

Ralf Brookes, City Attorney

# Attachment 6

# Madeira Beach

**PERMIT NUMBER**
**3177**
Issue Date: 11/21/2018

## Permit Type: Fence

| Parcel ID | Project / Job Site Address | |
|---|---|---|
| 10-31-15-19962-000-0010 | 500 CRYSTAL DRIVE | |
| **Zone Code** | **Lot Acreage** | **Firm Zone** |
| | | |

**Owner Information**

Name: METTLING, KELLY
Phone:
Address: 500 CRYSTAL DR

**Contractor Information**

Name: DISCOUNT FENCE
Address: 11188 111TH STREET
Phone: 727-320-5115
State License Number:
PCCLB License Number:
PCCLB License Exp. Date:

**Building Information**

Proposed Use:
Construction Type:
Number of Stories:
Estimated Cost of Construction: $ 4,950
Total SF:
Conditioned SF:
Unconditioned SF:

**Project Description:** Fence

**Scope of Work:**

INSTALL 160' WHITE VINYL PRIVACY, DOUBLE, GATE SINGLES GATE

NOTICE: 24 HOUR NOTICE IS REQUIRED FOR INSPECTIONS. CALL (727) 391-9951, EXT: 285. PERMIT IS VOIDED SIX MONTHS AFTER DATE OF ISSUANCE IF NO CONSTRUCTION IS COMMENCED FAILURE TO COMPLY WITH THE MECHANICS LIEN LAW CAN RESULT IN THE PROPERTY OWNER PAYING TWICE FOR BUILDING IMPROVEMENTS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE ABOVE STATEMENTS AND THE CITY OF MADEIRA BUILDING AND ZONING CODES ORDINANCES.

Signature of Owner/Contractor — Date: 11/21/18

Signature of Approving Official — Date: 11-21-18

| PERMIT EXP. DATE: | 05/20/2019 | TOTAL FEES: | $ 154.99 |
|---|---|---|---|

3706

Pre-FIRM-Post (Non-conversion agmt reqr'd)

Com or Res

# CITY OF MADEIRA BEACH

BUILDING & PERMITTING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 284 ♦ FAX (727) 399-1131
Email to: buildingdept@madeirabeachfl.gov

RECEIVED
NOV 0 2 2018
BY: PK

## PERMIT APPLICATION

*2017 Florida Building Codes - 6th Edition*
https://codes.icrsafe.org/public/collections/FL

Date of application: 11-1-18

Value of Job: $ 4,950 (MATERIALS & LABOR TOTAL) Sq. Ft. 160' Parcel #: 10-31-15-19962-000-0010

Project/Job Site Address: 500 Crystal Dr
Madeira Beach, FL 33708

Homeowner Name: Jamie Molnar

Homeowner Address: 2835 Hickory Ridge Dr
Lakeland, FL 33813

Contractor Company Name: Discount Fence

Company Address: 6227 147th Ave. N. Clearwater, FL 33760

Contact Person: Greg Farkas

State License: PCCLB License: C11230

Telephone: (727) 504-3986 Email: Discountfences@outlook.com

11/14/18 - Owen emailed comments and talked to John @ discount fences. GS.

11.02.18
Indicate exactly where fence will be constructed in yard, and where the fence will transition 6' to 4'.
Clarify opening measurement of single gate
Clarify gate height.
need detail of pickett fence with dimension of openings

CITY of MADEIRA BEACH
BUILDING DEPARTMENT
CODE REVIEW FOR CODE COMPLIANCE
B M E P G F
ALTERATION LEVEL 1 - 2 - 3
APPROVED FOR ISSUANCE FAD BU1738
11/14/18 @ 0700
"SUBJECT TO FIELD INSPECTION APPROVAL"

APPROVED
11.6.18 ur
Fence must be entirely on property owner's property.

[THIS AREA RESERVED FOR THE BUILDING OFFICIAL'S STAMP]

PERMIT APP MISSING 4th PAGE?
PLEASE INCLUDE BEFORE ISSUANCE

**TYPE OF WORK:**

| | | | | |
|---|---|---|---|---|
| X NEW | ___REPAIR | ___ALTERATION | ___MECHANICAL | ___MOVE |
| ___DEMOLITION | ___REMODEL | ___FIRE | ___ELECTRICAL | ___SEAWALL/CAP |
| ___BUILDING | ___ADDITION | ___GAS | ___PLUMBING | ___DOCK/DECK |

**Additional permit forms required:**

*PERMIT EXTENTION
*INSPECTION AFFIDAVIT
*NOTICE OF COMMENCEMENT
*SUBCONTRACTOR JOB CARD
*OWNER/CONTRACTOR DISCLOSURE
*PINELLAS COUNTY AIR QUALITY
*FEMA SI/SD
*NONCONVERSION AGREEMENT

**Description of work:** Install 160' White Vinyl Privacy
Double Gate
Single Gate

**Property Holder Name**
*(if other than Homeowner)*:

Property Owner Address: 2835 Hickory Ridge Dr.
Lakeland, FL 33813

Fee Simple Title Holder
*(if other than owner)*:

Fee Simple Title Holder Address:

Telephone: 863-899-5246 Email:

**Architect/Engineer's Name:**

Architect/Engineer's Address:

Contact Person: License #:

Telephone: Email:

Contact Address:

APPROVED

## WARNINGS AND AFFIDAVIT

**Warning to Owner:** Your failure to record a Notice of Commencement shall result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

Application is hereby made to obtain to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for all work not provided in this application.

**Owner's Affidavit:** I certify that all foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating zoning and construction:

105.1 Permit Application of the Florida Building Code

105.1 When required, any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building or structure, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the Building Official and obtain a permit for the work.

108.2 Permit Fees, on all buildings, structure, electrical, plumbing, mechanical, and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing an application, in accordance with the schedule as established by the applicable governing body.

105.8 Notice of Commencement, as per s. 713.135 Florida Statutes

[**Warning to Owner:** Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.]

| Jamit W Molwar | | 10-31-18 |
|---|---|---|
| *Printed Name:* | *Signature* | *Date* |

## SUBCONTRACTOR LIST

Drywall/Plaster/Stucco: _____

License #'s: _____ Phone: _____

Frame & Trim: _____

License #'s: _____ Phone: _____

Masonry: _____

License #'s: _____ Phone: _____

Cement Finisher: _____

License #'s: _____ Phone: _____

Electrical: _____

License #'s: _____ Phone: _____

Mechanical: _____

License #'s: _____

Plumbing: _____

License #'s: _____ Phone: _____

Gas: _____

License #'s: _____ Phone: _____

Other: _____

License #'s: _____ Phone: _____

**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 record requests.

A "Post FIRM" permit application will require a non-conversion agreement form signed & notarized by the property owner to be compliant with FEMA. This form must accompany the permit to be processed.

---

A CURRENT SURVEY IS REQUIRED FOR ALL FENCES, DRIVEWAYS, ADDITIONS, AND POOLS. AN ORIGINAL OR CERTIFIED COPY OF NOTICE OF COMMENCEMENT IS REQUIRED FOR ALL PROJECTS OF $2,500.00 OR GREATER IN VALUE EXCEPT FOR MECHANICAL PERMITS AT $7,500.00 OR GREATER AMOUNT, AND MUST BE PROVIDED AT THE TIME OF PERMIT ISSUANCE.

---

Pinellas County Air Quality Form: FOR DEMOLITION/ASBESTOS REMOVAL – CALL (727) 464-4422

---

*In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in Public Records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. F.S. 553.79(10), F.S. 553.79(11) requires notification to you and your responsibility, when applicable to comply with F.S. 469.003 to notify the Department of Environmental Protection of your intentions to remove asbestos, in conjunction with the demolition or renovation of your existing building, in accordance with State and Federal law.*

---

I have read the notification and agree to comply as state and promise, in good faith, to deliver this statement to the person whose property is subject to 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.

I have read, understand, and do hereby certify that the above-listed subcontractors are to be utilized on this project. Should there be any changes, I will notify the City of Madeira Beach Building Department, in writing, immediately. Failure to do so shall be cause for revocation of this building permit.

*Signature of Owner/Agent* — *Date*

*Signature of Contractor* — *Date* 10/31/18

I#: 2018352604 BK: 20321 PG: 565, 11/02/2018 at 10:04 AM, RECORDING 1 PAGES $10.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDMD3

STATE OF FLORIDA-PINELLAS COUNTY
I hereby certify that the foregoing is a true copy as recorded in the official records of Pinellas County.
This 2 day of Nov 18
KEN BURKE
Clerk of the Circuit Court & Comptroller
By _____ Deputy Clerk

Permit Number _____
Parcel ID Number 10-31-15-19962-000-0010

# NOTICE OF COMMENCEMENT

State of Florida
County of Pinellas

**THE UNDERSIGNED** hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this **NOTICE OF COMMENCEMENT.**

1. **Description of property (*legal description*):** Jamie Molnar
   a) Street (*job*) Address: 500 Crystal Dr. Madeira Beach FL 33708
2. **General description of improvements:** New Vinyl Fence
3. **Owner information or Lessee information if the Lessee contracted for the improvement:**
   a) Name and address: Jamie Molnar 2835 Hickory Ridge Dr. Lakeland, FL 33813
   b) Name and address of fee simple titleholder (if different than Owner listed above) Same
   c) Interest in property: Owner
4. **Contractor information**
   a) Name and address: Discount Fence/ Greg Farkas 6227 147th Ave. N. Clearwater, FL 33760
   b) Telephone No.: (727) 504-3986 Fax No.: (optional) _____
5. **Surety (if applicable, a copy of the payment bond is attached)**
   a) Name and address: _____
   b) Telephone No.: _____
   c) Amount of Bond: $ _____
6. **Lender**
   a) Name and address: _____
   b) Telephone No.: _____
7. **Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:**
   a) Name and address: _____
   b) Telephone No.: _____ Fax No.: (optional) _____
8. a. **In addition to himself or herself, Owner designates** _____ of _____ **to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.**
   b) **Phone Number of Person or entity designated by Owner:** _____
9. **Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified):** _____ 20__

**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

x _____ x Jamie W Molnar
(Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager) (Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me this _____ day of October 20 18
by Jamie Molnar (type of authority, e.g. officer, trustee, attorney in fact)
for Jamie Molnar Owner
(Name of Person) (type of authority....e.g. officer, trustee, attorney in fact)
for GG227282 Discount Fence (name of party on behalf of whom instrument was executed).

REGENIA EVANS MY COMM. EXPIRES June 11, 2022 NO. GG 227282 NOTARY PUBLIC STATE OF FLORIDA

Personally Known ☐ Produced ID
Type of ID Driver License
Signature _____
Print name Regenia Evans

DISCOUNT FENCE

**BILL TO:**
Jamie Molnar -- (863) 899-5246
500 Crystal Dr.
Madeira Beach FL
33708

**JOB SITE ADDRESS:**
500 Crystal Dr.
Madeira Beach FL
33708

Discount Fence
6227 147th Avenue N
Clearwater, FL
33760

| Product Details | List Price | Total |
|---|---|---|
| 160' White Privacy T&G | $4,950.00 | $4,950.00 |
| 12 ft Double Gate | $0.00 | $0.00 |
| Single Gate w/keylock | $0.00 | $0.00 |
| Tearout & Removal | $0.00 | $0.00 |
| Permit | $250.00 | $250.00 |
| New England Caps | $0.00 | $0.00 |
| Paid Permit Ck 6004 | ($250.00) | ($250.00) |
| | Sub Total | $4,950.00 |
| | Grand Total | $4,950.00 |

File Copy
SUBJECT TO FIELD INSPECTION APPROVAL

APPROVED

App 3708

REVISED
11-2-18
NOV 02 2018
BY PK

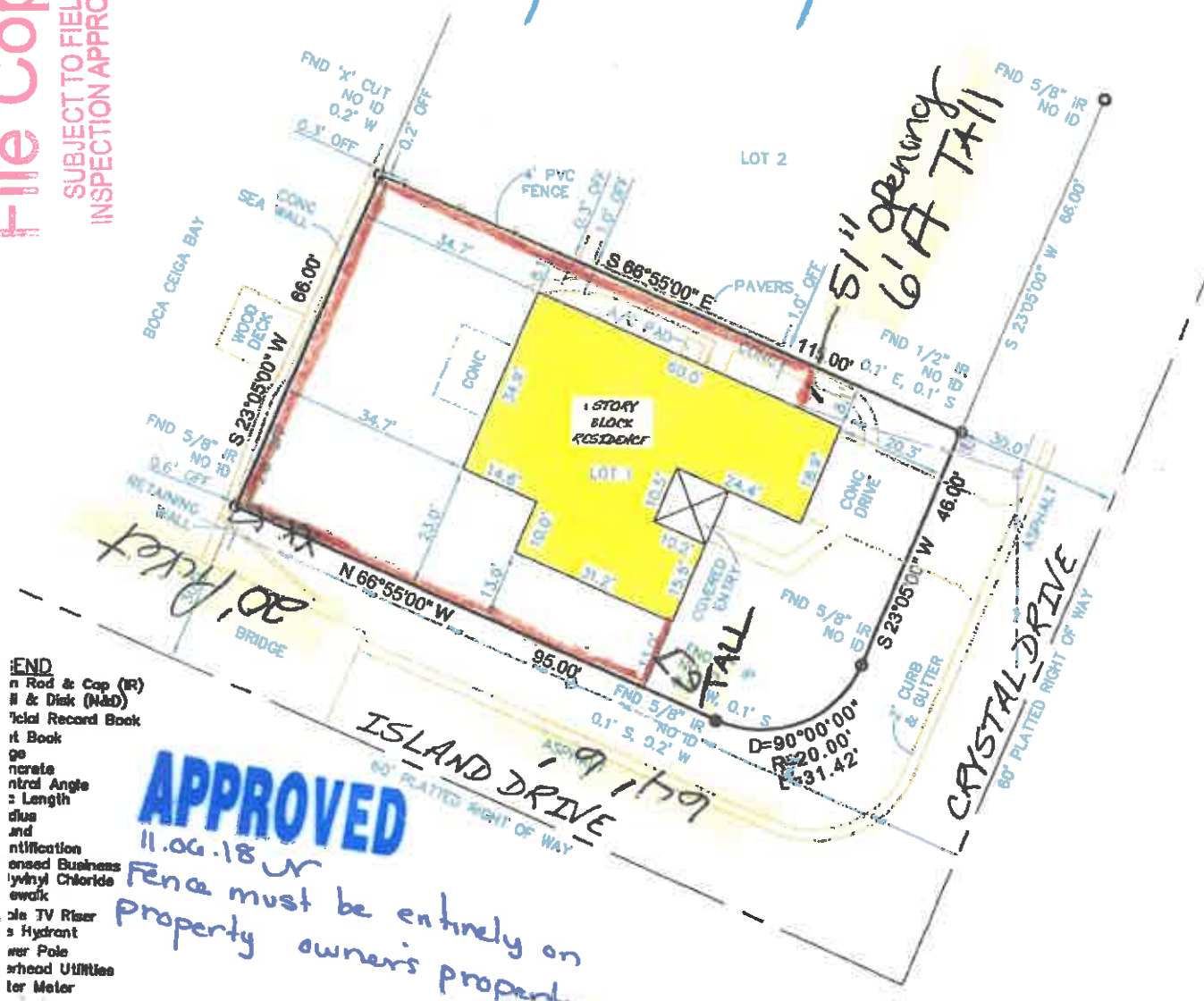
Item 5A.

* ALL GATES NEED TO BE SPRING HINGED W/BOTH 54" LATCH + SWING OUT AWAY FROM POOL —

File Copy
SUBJECT TO FIELD INSPECTION APPROVAL

# Boundary Survey

NOTE:
THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT.

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ole TV Riser
s Hydrant
wer Pole
erhead Utilities
ter Meter

APPROVED
11.06.18 JR
Fence must be entirely on property owner's property.

CERTIFIED TO: (AS FURNISHED)
Leona Molnar and Jamie Molnar
Fidelity National Title Insurance Company
Title Agency of Florida

FLOOD ZONE
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0191G, LAST REVISION DATE 9-3-2003, (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
CONCRETE SEA WALL CROSSES PROPERTY LINES.
OWNERSHIP OF SEA WALL AND FENCING NOT DETERMINED.
WOOD DECK LIES OFF OF PROPERTY.

BASIS OF BEARING:
BEARINGS ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY OF CRYSTAL DRIVE WHICH HAS A BEARING OF S 23°05'00" W PER PLAT.

NOTES
1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788

VISION LAND

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

Joseph Williamson
LICENSE NUMBER
NO. 6573
STATE OF

REVISED 11-6-18

RECEIVED NOV 06 2018 PK

**Kordis, Patty**

**To:** Jenny Rowan
**Subject:** FW: 500 crystal

**Patty Kordis**
**Permit Technician**

**City of Madeira Beach**
**300 Municipal Drive**
**Madeira Beach, FL 33708**

727-391-9951 Ext 246

**From:** Discount Fence [mailto:discountfences@outlook.com]
**Sent:** Tuesday, November 6, 2018 9:04 AM
**To:** Kordis, Patty <pkordis@madeirabeachfl.gov>
**Subject:** RE: 500 crystal

The picket is 20' 1.5x1.5 with 3.5 inch spacing
I just need her to know this information to finish the permit I believe

**From:** Kordis, Patty <pkordis@madeirabeachfl.gov>
**Sent:** Tuesday, November 6, 2018 8:44 AM
**To:** Discount Fence <discountfences@outlook.com>
**Subject:** RE: 500 crystal

There is nothing attached, you could try to email it to Gwen, Jenny's assistance. gsinkfield@madeirabeachfl.gov.

Patty

**Patty Kordis**
**Permit Technician**

**City of Madeira Beach**
**300 Municipal Drive**
**Madeira Beach, FL 33708**

727-391-9951 Ext 246

**From:** Discount Fence [mailto:discountfences@outlook.com]
**Sent:** Monday, November 5, 2018 8:37 AM
**To:** Kordis, Patty <pkordis@madeirabeachfl.gov>
**Subject:** 500 crystal

Please forward to J Rowan . this link I received is undeliverable. Sorry. If you can forward this to her thanks.

The picket is 20' 1.5x1.5 with 3.5 inch spacing

John-
Details of the picket fence is needed with dimension of openings...

Please forward this to Jenny via email jrowan@madeirabeachfl.gov

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

# Attachment 7

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

Run Date: 26 May 2026
Subject Parcel: 15-31-15-43290-000-0080
Radius: 300 feet
Parcel Count: 24
Total pages: 2

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.

GERSHOWITZ, JEFFREY D TRE
GERSHOWITZ, RACHEL R TRE
236 LIME CIR N
DUNEDIN, FL 34698-7550

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

SHIFFLETT, JAMES R
SHIFFLETT, BETTY J
483 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

SHIFFLETT, JAMES R TRE
SHIFFLETT, ELIZABETH JANE TRE
483 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

HOCH, JASON A
HOCH, LISA R
406 NORMANDY RD
MADEIRA BEACH, FL 33708-2313

NEEL, NICHOLAS F
NEEL, SHERILYN K
525 NORMANDY RD
MADEIRA BEACH, FL 33708-2315

BRYCE, MICHAEL P
BRYCE, SANDRA J
501 NORMANDY RD
MADEIRA BEACH, FL 33708-2315

KASTELIC, STEVEN J
RASEY, KATHY L
509 NORMANDY RD
MADEIRA BEACH, FL 33708-2315

DEANOVICH, MICHELLE
DEANOVICH, JOSEPH
505 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2320

NOLAN, F JAMES
NOLAN, ELSA M
496 CRYSTAL DR
MADEIRA BEACH, FL 33708-2326

SLOSSER, DAVID ALLEN
SLOSSER, KAREN ALICE
494 CRYSTAL DR
MADEIRA BEACH, FL 33708-2326

WAGNER, JAMIE ALBERT
WAGNER, JAIME JO
500 CRYSTAL DR
MADEIRA BEACH, FL 33708-2373

HEARD, RANDY WAYNE
HEARD, DEBBIE SUE
6435 E HOBART ST
MESA, AZ 85205-4624

NGUYEN, THUAN TRONG TRE
LE, HUONG VINH TRE
3295 KLOETZEL LN
SAN JOSE, CA 95148-4390

PALMGREN, CAROL
PALMGREN, CHARLES JR
13046 ESTATES TER S
SEMINOLE, FL 33776-1707

ANF PROPERTIES LLC
FACKIH CONSULTING SOLUTIONS LLC
3341 62ND AVE N
ST PETERSBURG, FL 33702-6106

ANF PROPERTIES LLC
FACKIH CONSULTING SOLUTIONS LLC
PO BOX 47813
ST PETERSBURG, FL 33743-7813

6 DOCKS LLC
PO BOX 1158
ST PETERSBURG, FL 33731-1158

RESENDES, VIDALIA
1200 PACIFIC COAST HW UNIT 102
HUNTINGTON BEACH, CA 92648-4850

HICKEY, JEFFREY A
530 NORMANDY RD
MADEIRA BEACH, FL 33708-2324

BORZA, JOYCE M
400 NORMANDY RD
MADEIRA BEACH, FL 33708-2313

TESS, WILLIAM HENRY
502 NORMANDY RD
MADERIA BEACH, FL 33708-2343

JOHNSON, STEVE L
495 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

SITTLOH, MICHAEL J
505 NORMANDY RD
MADEIRA BEACH, FL 33708-2315

# NOTICE OF INTENT TO BE AN AFFECTED PARTY

## AFFECTED PERSON INFORMATION

Name: _____

Address:_____

_____

Telephone: _____ Fax: _____

Email: _____

## APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicant's Name:_____

_____ _____

Signature of Affected Person Date

Note: 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 City to transcribe verbatim minutes; 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 in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.

# PUBLIC NOTICE OF SPECIAL MAGISTRATE 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 **June 22, 2026**, **at 12:00p.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 APPEAL OF DECISION #2026-02

| | |
|---|---|
| **Application:** | AD 2026-02 |
| **Applicant:** | Westley & Courtney Mcneal |
| **Property Owner(s):** | Westley & Courtney Mcneal |
| **Property Address:** | 410 Normandy Rd. Madeira Beach, Florida 33708 |
| **Parcel ID:** | 15-31-15-43290-000-0080 |
| **Legal Description:** | ISLAND ESTATES UNIT NO. 1 SEC A LOT 8 |
| **Zoning/Future Land Use:** | Single-Family Residential (R-1), Residential Urban |

**Request:** To construct a six-foot-tall privacy fence in the waterfront rear yard adjacent to the street.

**Specific Code Provisions:**

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

(b) *Height*. Height is measured from the average grade elevation along the entire length of the fence, hedge, or wall.

(3) *Rear yards facing water*. From the required rear building line to the rear property line, all walls and solid fences abutting or facing waterbodies must not exceed three feet. Open fences must not exceed four feet. Fences up to six feet are permitted adjacent to sewage lift stations, city pocket parks, and along residential property lines that are adjacent to commercial uses. When deemed necessary by the permitting authority to ensure life-safety and security however, a six-foot high solid or open fencing may be allowed or required in the site plan review process for commercial and institutional uses. In rear yards facing the Gulf of Mexico, open and sand fences must

not exceed four feet and fencing that is wrought iron in appearance must not exceed six feet.

Sec. 86-29. – Administrative waiver

(h) *Appeal procedures.* A property owner that is denied an administrative waiver may, before presenting their grievance to any circuit court or other court of competent jurisdiction attacking the land development regulations, or any of its terms and provisions, shall first apply to the board of commissioners of the city, or petitioning the special magistrate for relief as in such cases made and provided.

**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 application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

**Posted:** June 12, 2026**,** at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

# AFFIDAVIT OF MAILING

Date: 6/4/2024

Mailings for Case # AD 2026-2

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa Silvermorn personally 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 4th day of June, 2026.

Personally known or produced _____ as identification.

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

Notary Public Stamp

Mary Ann Hearn
Notary Public

6/4/2026
Date

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

# AFFIDAVIT OF POSTING

Date: 6/4/2026

Postings for: AD 2026-2

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

Lisa Schuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 4th day of June, 2026.

Personally known or produced _____ as identification.

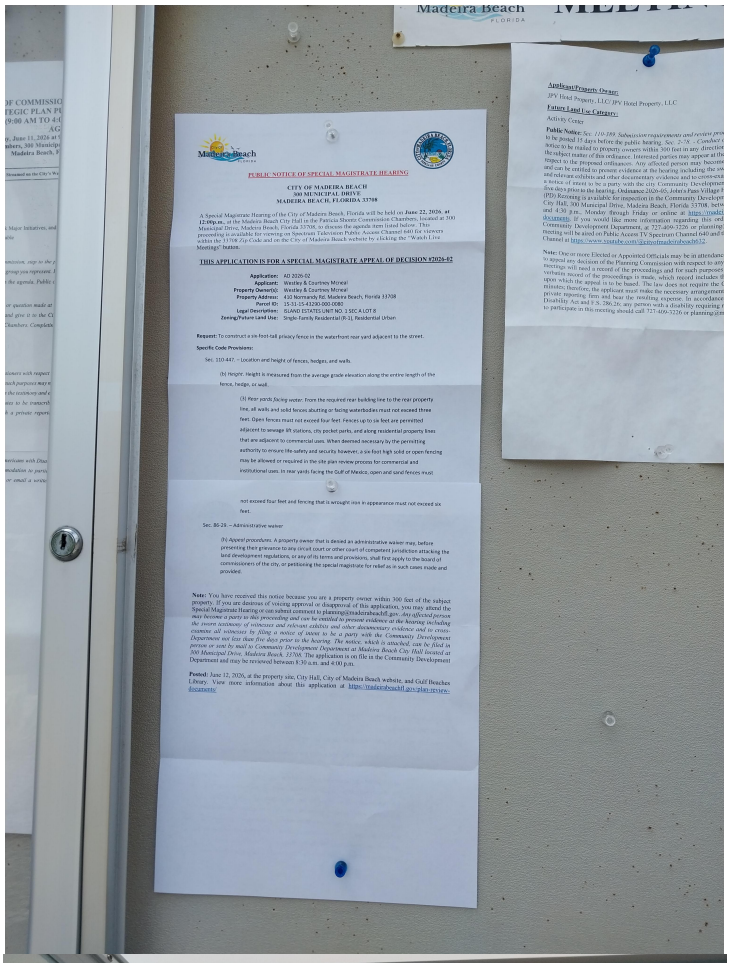
MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

Notary Public Stamp

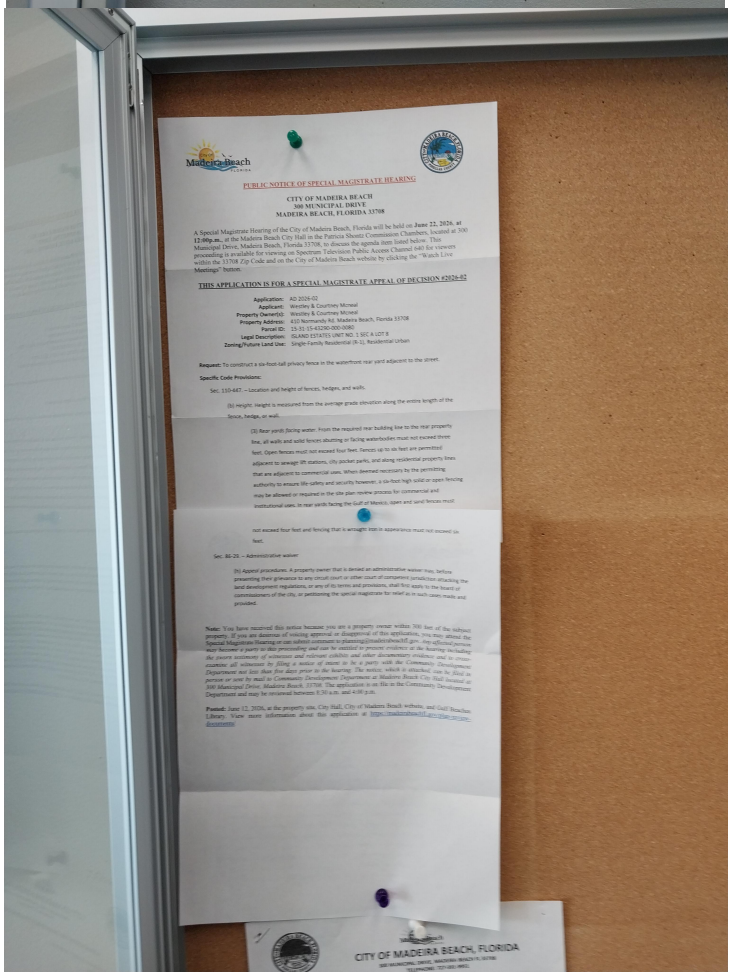
Mary Ann Hearn
Notary Public

6/4/2026
Date

*Copy of public notice is attached.


Madeira Beach
PUBLIC NOTICE OF SPECIAL MAGISTRATE HEARING
CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708
THIS APPLICATION IS FOR A SPECIAL MAGISTRATE APPEAL OF DECISION #2026-02


SUNBIZ
CONSTRUCTION LLC
727-743-1058
www.sunbizconstruction.com
NOTICE OF PUBLIC HEARING
APPLICATION NO: AD 2026-02
REQUEST: Construct 6' Privacy Fence in Waterfront rear yard
PROPERTY DESCRIPTION: 410 Normandy Rd
HEARING DATE & TIME: June 22nd 2026 @ 12:00PM
HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL, 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.
THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR CALL 727-391-9951 FOR MORE INFORMATION


Madeira Beach
PUBLIC NOTICE OF SPECIAL MAGISTRATE HEARING
CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708
THIS APPLICATION IS FOR A SPECIAL MAGISTRATE APPEAL OF DECISION #2026-02
CITY OF MADEIRA BEACH, FLORIDA


Services
Events
News
Meeting
2026 RESIDENT PARKING PASS REGISTRATION
Community Development Department / Community Development Documents / Plan Review Documents
Back
Plan Review Documents
John's Pass Village Activity Center Plan
Marci Forbes
Director of Community Development
Plan Review Documents
Special Magistrate Administrative Appeal
June 22, 2026 Special Magistrate Meeting
ADW 2026-04 & AD 2026-02: 410 Normandy Rd, Madeira Beach, FL 33708
ADW 2026-04 & AD 2026-02: 410 Normandy Rd Application and Public Notice

**SPECIAL MAGISTRATE – VARIANCE REQUEST**

**VAR 2026-02**

**Staff Report and Recommendation**
Special Magistrate Meeting – June 22, 2026

| | |
|---|---|
| **Application:** | VAR 2026-02 |
| **Applicant:** | Jane Graham, Esq. Sunshine City Law |
| **Property Owner(s):** | Robert Bello, Jr. |
| **Property Address:** | 13301 Gulf Lane Madeira Beach, FL 33708 |
| **Parcel ID:** | 15-31-15-58320-007-0010 |
| **Legal Description:** | MITCHELL'S BEACH REVISED BLK 7, LOT 1 |
| **Zoning/Future Land Use:** | R-3, Medium Density Multifamily Residential/Resort Facilities Medium (RFM) |

**Request:**

1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure while decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

**Specific Code Provisions:**

**Sec. 110-231. Setback requirements**. (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setbacks: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—Side yard of corner lot**. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility**. (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection.
(b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss**. (b)Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land development regulations.

## I. Background

This at-grade residential structure on the property was built in 1938. The elevated residential structure on the property was built in 1987. The property has previously received two variances. Variance 82.12 allowed for the property owner to build a second living unit on the property above the 100-year flood level and reduce the side yard setbacks to 5 feet. Variance 85.14 reapproved the previous variance that had expired allowing the property owner to build a second living unit on the property above the 100-year flood level and reduce the side yard setbacks to 5 feet. In 2024, the at-grade residential structure received flood damage from Hurricane Helene. The property owner would like to replace the existing at-grade structure with an elevated FEMA compliant structure.

The variance request is to allow the property owner of 13301 Gulf Lane to replace their at-grade nonconforming structure with a new residential structure that is closer to being conforming than the current structure. The new structure would have 4 parking spaces

located under the building to meet the parking requirements for two residential units. The property would be brought into compliance with the Impervious Surface Ratio requirement of 0.85 for the R-3, Zoning District. Located below is a table showing the existing structure versus the proposed structure setbacks and various other land development regulation requirements.

**Land Development Regulations Existing Versus Proposed**

| **Land Development Regulations** | **REQUIRED** | **EXISTING** | **PROPOSED SETBACKS** |
|---|---|---|---|
| FRONT SETBACK (EAST) | 20 Feet | 11 inches into the ROW at grade. 2.5 Feet of Roof Overhang into ROW Airspace | Reduced to a minimum front yard setback of 3 feet 4 inches. |
| SIDE SETBACK (SOUTH) | 5 Feet Interior Side, 10 Feet Street Adjacent | 1 foot 10 inches of porch into the ROW and an additional 3 foot 9 inches of shrubbery beyond that for a total of 5 feet 7 inches into the ROW. | 3 feet |
| SIDE SETBACK (NORTH) | 5 Feet Interior Side, 10 Feet Street Adjacent | 10 Foot of Garage extends to within 2 feet 8 inches of the lot line and 45 foot of elevated deck is all the way to the lot line. | 3 feet for structure |

| | | | |
|---|---|---|---|
| REAR SETBACK OR BETWEEN STRUCTURES SETBACK (WEST) | 25 feet, Landward of coastal construction control line, or 10 feet between structures | Buildings 2 foot 6 inches away from each other while roof lines overlap. | A minimum of 10 feet between the structures |
| INTERSECTION VISIBILITY | 25 feet | 0 feet | 4 feet 1 inch (Reduction of the cross visibility area by 20 feet 11 inches) |
| IMPERVIOUS SURFACE RATIO | 85% | 98.8% | 79.4% |
| OFF-STREET PARKING | 2 Per Residential Unit | 1 | 4 |

**II. Sec. 2-507. – Variances Criteria and Analysis**

(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.

**Staff Findings:**

a. The property would be considered both a substandard and an irregularly shaped lot for two residential structures located on a corner lot. The existing residential density and structure footprint is protected by *Sec. 110-96. Rebuilding after a catastrophic loss*. The current at-grade residential structure encroaches into the public right-of-way, creating a safety hazard. Rebuilding the structure in the same footprint would not be possible and attempting to meet the required setbacks would not allow the property owner to retain the existing residential density. The proposed variance would allow for a reasonable use of the property.

c. The proposed variance would maintain the existing neighborhood character since other neighboring structures have similar setbacks. Removing the structure encroachment into the right-of-way will significantly improve intersection visibility safety, while maintaining the traditional development pattern of a block face.

e. The proposed replacement residential structure would be compliant with current FEMA, Florida Building Code, and Fire Code Requirements. The existing structure was built in 1938 and flooded during Hurricane Helene. The proposed replacement structure would be more disaster resistant than the existing 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.**

**Staff Findings:** The existing structure was built in 1938, which predates the Madeira Beach Land Development Regulations. The footprint of the existing structure encroaches into public right-of-way, and it would not be possible to rebuild a residential structure within the existing footprint. The property owner has the right to retain the residential density of their property because of *Sec. 110-96. Rebuilding after a catastrophic loss.* The variance request is not because of 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.**

**Staff Findings:** Any property owner with an at-grade residential structure has the right to retain their residential density and rebuild back into the same footprint for single-family homes. The existing structure currently encroaches into the public right-of-way, and it would not be possible to build a new residential structure encroaching into public right-of-way. The proposed variance would allow for the construction of a single-family home that would not confer on the applicant any special privilege. Other neighboring properties are also able to use *Section 110-96 - Rebuilding after a catastrophic loss to* retain existing residential density. The proposed setbacks would not increase nonconformities and would bring the structure separation setback fully into compliance.

**(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.**

**Staff Findings:** Any R-3, Zoning District property with an at-grade residential structure that was damaged during Hurricane Helene has the right to retain their existing residential density because of *Section 110-96 - Rebuilding after a catastrophic loss*. The existing footprint would not be buildable because of the right-of-way encroachments, and it would not be possible to build a new residential structure that would meet all the required setbacks because of the second structure on the lot. Literal interpretation of the Land Development Regulations would deny the property owner the right to retain the existing residential density.

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

**Staff Findings:** The variance granted would be the minimum amount of variance required to make reasonable use of the land. Without granting the variance, it would not be possible for the property owner to retain the residential density that is protected by *Section 110-96. - Rebuilding after a catastrophic loss.* The proposed variance would be the minimum amount of variance required to protect retaining the existing residential density while reducing the nonconformities of the property.

**(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.**

**Staff Findings:** The proposed variance would not be detrimental to public welfare or harmful to nearby property owners. The proposed variance would remove the encroachments into the public right-of-way of the existing structure. The new structure would allow for the required parking for both residential units for the property to be shifted under the new structure. Removing at-grade residential structures and replacing them with floodplain compliant structures would be in harmony with the general intent of the land development regulations related to variances.

**III. Staff Recommendation:** City staff recommends the approval of VAR 2026-02 with the following conditions:

1. The roof overhangs may extend 1 foot beyond the approved reduced setbacks for the building and they cannot extend into the public right-of-way.
2. The drainage system plan must be designed to make sure water will not drain onto the adjacent neighbor's property.
3. The demolition permit for the at-grade residential structure must be applied for by September 25, 2026.

## IV. Recommended Special Magistrate Order:

The Special Magistrate approves the following variance requests:

1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure while decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

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

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

# 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:** Jane Graham, Esq., Sunshine City Law, 16703 Early Riser Ave., Suite 272, Land O' Lakes, Fl 34638

**Telephone:** (727)291 9526

**Email:**jane@sunshinecitylaw.com

***Property Owner:** Name and Address Robert Bello, Jr., 13301 Gulf Lane, Madeira Beach, Florida 33708

**Telephone:** (609) 743-0659

**Email:** bbello121@gmail.com

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

13301 Gulf Lane, Madeira Beach, FL 33708

**Legal Description:** Lot 1, Block 7, Mitchell's Beach Johns Pass, according to the map or play thereof, as recorded in Plat Book 3, Page(s) 54, of the public records of Pinellas County, Florida

**Parcel ID**:15-31-15-58320-007-0010

**Lot Area:** 4060 **Width:** 40 **Depth:** 104

**Zoning District:** R-3

**Present Structures on Property:** one 3-story structure and one one-story structure

**Present Use of Property:** single family home

**Variance(s) needed from the zoning requirements:** 1. Section 110-231(1) - Reduce front yard setback from 20 feet to 3 feet, 4 inches; 2. Section 110-231(4) - Reduce the north side yard setbacks from 5 feet to 3 feet; 3. Section 110-428 - Reduce the south side yard of corner lot setback from 10 feet to 3 feet; 4. Section 110-423 Intersection Visibility - Reduction of the cross visibility area by 20 feet, 11 inches: and 5. Section 110-96 – Rebuilding after a catastrophic loss to allow storm damaged building to be replaced with new structure decreasing setback non-conformities on all sides and eliminating ISR and parking non-conformities.

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



**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

Special Magistrate Case #:_____

## APPLICATION (Must submit the following analysis)

**This application to the Special Magistrate is requesting permission to:** Reduce front yard setback from 20 feet to 3 feet, 4 inches; Reduce the north side yard setbacks from 5 feet to 3 feet; Reduce the south side yard of corner lot setback from 10 feet to 3 feet; Reduction of the cross visibility area by 20 feet, 11 inches; and allow storm damaged building to be replaced with new structure decreasing setback non-conformities on all sides and eliminating ISR and parking non-conformities.

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.

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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.

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# 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: _____ / _____ / _____

*Property Owner's Signature*

**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

**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.

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# 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.

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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

**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.

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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

**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

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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: 5 / 22 / 26

*Property Owner's Signature*

**STATE OF** Florida

**COUNTY OF** Pinellas

Before me this 22nd day of May, 2026, Robert Bello 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 Florida Driver License as identification.

[SEAL]

XARION THOMAS
Notary Public - State of Florida
Commission # HH 342581
My Comm. Expires Dec 19, 2026

_____
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.

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## I. Background of Variance Request

The request addresses a parcel with two single family houses (a three-story home and single-story bungalow) in which the bungalow was damaged by Hurricane Helene in September 2024. This application is the culmination of many good faith discussions between the applicant and City staff over several years to determine an approach to rebuilding that would bring the new structure into as much as compliance as possible with current code, as a 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. The applicant worked with City staff to consider elevating the existing bungalow or rebuild the bungalow out of the floodplain. However, strict interpretation of the code would have required the applicant to cut off at minimum 10 feet of the west side of the bungalow making home not structurally sound among many other issues it would create while still not improving on the other setback requirements and other non-conformities a rebuild can accommodate.

The current structure setback encroachments and proposed encroachments are as follows:

| | **Current Setback Encroachment** | **Proposed** |
|---|---|---|
| **East** | 11 inches into the ROW at grade. 2.5 feet of Roof Overhand into ROW airspace. | Reduced to a minimum of 3' 4" of setback. |
| **South** | 1 foot 10 inches of porch into the ROW and an additional 3 foot 9 inches of shrubbery beyond that for a total of 5 feet 7 inches into the ROW. | Reduced to 3 foot of setback. |
| **North** | 10 Foot of Garage extends to within 2 feet 8 inches of the lot line and 45 foot of elevated deck is all the way to the lot line. | Reduce to 3 foot of setback. |
| **West** | Buildings 2 foot 6 inches away from each other while roof lines overlap. | Will be conforming with 16 feet between structures |
| | **Other Non-Conformities** | |
| | ISR Currently at 98.8% | 79.4% and conforming |
| | Only 1 Parking Spot | 4 parking spots and conforming |

The current structure sits 11 inches on grade into the ROW on Gulf Lane and the roof overhang 2.5 feet in the air into the ROW which has been hit by trucks traversing Gulf Lane.

## II. Variance Authority

Section 2-507 City of Madeira Code of Ordinances provides:

> (a) The purpose of a variance is to ensure that no property, because of the special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same zone and vicinity. Variances shall be reviewed and may be approved, approved with conditions, or denied by the special magistrate.
>
> (b) 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 or section 14-205 of the Code of Ordinances 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 or section 14-205 of the Code of Ordinances will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations or section 14-205 of the Code of Ordinances, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists:
>
> (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.

(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 or section 14-205 of the Code of Ordinances 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 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.

**III. Analysis and Finding:**

The request fully complies with the requirements of Section 2-507(b) based on the following:

**Sec. 2-507. - Variances. (b)**

**Criteria (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 –

The lot is irregular shaped. The existing building in question does not meet any setbacks under current standards. The proposed redevelopment will bring the lot more into compliance. The new building cannot meet the current zoning setbacks while replacing its size and density. However, major improvements in the east, north and south setbacks can be realized while bringing the west setback fully into compliance.

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;

The proposed variance would be compatible with the neighborhood character of the area, which features most structures built to the right of way or within less than 10 feet of it. The existing structure is into the ROW on both the east and south sides and the structure to the immediate east is built to the right of way as there are many more examples of this along Gulf Lane. The setbacks requested will provide for greater safety and maintenance access than currently exist for the roadway which at 15 feet in width might require some off-site activity during repairs.

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

The existing structure was damaged during Hurricane Helene in September of 2024. The new structure must be compliant with floodplain regulations and fire codes. All development is subject site plan review of the entire development and building codes.

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

No action has been taken by the property owner to create the hardship. The hardship results from the shape of the lot and impacts from hurricane damage to the property. Multiple Single Family dwellings on conforming lots can be rebuilt to the same density, height, and side setback that the previous structure had. This proposal decreases the setback encroachments and visibility triangle encroachment that currently exist.

**Criteria (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.

Multifamily and multiple single family houses are an allowed use in the R-3 zoning district, and the redevelopment at 2 floors above parking would be compatible with new structures in the area. The variance would not allow for a use that other properties do not have as there are other properties in the R-3 zoning district with similar development configurations. The code relief given to some properties in the past greatly increased the density and reduced the setbacks to a far greater degree than requested here. Most properties and especially those along Gulf Lane and the side streets west of Gulf Blvd have been allowed to build in proximity of the right of way and into the setback.

**Criteria (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.

Other properties are developed with similar setbacks and strict application of the code would not be in the best design interest of community and would prevent redevelopment under the code, creating a hardship.

Sec 110-96 sets regulations for rebuilding after a catastrophic loss. The purpose in Sec. 110-96 is to allow the replacement of catastrophically damaged buildings that otherwise could not be rebuilt under current code. The provisions also allow the community to replace a building that is nonconforming to floodplain regulations with one that meets the current safety standards. The code relief given to some properties in the past greatly increased the density and reduced the setbacks to far greater degree than requested here. As an example, the neighboring property to the immediate east is developed where the structures on the parcel encroach into the setbacks on all 4 side to a greater degree than what is being requested here. This is the case with many properties along Gulf Lane that are built to and over the lot lines. Although the nonconformity of surrounding properties is not grounds alone for granting a variance, in this case it serves as an indication of the impossibility of reaching the intended density allowed by the comprehensive plan and the land development code while meeting all the setback limitations with the lot configurations of the R-3 district. In this case, the petitioner proposes a variance as necessary to avoid denying the property owner the right provided to the vast majority of surrounding property owners.

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

The applicant worked with the City to realize reduce existing setback non-conformities and triangle visibility encroachment to allow compliance with all other standards and assurances. The reasonableness of the proposed design is in many ways defined by the fact that almost every structure built along Gulf Lane encroaches into one setback or more due to the apparent impossibility to design within the parameters of the code given the size requirements of the lot as it relates to the dimensional and density

requirements for the R-3 district. The applicant has moved the building as far west to minimize the variance needed for the front yard setback and for the cross visibility area and improves on the current setback encroachment. This provides a front yard setback of 3 feet 4 inches to 11 feet 6 inches due to the irregular shape of the lot. The width of the building is a result of shortening the structure and to allow for the minimum requirement room size requirements required by Florida Building Code for bedrooms to make the structure functional and while decreasing the current setback non-conformities.

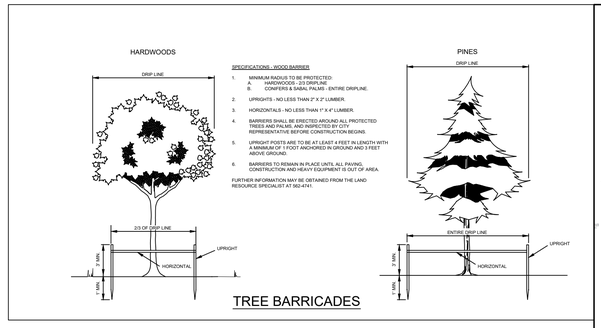
The City requested the applicant provide a cross visibility area sight line study to determine the impact to the east and south visibility areas from moving the structure west. Applicant hired a traffic engineering firm to perform a study, which demonstrates that moving the structure west as requested by the City would not be a hinderance and actually improve the current sightlines from a minimum of 4 feet 3 inches up to 11 feet 6 inches on the east side of the property along Gulf Lane due to the irregular shape of the lot. (Exhibit B). Moreover, moving the building west, as requested by the City, would not be a hinderance to cross visibility area sight lines on the south lot line, and would improve the current sightlines by 8 feet and 7 inches along 133rd Ave due to removal of various current obstructions.

The City then requested that the applicant provide a turning radius study indicating that the reduced front yard setback would not prohibit a vehicle from exiting the garage on Gulf Lane which is depicted by Exhibit C. This Exhibit confirms that a vehicle will be able to successfully exit the garage onto Gulf Lane and supports the variance request to reduce the front yard setback from 20 feet to 3 feet 4 inches.

The applicant will come into full compliance with the west setback of 10 feet between two houses on one lot.

**Criteria (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.

The approval of a redevelopment plan with variance would allow the property to meet the stated city goals of encouraging lifting and/or redevelopment of structures to minimize flood risk by elevating a structure above the base flood elevation and 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.




TREE BARRICADES

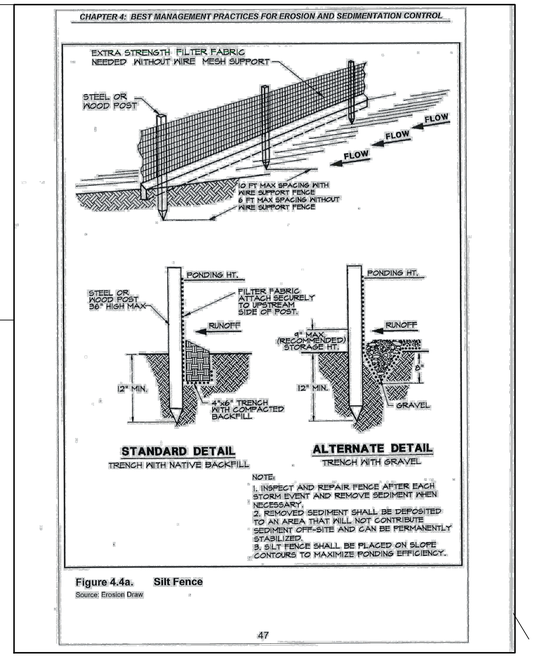



**Figure 4.4a. Silt Fence**
Source: Erosion Draw

47

## LANDSCAPING IRRIGATION

A LANDSCAPE IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO MEET COMPLIANCE WITH PINELLAS COUNTY L.D.C CHAPTERS 138, 154, AND 166, AND THE FOLLOWING CRITERIA:

1. A SHALLOW WELL PERMIT WILL BE APPLIED FOR.
2. LOW VOLUME DESIGN WITH NO OVER-SPRAY OF AREAS NOT REQUIRING IRRIGATION.
3. HIGH WATER DEMAND AREAS WILL BE SERVED BY A ZONE SEPARATE OF LOW DEMAND AREAS.
4. IRRIGATION CONTROLLER MUST DIFFERENTIATE BETWEEN HIGH AND LOW DEMAND AREAS.
5. IRRIGATION SYSTEM MUST BE EQUIPPED WITH RAIN SENSOR DEVICE.
6. ALL IRRIGATION LINES AND HEADS MUST MAINTAIN A MINIMUM DISTANCE OF ONE-FOOT FROM ALL STRUCTURES.

## LANDSCAPE NOTES:

1. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE GENERAL CONTRACTOR, ARCHITECT AND OWNER.
2. CONTRACTOR SHALL MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNER'S FINAL ACCEPTANCE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVER AND SHRUB MATERIAL UTILIZING ON-CENTER CENTER SPACING FOR PLANTS AS SHOWN ON LANDSCAPE SCHEDULE AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN, WHERE GROUND COVER ABUTS CURBING, WALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, WALKS, ETC. MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, ETC. MIN. PLANTING DISTANCE SHALL BE 14" FROM CENTER OF ALL TREES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITY OF TREES THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.
5. SUBGRADE TO WITHIN 1/10TH FOOT PROVIDED BY GENERAL CONTRACTOR U.N.O.
6. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARD FOR NURSERY STOCK, LATEST EDITION. PLANT MATERIAL SHALL BE WARRANTED TO ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER.
8. PLANT SHRUBS AND TREES A MIN. OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG UNLESS WHEEL STOPS ARE PROVIDED.
9. GROUND COVER TO BE INSTALLED IN ALL PLANTING BEDS. SIZE AND SPACING AS SHOWN IN THE SCHEDULE. GROUND COVER TO BE CONTINUOUS UNDER TREES AND SHRUBS.
10. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIALS DIE, THE OWNERS, THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN 60 DAYS AND IN CONFORMANCE WITH THE LANDSCAPE MATERIAL REQUIREMENTS SET FORTH BY THIS PLAN.
11. ALL TREES TO BE SPECIMEN QUALITY FLORIDA GRADE #1 OR BETTER, BALLED AND BURLAPPED, FULL FORM AND GUYED/STAKED. REMOVE ALL NONBIODEGRADABLE WRAPPINGS. BURLAP SHALL BE FOLDED DOWN TO ENHANCE WATER ABSORPTION. ALL LANDSCAPE MATERIALS ARE TO BE INSPECTED BY THE ARCHITECT OR ENGINEER PRIOR TO ON SITE DELIVERY APPROVAL. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
12. MULCH IN ANNUAL AREAS TO BE FIBER MULCH 1.5" DEPTH, WITH NO FABRIC. PLACE 2"-3" OF ORGANIC MULCH OVER THE ENTIRE SURFACE OF PLANTING HOLE. PULL MULCH BACK A FEW INCHES FROM BASE OF TREE
13. A 6" LAYER OF AMENDED ON SITE TOPSOIL SHALL BE SPREAD OVER ALL LANDSCAPE AREAS, EXCEPT IN THE PARKING LOT ISLANDS WHERE THE DEPTH SHALL BE 18" TO 24".
14. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, STAKING OF ALL LANDSCAPE MATERIALS FOR REVIEW AND APPROVAL, VERIFICATION AND PROTECTION OF EXISTING UTILITIES, COORDINATION WITH OTHER CONTRACTORS, PROTECTION OF EXISTING IRRIGATION/POND SYSTEM, DAILY CLEANUP AS REQUIRED, PROTECTION OF INSTALLED WORK AND WARRANTY PER THE SPECIFICATIONS.
15. SOD TO BE APPROVED ST. AUGUSTINE OR EQUAL.
16. REMOVE TREE STAKES AND SUPPORT WIRES AFTER 1 COMPLETE GROWING SEASON

## PLANT MATERIAL LIST

| QUANTITY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS |
|---|---|---|---|
| 4 | OAK TREE | QUERCUS VIRGINIANA | 4" DIM |
| 21 | HIBISCUS | | |
| 9 | DWARF PINK OLEANDER | NERIUM OLEANDER | 24" HT. X 30" SPD, 3 GALLON |
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ALL AREAS AROUND PLANTS TO BE MULCHED WITH CYPRESS MULCH

## PLANT LEGEND

HIBISCUS
SOD/ GASS
DWARF PINK OLEANDER
SABAL PLAM
OAK TREE TO REMAIN

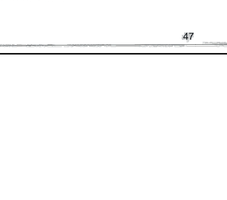
## LANDSCAPE DETAILS




1 SHRUB PLANTING DETAIL
SCALED: N.T.S.

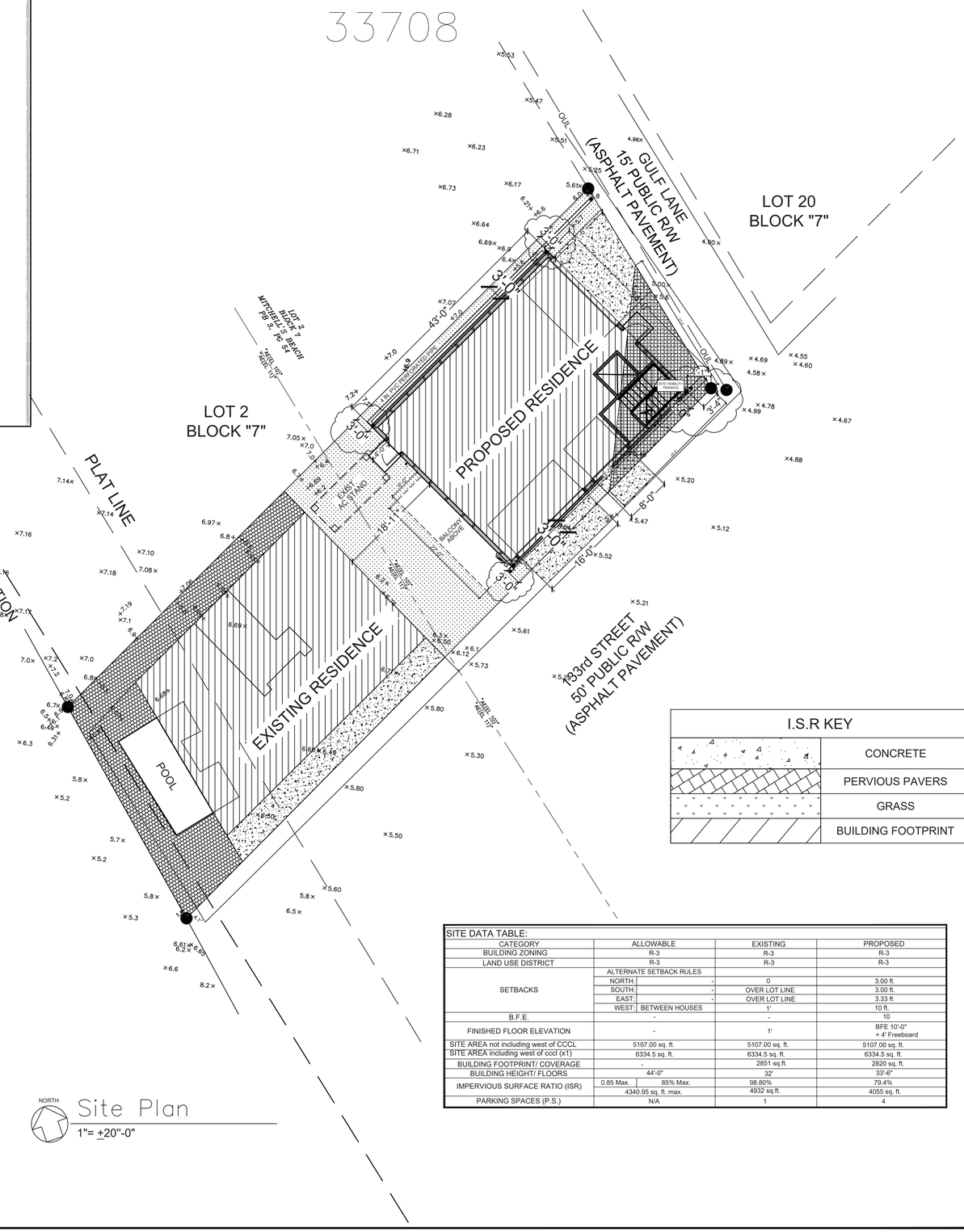



2 TYPICAL PLANTER ISLAND DETAIL
SCALED: N.T.S.




3 TREE GUYING DETAIL
SCALE: N.T.S.

# 13301 GULF LANE
# MADEIRA BEACH, FL
# 33708




| I.S.R KEY | |
|---|---|
| | CONCRETE |
| | PERVIOUS PAVERS |
| | GRASS |
| | BUILDING FOOTPRINT |

| SITE DATA TABLE: | | | |
|---|---|---|---|
| CATEGORY | ALLOWABLE | EXISTING | PROPOSED |
| BUILDING ZONING | R-3 | R-3 | R-3 |
| LAND USE DISTRICT | R-3 | R-3 | R-3 |
| SETBACKS | ALTERNATE SETBACK RULES | | |
| | NORTH: - | 0 | 3.00 ft. |
| | SOUTH: - | OVER LOT LINE | 3.00 ft. |
| | EAST: - | OVER LOT LINE | 3.33 ft. |
| | WEST: BETWEEN HOUSES | 1' | 10 ft. |
| B.F.E. | - | - | 10 |
| FINISHED FLOOR ELEVATION | - | 1' | BFE 10'-0" + 4' Freeboard |
| SITE AREA not including west of CCCL | 5107.00 sq. ft. | 5107.00 sq. ft. | 5107.00 sq. ft. |
| SITE AREA including west of cccl (x1) | 6334.5 sq. ft. | 6334.5 sq. ft. | 6334.5 sq. ft. |
| BUILDING FOOTPRINT/ COVERAGE | - | 2851 sq.ft. | 2820 sq. ft. |
| BUILDING HEIGHT/ FLOORS | 44'-0" | 32' | 33'-6" |
| IMPERVIOUS SURFACE RATIO (ISR) | 0.85 Max. 85% Max. | 98.80% | 79.4% |
| | 4340.95 sq. ft. max. | 4932 sq.ft. | 4055 sq. ft. |
| PARKING SPACES (P.S.) | N/A | 1 | 4 |

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

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| △ | MM/00/0000 | XXXXXXXXXXXXXXXXX |
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JOHN A. BODZIAK AND CONSTRUCTION MANAGEMENT, INC., HEREIN REFERRED TO AS JOHN A. BODZIAK & ASSOC. INC., RETAINS ALL COMMON LAW, STATUTORY AND OTHER RIGHTS IN THEIR PLANS, IDEAS AND DESIGN. THESE PLANS AND DESIGNS ARE NOT TO BE COPIED, REPRODUCED, CHANGED OR CURED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND ADAPTATION OF JOHN A. BODZIAK AND CONSTRUCTION MANAGEMENT, INC. JOHN A. BODZIAK & ASSOC. INC., WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THIS OFFICE OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. ANY CONTRACTOR PROCEEDING WITH THE WORK SHALL ASSUME FULL RESPONSIBILITY THEREFOR. ALL DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

ROBERT BELLO JR
13301 GULF LANE
MADEIRA BEACH, FL 33708
BBELLO121@GMAIL.COM
609.743.0650

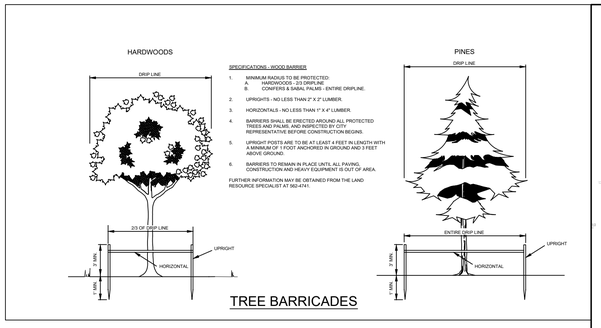
PROJECT
**13301 GULF LANE**
MADEIRA BEACH, FL

VARIANCE SITE PLAN

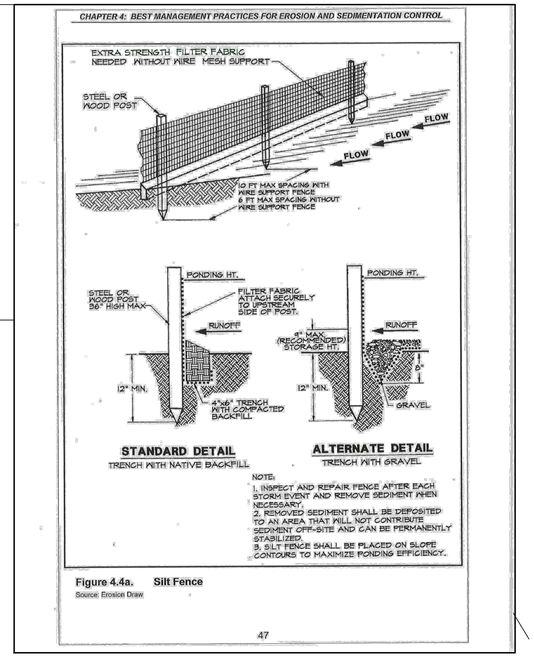
STATE OF FLORIDA JOHN A. BODZIAK AR0005065 REGISTERED ARCHITECT SEAL
06/05/2026

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@ABODZIAK.COM
743 49th STREET N. SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1966 FAX: (727) 828-0968

| | |
|---|---|
| DRAWN BY | MT / JB |
| UPDATED ON | Jun. 5, 26 |
| DATE | SEP - 2023 |
| JAB PROJECT # | 2023-007 |
| SHEET # | SP-1.0 |




TREE BARRICADES




# LANDSCAPING IRRIGATION

A LANDSCAPE IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO MEET COMPLIANCE WITH PINELLAS COUNTY L.D.C CHAPTERS 138, 154, AND 166, AND THE FOLLOWING CRITERIA:

1. A SHALLOW WELL PERMIT WILL BE APPLIED FOR.
2. LOW VOLUME DESIGN WITH NO OVER-SPRAY OF AREAS NOT REQUIRING IRRIGATION.
3. HIGH WATER DEMAND AREAS WILL BE SERVED BY A ZONE SEPARATE OF LOW DEMAND AREAS.
4. IRRIGATION CONTROLLER MUST DIFFERENTIATE BETWEEN HIGH AND LOW DEMAND AREAS.
5. IRRIGATION SYSTEM MUST BE EQUIPPED WITH RAIN SENSOR DEVICE.
6. ALL IRRIGATION LINES AND HEADS MUST MAINTAIN A MINIMUM DISTANCE OF ONE-FOOT FROM ALL STRUCTURES.

# LANDSCAPE NOTES:

1. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE GENERAL CONTRACTOR, ARCHITECT AND OWNER.
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3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVER AND SHRUB MATERIAL UTILIZING ON-CENTER CENTER SPACING FOR PLANTS AS SHOWN ON LANDSCAPE SCHEDULE AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN, WHERE GROUND COVER ABUTS CURBING, WALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, WALKS, ETC. MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, ETC. MIN. PLANTING DISTANCE SHALL BE 14" FROM CENTER OF ALL TREES.
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16. REMOVE TREE STAKES AND SUPPORT WIRES AFTER 1 COMPLETE GROWING SEASON

# PLANT MATERIAL LIST

| QUANTITY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS |
|---|---|---|---|
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| 21 | HIBISCUS | | |
| 9 | DWARF PINK OLEANDER | NERIUM OLEANDER | 24" HT. X 30" SPD, 3 GALLON |
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ALL AREAS AROUND PLANTS TO BE MULCHED WITH CYPRESS MULCH

# PLANT LEGEND

HIBISCUS
SOD/ GASS
DWARF PINK OLEANDER
SABAL PLAM
OAK TREE TO REMAIN

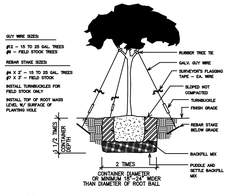
# LANDSCAPE DETAILS




1 SHRUB PLANTING DETAIL
SCALE: N.T.S.

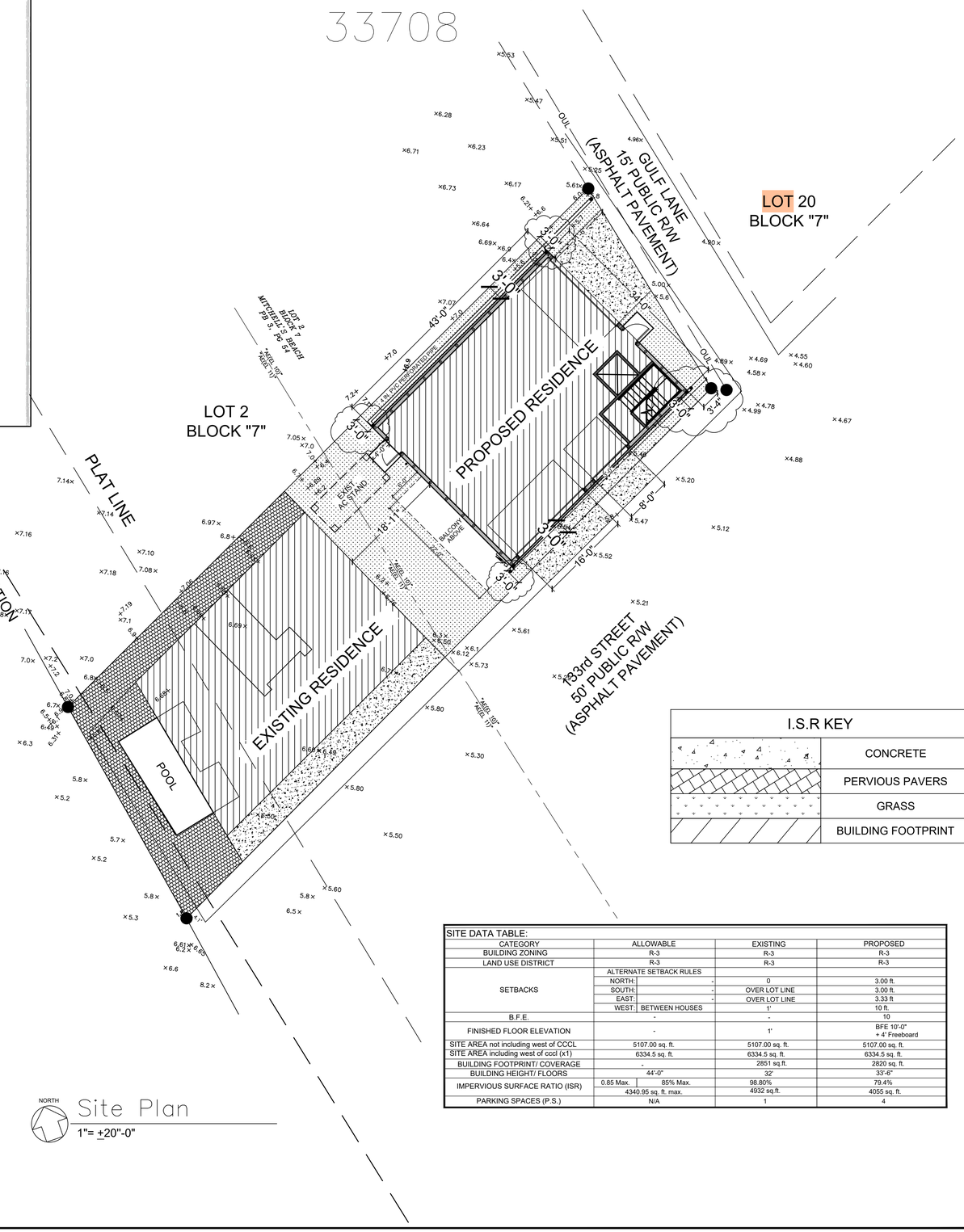



2 TYPICAL PLANTER ISLAND DETAIL
SCALE: N.T.S.




3 TREE GUYING DETAIL
SCALE: N.T.S.

# 13301 GULF LANE
# MADEIRA BEACH, FL
# 33708




| I.S.R KEY | |
|---|---|
| | CONCRETE |
| | PERVIOUS PAVERS |
| | GRASS |
| | BUILDING FOOTPRINT |

| SITE DATA TABLE: | | | | |
|---|---|---|---|---|
| CATEGORY | ALLOWABLE | | EXISTING | PROPOSED |
| BUILDING ZONING | R-3 | | R-3 | R-3 |
| LAND USE DISTRICT | R-3 | | R-3 | R-3 |
| SETBACKS | ALTERNATE SETBACK RULES | | | |
| | NORTH: | - | 0 | 3.00 ft. |
| | SOUTH: | - | OVER LOT LINE | 3.00 ft. |
| | EAST: | - | OVER LOT LINE | 3.33 ft |
| | WEST: BETWEEN HOUSES | | 1' | 10 ft. |
| B.F.E. | - | | - | 10 |
| FINISHED FLOOR ELEVATION | - | | 1' | BFE 10'-0" + 4' Freeboard |
| SITE AREA not including west of CCCL | 5107.00 sq. ft. | | 5107.00 sq. ft. | 5107.00 sq. ft. |
| SITE AREA including west of cccl (x1) | 6334.5 sq. ft. | | 6334.5 sq. ft. | 6334.5 sq. ft. |
| BUILDING FOOTPRINT/ COVERAGE | - | | 2851 sq. ft. | 2820 sq. ft. |
| BUILDING HEIGHT/ FLOORS | 44'-0" | | 32' | 33'-6" |
| IMPERVIOUS SURFACE RATIO (ISR) | 0.85 Max. | 85% Max. | 98.80% | 79.4% |
| | 4340.95 sq. ft. max. | | 4932 sq.ft. | 4055 sq. ft. |
| PARKING SPACES (P.S.) | N/A | | 1 | 4 |

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023) AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 553 AND 633, LAWS OF FLORIDA.

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| △ | MM/00/0000 | XXXXXXXXXXXXXXXXX |

JOHN A. BODZIAK ARCHITECT, INC. - HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED OR REDISCLOSED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED OR REDISCLOSED TO ANY UNDISCLOSED THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND ADJUSTMENT OF COMPENSATION FOR SUCH ACTIONS BY JOHN A. BODZIAK ARCHITECT, INC. UNAUTHORIZED USE OF THESE PLANS AND DESIGNS WITHOUT THE EXPRESS WRITTEN CONSENT OF JOHN A. BODZIAK & ASSOC. INC. (WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO JOHN A. BODZIAK & ASSOC. INC. BEFORE COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEVIATIONS FROM THE DIMENSIONS, CONDITIONS AND SPECS. SHOWN ON THESE PLANS. ALL RIGHTS RESERVED.)

ROBERT BELLO JR
13301 GULF LANE
MADEIRA BEACH, FL 33708
BBELLO121@GMAIL.COM
609.743.0650

PROJECT
**13301 GULF LANE**
MADEIRA BEACH, FL

VARIANCE SITE PLAN

SEAL

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
743 49th STREET N. SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1966 FAX: (727) 828-0968

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 OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

DRAWN BY MT / JB
UPDATED ON Apr. 27, 26
DATE SEP - 2023
JAB PROJECT # 2023-007
SHEET # SP-1.0

# GULF LANE RESIDENTAIL DEVELOPMENT

## Lot 1 Block 7 at the Intersection of Gulf Lane and 133rd Avenue – Pinellas County, Florida

Alex Roark Engineering, PLLC

Prepared By:
Tony Alex, P.E.
tony@alexroarkeng.com

**March 27, 2026**

# Introduction/Project Overview

Alex Roark Engineering has been retained to evaluate the following items related to the proposed construction of a residential building on Lot 1, Block 7, at the intersection of Gulf Lane and 133rd Avenue, in Pinellas County, Florida:

1. The potential impact of the proposed building on intersection sight distance at Gulf Lane and 133rd Avenue
2. The effect of the west-side balcony on visibility at the intersection
3. Vehicle turning movements between the garage and Gulf Lane

The results of our analysis are presented below.

# 1. Impact on the line of sight at the intersection of Gulf Lane and 133rd Ave

The proposed building does not obstruct the available line of sight at the intersection (see Figure 1). The spacing between Gulf Blvd and Gulf Lane is approximately 100 feet, which is less than the typical intersection sight distance requirement of 165 feet for a 15 mph design speed. However, vehicles entering 133rd Avenue operate at very low speeds due to the turning movement from Gulf Blvd. The available sight distance meets the criteria for reduced speeds in the range of 5 to 10 MPH.




***Figure 1: Intersection sight lines at Gulf Lane and 133rd Ave***

## 2. The effect of the west-side balcony on visibility at the intersection

As shown in Figure 1, the balcony on the west side of the proposed building has no measurable impact on visibility.

## 3. Vehicle turning movements between the garage and Gulf Lane

Figures 2 and 3 illustrate the turning movements for a standard passenger vehicle entering and exiting the garage from Gulf Lane. Gulf Lane is a single-lane residential street approximately 10 feet wide within a 15-foot right-of-way, which allows only one vehicle to enter or exit at a time. The proposed driveway and garage door, however, are 16 feet wide and can accommodate two vehicles simultaneously, providing adequate space for maneuvering once vehicles have accessed the site.




***Figure 2: Turning movement for a passenger car entering the garage***

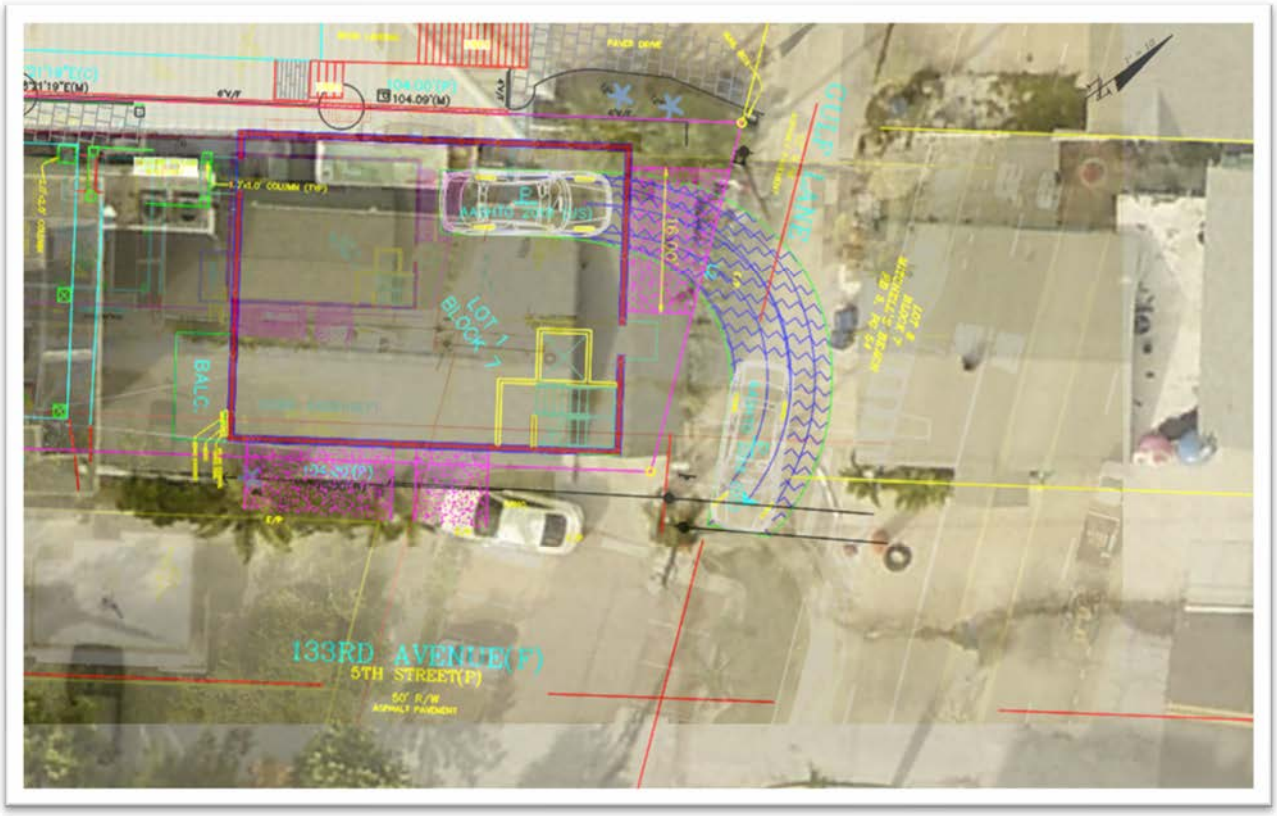
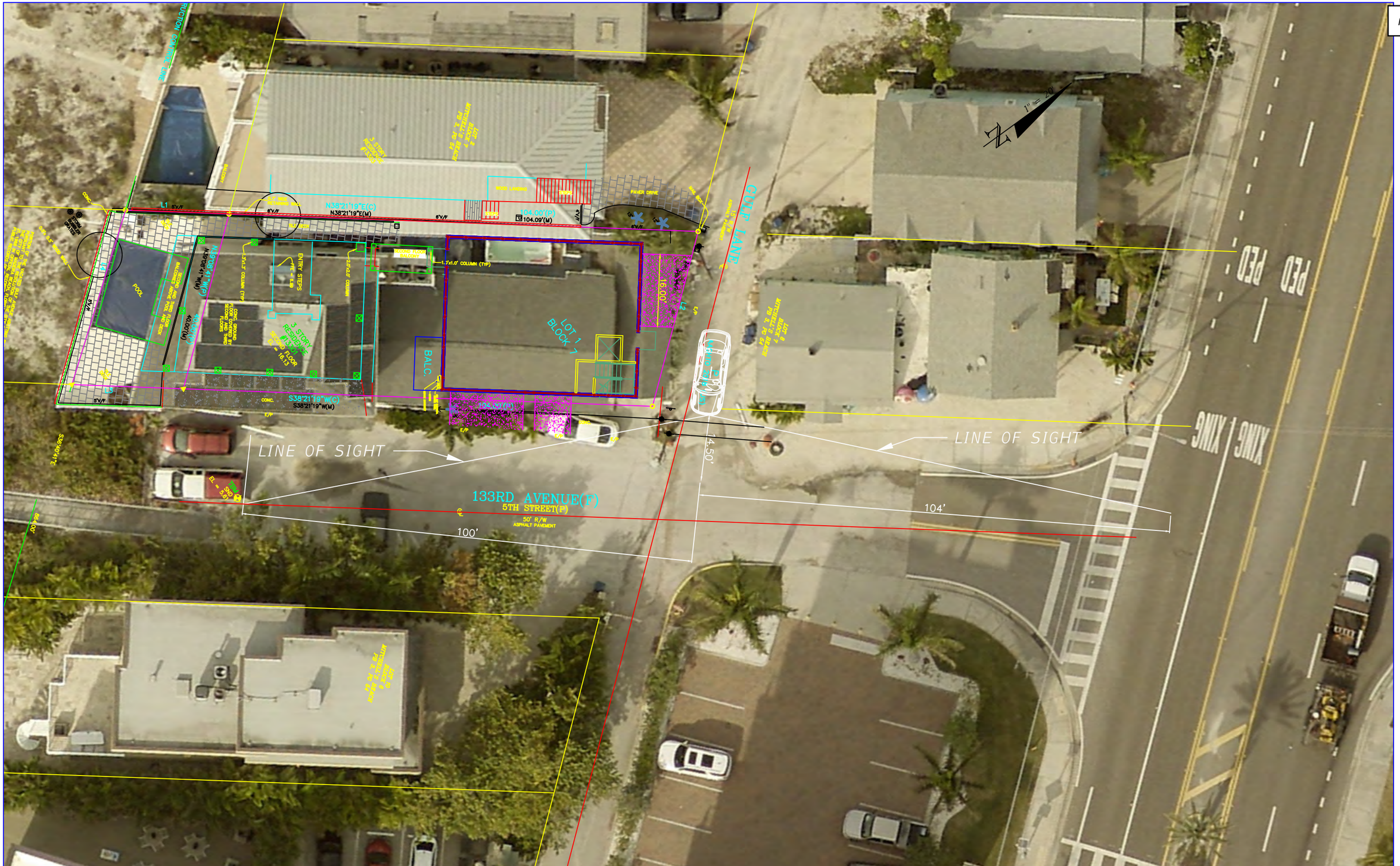



***Figure 3: Turning movement for a passenger car exiting the garage***


LINE OF SIGHT
LINE OF SIGHT
133RD AVENUE(F)
5TH STREET(P)
50' R/W
ASPHALT PAVEMENT
100'
104'
14.50'
COLE LANE
PED
XING
LOT 1
BLOCK 7
BALC.
POOL
3 STORY RESIDENCE
FIRST FLOOR EL = 16.13
N38°21'19"E(C)
N38°21'19"E(M)
104.00'(P)
104.09'(M)
S38°21'19"W(C)
S38°21'19"W(M)
104.00'(P)
104.09'(M)
N51°38'41"W(M)
40.00'(M)
16.00'
PAVER DRIVE
WOOD LANDING
PAVING
ENTRY STEPS
1'-7"x1'-0" COLUMN (TYP)
2'-0"x2'-0" COLUMN
CONC. GROUND ACCESS DOWNED BY FLOORS THIRD
CONC. GROUND ACCESS DOWNED BY FLOORS THIRD
POOL EQUIPMENT
POOL EQUIPMENT
SCREEN ENCLOSURE
SCREEN ENCLOSURE
3 STORY RESIDENCE FIRST FLOOR EL = 16.13
3 STORY RESIDENCE FIRST FLOOR EL = 16.13
EL = 9.40
EL = 9.40
EL = 9.40




| REVISIONS | | | |
|---|---|---|---|
| DATE | DESCRIPTION | DATE | DESCRIPTION |
| | | | |

ANDREW SHIELDS, P.E.
P.E. LICENSE NUMBER 100102
ALEX ROARK ENGINEERING, PLLC
4843 HERITAGE PARK BLVD.
TALLAHASSEE, FL 32311

| ROAD NO. | COUNTY | FINANCIAL PROJECT ID |
|---|---|---|
| | PINELLAS | |

# TURNING MOVEMENT FOR ENTERING THE GARAGE

SHEET NO. 2

Andrew Shields 3/26/2026 11:31:15 AM C:\Users\AndrewShields\Alex Roark Engineering\Alex Roark Eng - Documents\Worksets\FDOT\PrivateClients\Gulf




| REVISIONS | | | |
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| | | | |

ANDREW SHIELDS, P.E.
P.E. LICENSE NUMBER 100102
ALEX ROARK ENGINEERING, PLLC
4843 HERITAGE PARK BLVD.
TALLAHASSEE, FL 32311

| ROAD NO. | COUNTY | FINANCIAL PROJECT ID |
|---|---|---|
| | PINELLAS | |

# TURNING MOVEMENT FOR EXITING THE GARAGE

SHEET NO. 3

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SCALE BY REPRODUCTION.

W.O. 7028

# BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

ADDRESS:
13301 GULF LANE
MADEIRA BEACH, FLORIDA

LEGAL DESCRIPTION: (O.R. 19894, PG 2024)
LOT 1, BLOCK 7, MITCHELL'S BEACH JOHNS PASS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

(O.R. 640, PG 92)
LOT ONE (1) BLOCK SEVEN (7) MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 54, ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PINELLAS COUNTY, FLORIDA. TOGETHER WITH FURNITURE AND FIXTURES PER INVENTORY. TOGETHER WITH ANY AND ALL RIPARIAN, LITTORAL, OR ACCRETION RIGHTS.

SURVEY NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
2. PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
3. BEARING BASIS IS THE WESTERLY PROPERTY OF THE SUBJECT PARCEL, LOT 1, BLOCK 7, BEING N38°21'19"E, GRID NORTH AS DEFINED BY STATE PLANE COORDINATE SYSTEM IN FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983.
4. ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN ON THIS DRAWING ARE IN U.S SURVEY FEET.
5. ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS PARCEL APPEARS TO BE IN FLOOD ZONES "AE(EL 10 FEET)", "AE(EL 11 FEET)", "VE(EL 12 FEET)", "VE(EL 13 FEET)" AND "VE(EL 14 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0191H, MAP EFFECTIVE DATE: AUGUST 24, 2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ALSO, THIS PARCEL IS IN A "COASTAL A" ZONE.
   THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
   THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.
9. ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARK UTILIZED: "PBE 147 USE", PID NUMBER AG0767, ELEVATION = 4.51' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
10. LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER. GEODATA SERVICES INC. CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.

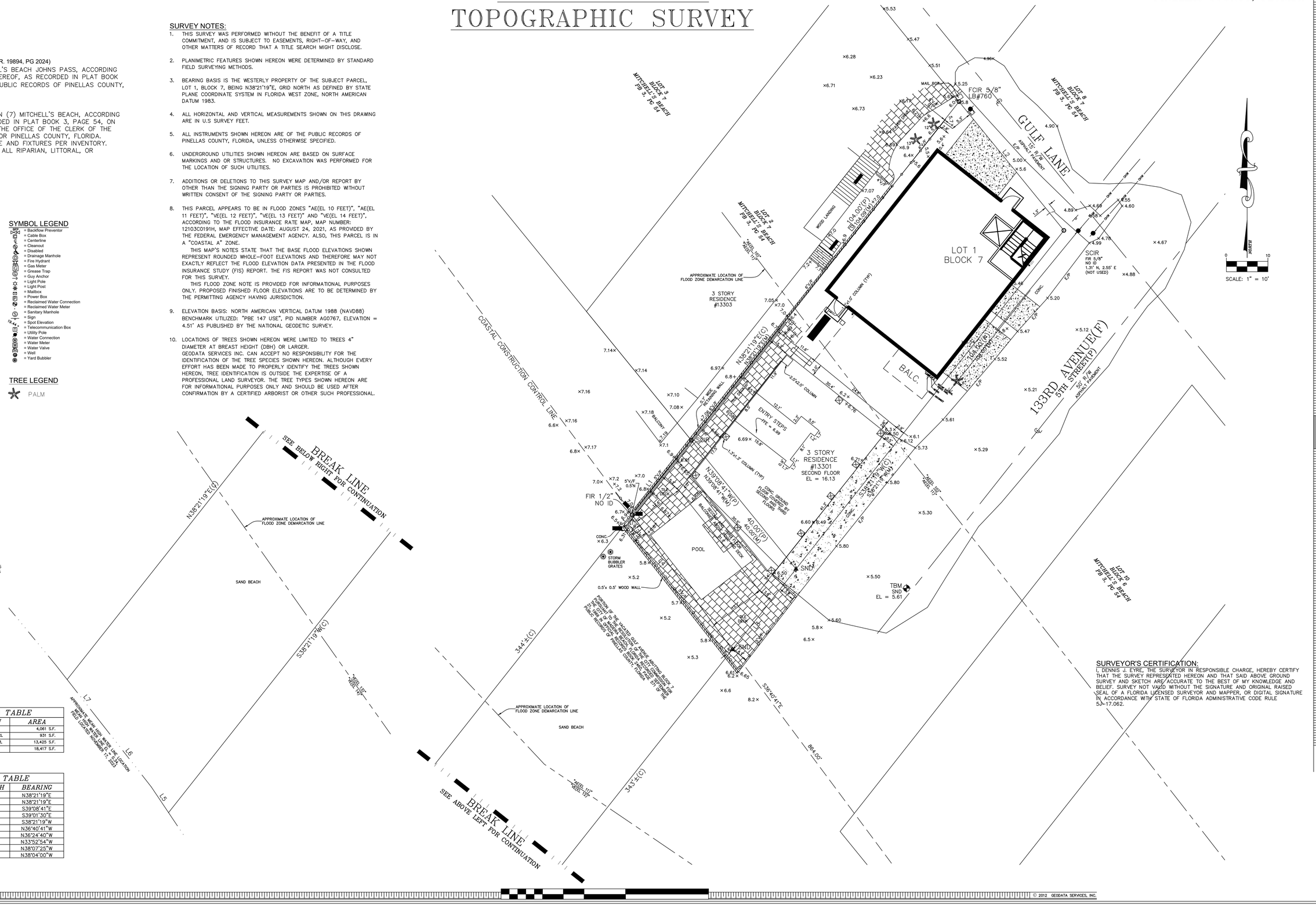
ABBREVIATION LEGEND

| | |
|---|---|
| (C) | = Calculated Data |
| (D) | = Data per Description |
| (F) | = Field Determined |
| (M) | = Measured Data |
| (MTW) | = Measured to Wilness |
| (P) | = Data per Plat |
| ± | = Plus or Minus |
| AC/CS | = Air Conditioner on C/S |
| BW/F | = Barbed Wire Fence |
| BFE | = Base Flood Elevation |
| BFP | = Backflow Preventor |
| CB | = Chord Bearing |
| CH | = Chord |
| C.P.B. | = Condominium Plat Book |
| C/C | = Covered Concrete |
| C/S | = Concrete Slab |
| C/SW | = Concrete Sidewalk |
| CL | = Centerline |
| CLF | = Chain Link Fence |
| COV. | = Covered |
| CLP | = Concrete Light Pole |
| CMP | = Corrugated Metal Pipe |
| CONC. | = Concrete |
| Δ | = Delta Angle |
| D.B. | = Deed Book |
| D/W | = Driveway |
| DMH | = Drainage Manhole |
| DWM | = Detectable Warning Mat |
| E/P | = Edge of Pavement |
| EL | = Elevation |
| EOW | = Edge of Water |
| FCIR | = Found Iron Rod & Cap |
| FCM | = Found Concrete Monument |
| FFE | = Finished Floor Elevation |
| FIP | = Found Iron Pipe |
| FIR | = Found Iron Rod - No Cap |
| FND | = Found Nail & Disk |
| FPP | = Found Pinched Pipe |
| G.I. | = Grate Inlet |
| GV | = Gate Valve |
| HYD | = Fire Hydrant |
| ID | = Identification |
| I.E. | = Invert Elevation |
| LB | = Corporate Certificate Number |
| LP | = Light Pole |
| LFE | = Lowest Floor Elevation |
| LMWA | = Limit of Moderate Wave Action |
| M/F | = Metal Fence |
| M.O.L. | = More or Less |
| MES | = Mitered End Section |
| N&D | = Nail & Disk |
| NFNS | = Not Found and Not Set |
| OCS | = Outfall Control Structure |
| OHW | = Overhead Wire |
| O.R. | = Official Records Book |
| P.B. | = Plat Book |
| PCP | = Permanent Control Point |
| PG(s) | = Page(s) |
| PLS | = Professional Land Surveyor |
| POB | = Point of Beginning |
| POC | = Point of Commencement |
| PRC | = Point of Reverse Curvature |
| PRM | = Permanent Reference Monument |
| R | = Radius |
| RGE | = Range |
| R/W | = Right-of-Way |
| RCP | = Reinforced Concrete Pipe |
| SCM | = Set Concrete Monument PLS #2865 |
| SCIR | = Set Iron Rod & Cap 5/8" PLS #2865 |
| SND | = Set Nail & Disk PLS #2865 |
| SMH | = Sanitary Manhole |
| STM | = Stormwater Pipe |
| TBM | = Temporary Benchmark |
| TOB | = Top of Bank |
| TOS | = Toe of Slope |
| TWP | = Township |
| TYP. | = Typical |
| UB | = Utility Box |
| UP | = Utility Pole |
| V/F | = Vinyl Fence |
| W/ | = With |
| W/F | = Wood Fence |
| WM | = Water Meter |
| W.O. | = Work Order |
| WV | = Water Valve |

SYMBOL LEGEND

= Backflow Preventor
= Cable Box
= Centerline
= Cleanout
= Disabled
= Drainage Manhole
= Fire Hydrant
= Gas Meter
= Grease Trap
= Guy Anchor
= Light Pole
= Light Post
= Mailbox
= Power Box
= Reclaimed Water Connection
= Reclaimed Water Meter
= Sanitary Manhole
= Sign
= Spot Elevation
= Telecommunication Box
= Utility Pole
= Water Connection
= Water Meter
= Water Valve
= Well
= Yard Bubbler

TREE LEGEND
PALM




AREA TABLE

| DESCRIPTION | AREA |
|---|---|
| PLATTED LOT 1 | 4,061 S.F. |
| AREA FROM LOT 1 TO CCCL | 931 S.F. |
| AREA FROM CCCL TO MHWL | 13,425 S.F. |
| TOTAL AREA | 18,417 S.F. |

LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L1(C) | 22.95' | N38°21'19"E |
| L1(M) | 22.75' | N38°21'19"E |
| L2(C) | 40.00' | S39°08'41"E |
| L2(M) | 40.02' | S39°01'30"E |
| L3(C&M) | 24.73' | S38°21'19"W |
| L4(C) | 40.42' | N36°40'41"W |
| L4(M) | 40.47' | N36°24'40"W |
| L5 | 7.47' | N33°52'54"W |
| L6 | 19.72' | N38°07'25"W |
| L7 | 13.13' | N38°04'00"W |

SURVEYOR'S CERTIFICATION:
I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

© 2012 GEODATA SERVICES, INC.

Drawing name: C:\Users\Jacob.CORP\AppData\Local\Temp\67b61280-d008-43f0-bc21-f1d09e7f80ca_survey for tony.dwx - Standard.ctb,80a)survey for tony.dwg Layout1 Apr 22, 2026 9:52am

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION.

I#: 2018000013 BK: 19894 PG: 2024, 01/02/2018 at 08:13 AM, RECORDING 2 PAGES $18.50 D DOC STAMP COLLECTION $9590.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKTD02



**Prepared by and Return To:**
Danya Shankwitz
Fidelity National Title of Florida, Inc.
7450 Gulf Blvd.
St. Pete Beach, FL 33706

**Order No.:** FTPA17-48399

APN/Parcel ID(s): 15/31/15/58320/007/0010

# WARRANTY DEED

THIS WARRANTY DEED dated December 26, 2017, by William N. Sanders, a married man, joined by his wife Marcetta Frost Dyer, hereinafter called the grantor, to Robert Bello, Jr., an unmarried man, whose post office address is 13301 Gulf Lane, Madeira Beach, FL 33708, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Pinellas, State of Florida, to wit:

Lot 1, Block 7, Mitchell's Beach Johns Pass, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 54, of the Public Records of Pinellas County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

This Deed is executed by Marcetta Frost Dyer solely to accomplish spousal joinder pursuant to the Homestead Provisions of the Florida Constitution. Notwithstanding anything contained in this Deed to the contrary, Marcetta Frost Dyer expressly disclaims liability for any and all warranties, representations, covenants and/or other provisions of a similar nature contained herein. By acceptance of this Deed, the Purchaser herein, specifically agrees to the conditions placed upon the execution of this Deed by Marcetta Frost Dyer.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

# WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Print Name

Witness Signature

Print Name

William N. Sanders
Address: 17745 Gulf Blvd, #704
Redington Shores, FL 33708

Marcetta Frost Dyer
Address: 17745 Gulf Blvd, #704
Redington Shores, FL 33708

State of Florida
County of Pinellas
The foregoing instrument was acknowledged before me this 26 day of December, 2017, by William N. Sanders, a married man, joined by his wife Marcetta Frost Dyer, to me known to be the person(s) described in or who has/have produced Drivers Licence as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 20 day of December, 2017.

NOTARY PUBLIC
My Commission Expires:

DANYA SHANKWITZ
MY COMMISSION # FF 123210
EXPIRES: May 14, 2018
Bonded Thru Notary Public Underwriters

## Parcel Summary (as of 22-May-2026)

Parcel Number

**15-31-15-58320-007-0010**

Owner Name
BELLO, ROBERT JR

Property Use
0810 Single Family - more than one house per parcel

Site Address
13301 GULF LN
MADEIRA BEACH, FL 33708

Mailing Address
13301 GULF LN
MADEIRA BEACH, FL 33708-2535

Legal Description
MITCHELL'S BEACH REVISED BLK 7, LOT 1

Current Tax District
MADEIRA BEACH (MB)

Year Built
1938 | 1987

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| 3,451 | 5,431 | 2 | 2 |

## Parcel Map



## Exemptions

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | Yes | 90.71% | Assuming no ownership changes before Jan. 1, 2027. |
| 2026 | Yes | 90.71% | |
| 2025 | Yes | 90.59% | |

**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 |
|---|---|---|---|---|---|---|---|
| 19894/2024 | $2,672,500 | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 3/54 |

## 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $2,279,512 | $1,624,184 | $1,573,462 | $1,599,184 | $1,573,462 |

## Value History (yellow indicates corrected value)

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | Y | $2,535,938 | $1,651,838 | $1,601,838 | $1,650,581 | $1,601,838 |
| 2023 | Y | $2,114,888 | $1,587,441 | $1,537,441 | $1,562,441 | $1,537,441 |
| 2022 | Y | $2,258,697 | $1,488,849 | $1,438,849 | $1,509,950 | $1,438,849 |
| 2021 | Y | $1,488,417 | $1,128,123 | $1,078,123 | $1,116,613 | $1,078,123 |
| 2020 | Y | $1,107,850 | $1,107,850 | $1,057,850 | $1,082,850 | $1,057,850 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 26-Dec-2017 | $1,370,000 | Q | I | SANDERS WILLIAM N | BELLO ROBERT JR | 19894/2024 |
| 16-Feb-1996 | $547,500 | Q | I | MCDONALD ROBERT L SR | SANDERS, WILLIAM N. | 09250/0380 |
| 07-Feb-1990 | $100 | U | I | MCDONALD ROBERT L | MCDONALD, GLADYS M. | 07193/1827 |
| 30-Apr-1982 | $150,000 | Q | | | | 05341/0665 |
| 31-Dec-1972 | $40,000 | Q | | | | 03844/0499 |

## 2025 Land Information

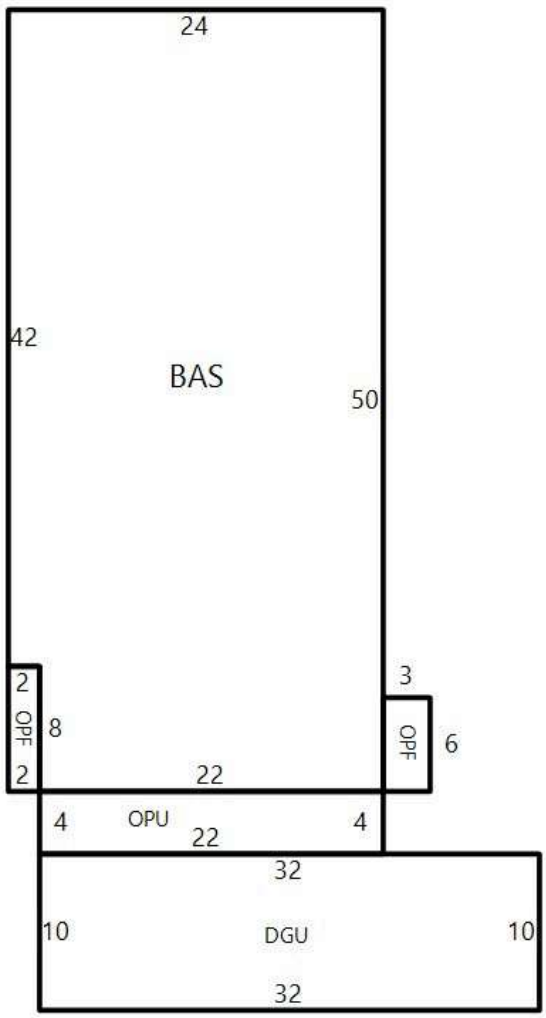
| | | |
|---|---|---|
| Land Area: ≅ 4,060 sf \| ≅ 0.09 acres | Frontage and/or View: Gulf | Seawall: No |

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Multi-Fam <10 Units | 40x104 | $51,000 | 40.00 | FF | 1.0300 | $2,101,200 |

## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation | Piers |
| Floor System | Wood |
| Exterior Walls | Frame/Custom Wood |
| Unit Stories | 1 |
| Living Units | 1 |
| Roof Frame | Gable Or Hip |
| Roof Cover | Shingle Composition |
| Year Built | 1938 |
| Building Type | Single Family |
| Quality | Fair |
| Floor Finish | Carpet/ Vinyl/Asphalt |
| Interior Finish | Drywall/Plaster |
| Heating | Central Duct |
| Cooling | Cooling (Central) |
| Fixtures | 6 |
| Effective Age | 31 |

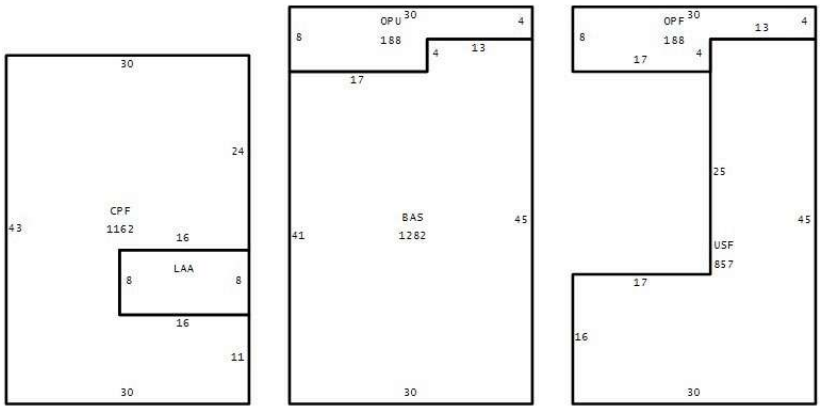
| Sub Area | Living Area SF | Gros |
|---|---|---|
| Base (BAS) | 1,184 | 1,184 |
| Detached Garage Unfinished (DGU) | 0 | 320 |
| Open Porch (OPF) | 0 | 34 |
| Open Porch Unfinished (OPU) | 0 | 88 |
| **Total Area SF** | **1,184** | **1,626** |



## 2025 Building 2 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation | Wood/Block Above Ground Footing |
| Floor System | Wood |
| Exterior Walls | Frame/Custom Wood |
| Unit Stories | 3 |
| Living Units | 1 |
| Roof Frame | Gable Or Hip |
| Roof Cover | Shingle Composition |
| Year Built | 1987 |
| Building Type | Single Family |
| Quality | Above Average |
| Floor Finish | Carpet/Hardtile/Hardwood |
| Interior Finish | Upgrade |
| Heating | Central Duct |
| Cooling | Cooling (Central) |
| Fixtures | 8 |
| Effective Age | 33 |

| Sub Area | Living Area SF | Gros |
|---|---|---|
| Base (BAS) | 1,282 | 1,282 |
| Upper Story (USF) | 857 | 857 |
| Lower Area Access (LAA) | 128 | 128 |
| Carport (CPF) | 0 | 1,162 |
| Open Porch (OPF) | 0 | 188 |
| Open Porch Unfinished (OPU) | 0 | 188 |
| **Total Area SF** | **2,267** | **3,805** |



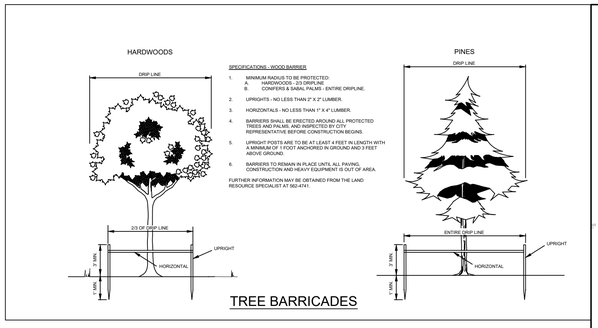

## 2025 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| PATIO/DECK | $47.00 | 360.0 | $16,920 | $6,768 | 1987 |
| PATIO/DECK | $28.00 | 200.0 | $5,600 | $4,480 | 2018 |
| POOL | $75,000.00 | 1 | $75,000 | $60,000 | 2018 |
| SOLAR | $2.50 | 7,200.0 | $18,000 | $18,000 | 2018 |

## Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not require 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 |
|---|---|---|---|
| 2025-3269-ROW | NEW IMPROVEMENT | 06/09/2025 | $2,500 |
| BR20230205 | ADDITION/REMODEL/RENOVATION | 03/08/2023 | $17,634 |
| BR20221036 | SIDING/EXTERIOR WALL | 11/15/2022 | $37,000 |
| R20220520 | ROOF | 06/15/2022 | $500 |
| B20220216 | WINDOWS/DOORS | 03/17/2022 | $23,309 |
| B20210998 | WINDOWS/DOORS | 11/09/2021 | $42,621 |
| GD4465 | WINDOWS/DOORS | 02/08/2020 | $4,800 |
| R4054 | CANOPY | 09/17/2019 | $4,600 |
| DECK3655 | ADDITION/REMODEL/RENOVATION | 05/10/2019 | $64,600 |
| 3589 | DEMOLITION | 04/18/2019 | $3,000 |




TREE BARRICADES

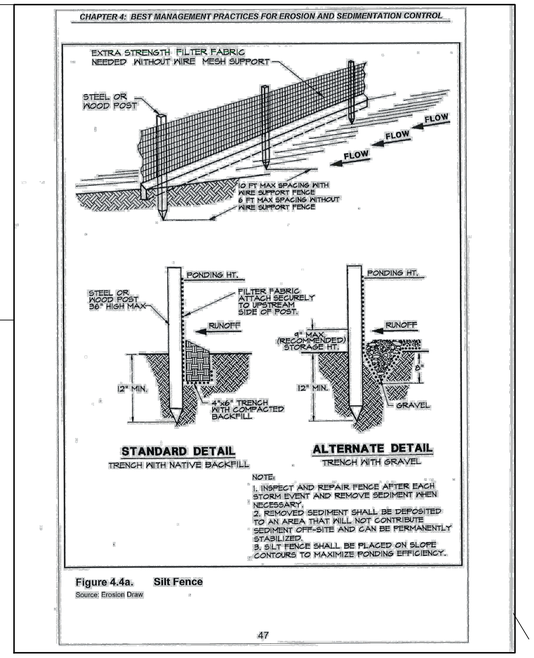



**Figure 4.4a. Silt Fence**
Source: Erosion Draw

47

## LANDSCAPING IRRIGATION

A LANDSCAPE IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO MEET COMPLIANCE WITH PINELLAS COUNTY L.D.C CHAPTERS 138, 154, AND 166, AND THE FOLLOWING CRITERIA:

1. A SHALLOW WELL PERMIT WILL BE APPLIED FOR.
2. LOW VOLUME DESIGN WITH NO OVER-SPRAY OF AREAS NOT REQUIRING IRRIGATION.
3. HIGH WATER DEMAND AREAS WILL BE SERVED BY A ZONE SEPARATE OF LOW DEMAND AREAS.
4. IRRIGATION CONTROLLER MUST DIFFERENTIATE BETWEEN HIGH AND LOW DEMAND AREAS.
5. IRRIGATION SYSTEM MUST BE EQUIPPED WITH RAIN SENSOR DEVICE.
6. ALL IRRIGATION LINES AND HEADS MUST MAINTAIN A MINIMUM DISTANCE OF ONE-FOOT FROM ALL STRUCTURES.

## LANDSCAPE NOTES:

1. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE GENERAL CONTRACTOR, ARCHITECT AND OWNER.
2. CONTRACTOR SHALL MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNER'S FINAL ACCEPTANCE.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVER AND SHRUB MATERIAL UTILIZING ON-CENTER CENTER SPACING FOR PLANTS AS SHOWN ON LANDSCAPE SCHEDULE AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN, WHERE GROUND COVER ABUTS CURBING, WALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, WALKS, ETC. MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, ETC. MIN. PLANTING DISTANCE SHALL BE 14" FROM CENTER OF ALL TREES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITY OF TREES THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.
5. SUBGRADE TO WITHIN 1/10TH FOOT PROVIDED BY GENERAL CONTRACTOR U.N.O.
6. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S RECOMMENDATIONS.
7. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARD FOR NURSERY STOCK, LATEST EDITION. PLANT MATERIAL SHALL BE WARRANTED TO ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER.
8. PLANT SHRUBS AND TREES A MIN. OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG UNLESS WHEEL STOPS ARE PROVIDED.
9. GROUND COVER TO BE INSTALLED IN ALL PLANTING BEDS. SIZE AND SPACING AS SHOWN IN THE SCHEDULE. GROUND COVER TO BE CONTINUOUS UNDER TREES AND SHRUBS.
10. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIALS DIE, THE OWNERS, THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN 60 DAYS AND IN CONFORMANCE WITH THE LANDSCAPE MATERIAL REQUIREMENTS SET FORTH BY THIS PLAN.
11. ALL TREES TO BE SPECIMEN QUALITY FLORIDA GRADE #1 OR BETTER, BALLED AND BURLAPPED, FULL FORM AND GUYED/STAKED. REMOVE ALL NONBIODEGRADABLE WRAPPINGS. BURLAP SHALL BE FOLDED DOWN TO ENHANCE WATER ABSORPTION. ALL LANDSCAPE MATERIALS ARE TO BE INSPECTED BY THE ARCHITECT OR ENGINEER PRIOR TO ON SITE DELIVERY APPROVAL. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
12. MULCH IN ANNUAL AREAS TO BE FIBER MULCH 1.5" DEPTH, WITH NO FABRIC. PLACE 2"-3" OF ORGANIC MULCH OVER THE ENTIRE SURFACE OF PLANTING HOLE. PULL MULCH BACK A FEW INCHES FROM BASE OF TREE
13. A 6" LAYER OF AMENDED ON SITE TOPSOIL SHALL BE SPREAD OVER ALL LANDSCAPE AREAS, EXCEPT IN THE PARKING LOT ISLANDS WHERE THE DEPTH SHALL BE 18" TO 24".
14. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, STAKING OF ALL LANDSCAPE MATERIALS FOR REVIEW AND APPROVAL, VERIFICATION AND PROTECTION OF EXISTING UTILITIES, COORDINATION WITH OTHER CONTRACTORS, PROTECTION OF EXISTING IRRIGATION/POND SYSTEM, DAILY CLEANUP AS REQUIRED, PROTECTION OF INSTALLED WORK AND WARRANTY PER THE SPECIFICATIONS.
15. SOD TO BE APPROVED ST. AUGUSTINE OR EQUAL.
16. REMOVE TREE STAKES AND SUPPORT WIRES AFTER 1 COMPLETE GROWING SEASON

## PLANT MATERIAL LIST

| QUANTITY | COMMON NAME | BOTANICAL NAME | SPECIFICATIONS |
|---|---|---|---|
| 4 | OAK TREE | QUERCUS VIRGINIANA | 4" DIM |
| 21 | HIBISCUS | | |
| 9 | DWARF PINK OLEANDER | NERIUM OLEANDER | 24" HT. X 30" SPD, 3 GALLON |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

ALL AREAS AROUND PLANTS TO BE MULCHED WITH CYPRESS MULCH

## PLANT LEGEND

HIBISCUS
SOD/ GASS
DWARF PINK OLEANDER
SABAL PLAM
OAK TREE TO REMAIN

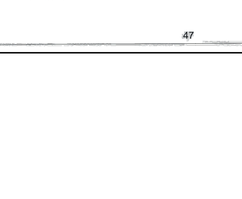
## LANDSCAPE DETAILS




1 SHRUB PLANTING DETAIL
SCALED: N.T.S.

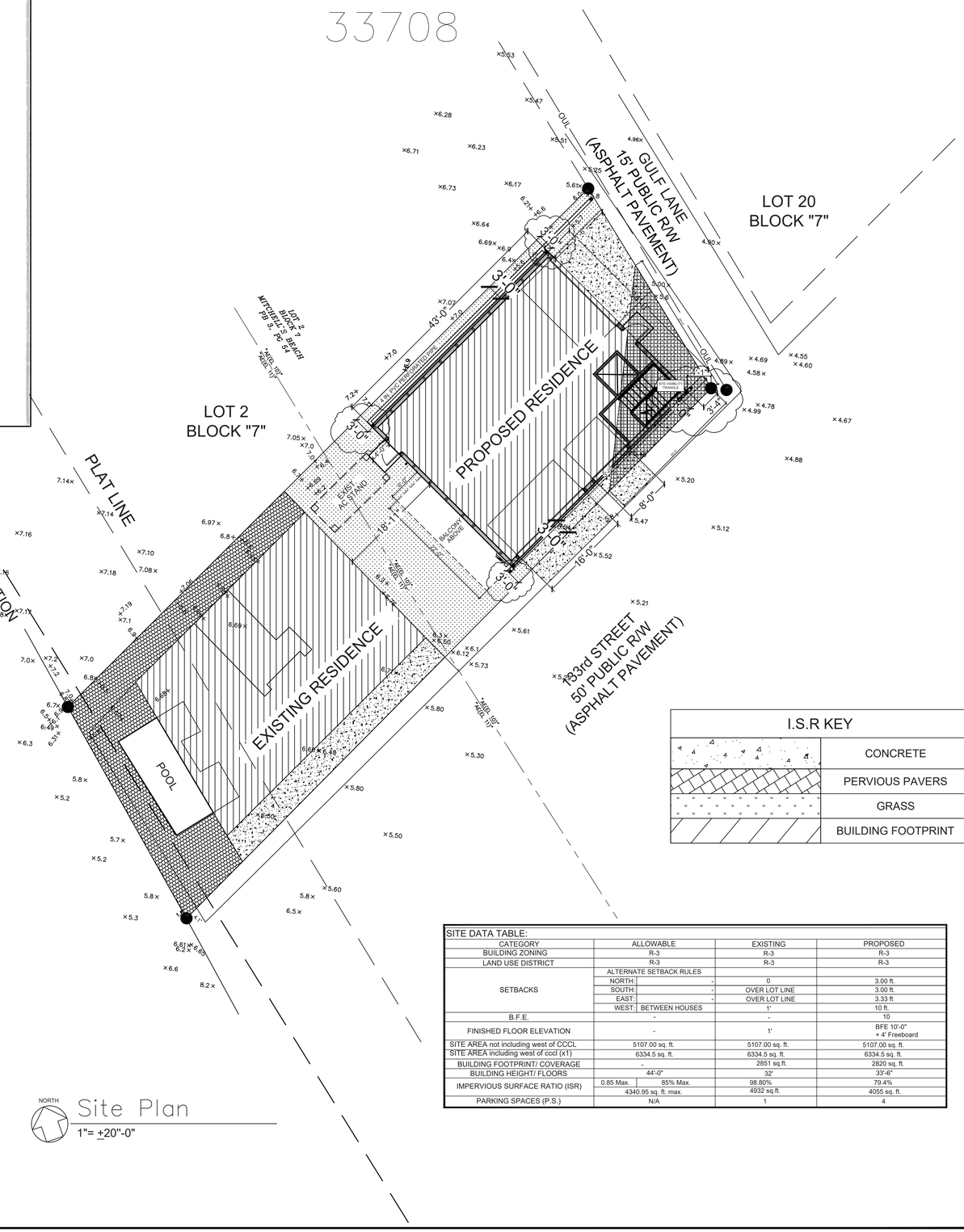



2 TYPICAL PLANTER ISLAND DETAIL
SCALED: N.T.S.




3 TREE GUYING DETAIL
SCALE: N.T.S.

# 13301 GULF LANE
# MADEIRA BEACH, FL
# 33708




| I.S.R KEY | |
|---|---|
| | CONCRETE |
| | PERVIOUS PAVERS |
| | GRASS |
| | BUILDING FOOTPRINT |

| SITE DATA TABLE: | | | |
|---|---|---|---|
| CATEGORY | ALLOWABLE | EXISTING | PROPOSED |
| BUILDING ZONING | R-3 | R-3 | R-3 |
| LAND USE DISTRICT | R-3 | R-3 | R-3 |
| SETBACKS | ALTERNATE SETBACK RULES | | |
| | NORTH: - | 0 | 3.00 ft. |
| | SOUTH: - | OVER LOT LINE | 3.00 ft. |
| | EAST: - | OVER LOT LINE | 3.33 ft. |
| | WEST: BETWEEN HOUSES | 1' | 10 ft. |
| B.F.E. | - | - | 10 |
| FINISHED FLOOR ELEVATION | - | 1' | BFE 10'-0" + 4' Freeboard |
| SITE AREA not including west of CCCL | 5107.00 sq. ft. | 5107.00 sq. ft. | 5107.00 sq. ft. |
| SITE AREA including west of cccl (x1) | 6334.5 sq. ft. | 6334.5 sq. ft. | 6334.5 sq. ft. |
| BUILDING FOOTPRINT/ COVERAGE | - | 2851 sq. ft. | 2820 sq. ft. |
| BUILDING HEIGHT/ FLOORS | 44'-0" | 32' | 33'-6" |
| IMPERVIOUS SURFACE RATIO (ISR) | 0.85 Max. 85% Max. | 98.80% | 79.4% |
| | 4340.95 sq. ft. max. | 4932 sq.ft. | 4055 sq. ft. |
| PARKING SPACES (P.S.) | N/A | 1 | 4 |

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

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| △ | MM/00/0000 | XXXXXXXXXXXXXXXXX |
| | | |
| | | |
| | | |
| | | |
| | | |

JOHN A. BODZIAK AND CONSTRUCTION MANAGEMENT, INC., HEREIN REFERRED TO AS JOHN A. BODZIAK & ASSOC. INC., RETAINS ALL COMMON LAW, STATUTORY AND OTHER RIGHTS IN THEIR PLANS, IDEAS AND DESIGN. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE USED, REPRODUCED, 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 JOHN A. BODZIAK & ASSOC. INC. AND WITHOUT LEGAL ACCOUNTING TO JOHN A. BODZIAK & ASSOC. INC. FOR ITS FULL VALUE. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY ANY THIRD PARTY OR ANYONE ACTING FOR THE OWNER, THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS JOHN A. BODZIAK & ASSOC. INC. AND ITS OFFICERS AND EMPLOYEES FROM ANY AND ALL LIABILITY, CLAIMS OR LAWSUITS, INCLUDING ATTORNEY'S FEES AND COSTS, ARISING FROM OR IN CONNECTION WITH SUCH UNAUTHORIZED REUSE. BY USING THESE PLANS, THE OWNER AND ANY USER OR REUSER AGREES TO THE FOREGOING AND ACKNOWLEDGES THAT THE DAMAGES, CONDITIONS AND SPECIFICATIONS ARE NOT TO BE USED IN ANY WAY.

ROBERT BELLO JR
13301 GULF LANE
MADEIRA BEACH, FL 33708
BBELLO121@GMAIL.COM
609.743.0650

PROJECT
**13301 GULF LANE**
MADEIRA BEACH, FL

VARIANCE SITE PLAN

STATE OF FLORIDA JOHN A. BODZIAK AR0005065 REGISTERED ARCHITECT SEAL
06/05/2026

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@ABODZIAK.COM
743 49th STREET N. SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1966 FAX: (727) 828-0968

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 OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

| | |
|---|---|
| DRAWN BY | MT / JB |
| UPDATED ON | Jun. 5, 26 |
| DATE | SEP - 2023 |
| JAB PROJECT # | 2023-007 |
| SHEET # | SP-1.0 |

# 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 **June 22, 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 2026-02

| | |
|---|---|
| **Application:** | VAR 2026-02 |
| **Applicant:** | Jane Graham, Esq. Sunshine City Law |
| **Property Owner(s):** | Robert Bello, Jr. |
| **Property Address:** | 13301 Gulf Lane Madeira Beach, FL 33708 |
| **Parcel ID:** | 15-31-15-58320-007-0010 |
| **Legal Description:** | MITCHELL'S BEACH REVISED BLK 7, LOT 1 |
| **Zoning/Future Land Use:** | R-3, Medium Density Multifamily Residential/Resort Facilities Medium (RFM) |

**Request:**

1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

**Specific Code Provisions:**

**Sec. 110-231. Setback requirements**. (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setbacks: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—Side yard of corner lot**. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility**. (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection.

(b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss**. (b)Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land.

**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 8:00 a.m. and 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/ .

**Posted:** June 11, 2026, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library.

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

Run Date: 29 May 2026
Subject Parcel: 15-31-15-58320-007-0010
Radius: 300 feet
Parcel Count: 126
Total pages: 6

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.

MINA, MANUEL
MINA, VIRGINIA
C/O MINA, MANUEL
13000 GULF LN APT 504
MADEIRA BEACH, FL 33708-2694

PARON, MARIO
PARON, NOREEN
893 LOWER LIONS CLUB RD
ANCASTER ON L9H 5E3,
CANADA

COFFEE, CHAD
STULL-COFFEE, SHELLEY
2912 SHADOW DR W
ARLINGTON, TX 76006

SULLIVAN, JASON LAWRENCE
SULLIVAN, JULIE PATRICIA
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BAY BULLS NL A0A 1C0,
CANADA

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FULKERSON, JONATHON
200 SKEESE RD
BIG CLIFTY, KY 42712-6846

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CALHOUN, MICHELLE M
1182 AVENUE A
BIG PINE KEY, FL 33043-4729

CROSS, JOHN R
CROSS, LYNETTE KAY
1106 MOON VALLEY RD
BILLINGS, MT 59105-2024

ANTONAK, GEORGE H JR
ANTONAK, JUDITH A
1131 IVYGLEN CIR
BLOOMFIELD HILLS, MI 48304-1236

DE MELO, FIRMO
DE MELO, TERESA
7 LINKS LANE
BRAMPTON ON L6Y 5G9,
CANADA

ABRAMO, ANGELO
ABRAMO, NANCY
192 GARDEN PKWY
BUFFALO, NY 14221-6628

AZZURI LTD
67 DECARIE CIR
ETOBICOKE ON M9B 3J1,
CANADA

RAGHEB, EMAD
4333 WAKEFIELD CRESC
MISSISSAUGA ON L5C 4N3,
CANADA

KUILAN, DEBORAH G
KUILAN, KENNETH A
8 KENMERE BLVD
DANBURY, CT 06810-7251

NOROUZIAN, MIRYOUSEF
KING, KATHLEEN C
1503 GINGER SNAP TRL
DELAND, FL 32720-0923

BUDZBAN GREGORY & MARY ANN FAMILY JNT REV TRUST
BUDZBAN, GREGORY M TRE
1565 MAPLEWOOD CT
EDWARDSVILLE, IL 62025-3186

WILSON, HALEIGH G TRE
WILSON, HALEIGH G REVOCABLE TRUST
7601 W FRANKLIN RD
EVANSVILLE, IN 47712-9246

PETERSON, COURTNEY D
PETERSON, CAROL JEAN
7545 E PARK BLVD
EVELETH, MN 55734-4014

STUART, LESLEY A TRE
STUART, LESLEY A TRUST
4403 ALLEN RD
FRUITLAND PARK, FL 34731-5602

KOTHARI, KIRANKUMAR & MITABEN IRREV TRUST
KOTHARI, KIRANKUMAN K TRE
8 JULIE LYNN DR
GOSHEN, NY 10924-5035

HARMON, TYLER
HARMON, ANJA
5893 STRATFORD GLEN CT SE
GRAND RAPIDS, MI 49546-3886

RUSSONIELLO, BRIAN F
RUSSONIELLO, ALESIA AMBROSE
PO BOX 247
HARVEYS LAKE, PA 18618-0247

BARRERA, ZOE JACQUILINE TRE
BARRERA, ZOE JACQUILINE REV TRUST
PO BOX 364
HILLSBORO, OH 45133-0364

BOSCIA REVOCABLE TRUST
BOSCIA, MICHAEL M TRE
1671 E GATE DANCER CIR
INVERNESS, FL 34453-3395

HUNIGAN, JAMIE
HUNIGAN, DONNA
385 PIPER GLEN
JOHNSON CITY, TN 37615

WATKINS, MYRON C
WATKINS, LIESEL C
120 ANNALESE DR
JONESBOROUGH, TN 37659-3656

FRANCIS, ANTHONY A
FRANCIS, MANDY J
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

KILCOYNE, ELIZABETH J
KILCOYNE, MARK E
4939 W TOKAY DR
LAPORT, IN 46350-8463

13255 GULF LAND LLC TRE
13255 GULF LANE LAND TRUST
10208 GOLDEN EAGLE DR
LARGO, FL 33778-3829

TRAUB, ANGEL M
TRAUB, TROY
560 S FAIRFIELD AVE
LOMBARD, IL 60148-2828

LLAUGET, RONALD F
LLAUGET, ROSE A
19905 READING RD
LUTZ, FL 33558-5006

PETERSON, CHRISTOPHER
PETERSON, SHANNON
400 150TH AVE UNIT 403
MADEIRA BEACH, FL 33708

COSTA, MICHAEL A
COSTA, ILEANA
13302 GULF BLVD
MADEIRA BEACH, FL 33708-2514

KLABEN, GERALD L JR
KLABEN, JOANN O
13303 GULF LN
MADEIRA BEACH, FL 33708-2535

RAYBORN, SANDRA
RAYBORN, MITCHELL
13307 GULF LN UNIT A
MADEIRA BEACH, FL 33708-2535

MEYER, JAMES
MEYER, ANGELA
13307 GULF LN UNIT B
MADEIRA BEACH, FL 33708-2535

MIGONE, RUBEN A
MIGONE, ANA B
13336 GULF BLVD UNIT 101
MADEIRA BEACH, FL 33708-2550

HOUSH, WILLIAM M III
HOUSH, LYNN C
13336 GULF BLVD UNIT 404
MADEIRA BEACH, FL 33708-2552

HUZIOR, RYSZARD
HUZIOR, JANINA
13336 GULF BLVD UNIT 501
MADEIRA BEACH, FL 33708-2553

SAENZ, DANIEL ALVARO
SAENZ, ELZA DA SILVA
13398 GULF LN APT 101
MADEIRA BEACH, FL 33708-2578

FIACCO, PAUL A
VEDDER, KAREN A
13398 GULF LN APT 302
MADEIRA BEACH, FL 33708-2578

SHIVES, ANDREW
SHIVES, AMY E
13235 GULF BLVD UNIT 205
MADEIRA BEACH, FL 33708-2632

NIKIFOROV, YULIA
NIKIFOROV, ALEXEY
13235 GULF BLVD UNIT C1
MADEIRA BEACH, FL 33708-2632

KOBETITSCH FAMILY TRUST
KOBETITSCH, THOMAS TRE
6061 COLLINS AVE APT 11C
MIAMI BEACH, FL 33140-2268

GERMANI, ENRIQUE FERNANDO
HAZ, PATRICIA ELIZABETH
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BINSTOCK, AARON J TRE
BINSTOCK, KATRINA A TRE
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NOKOMIS, FL 34275-1645

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STEWART, AUSILIA
484 CRIMSON OAK TRAIL
OAKVILLE ON L6H 7A3,
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8469 SW 99TH CIR
OCALA, FL 34481

ALVARODIAZ, WILLIAM TRE
ALVARODIAZ, WILLIAM REV TRUST
18107 JORENE RD
ODESSA, FL 33556

COTO, FRANK III TRE
COTO, NICOLE TRE
15306 LAKE MAURINE DR
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GUARINO, LISA KLAS
3085 ANGLE RD
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SUVAK, NORMA LYNN
408 ROYAL CT
PITTSBURGH, PA 15234-1049

FOENS, JOHN
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4701 GALLAGHER RD
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GREENBLATT, JOHN
2062 NICHOLL AVE
SCOTCH PLAINS, NJ 07076-1343

ROBINSON, CHERRIE L TRE
ROBINSON, CHERRIE L LIV TRUST
8461 MONARCH CIR
SEMINOLE, FL 33772-3953

PETERSON, CHRISTOPHER E
PETERSON, SHANNON R
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SAPOSHNIKOV, DMITRIY
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WEISSHAPPEL, JOSEPH T
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3025 BIG TIMBER CIR
SUAMICO, WI 54313-7984

SALAZAR, MARYLIN
DIAZ, VLADIMIR DELGADO
8929 METHENY CIR
TAMPA, FL 33615-1362

YORK, ANDREA
YORK, STEPHEN
15724 WOODSHED PL
TAMPA, FL 33624-1507

PEKAR, VLADISLAV
PEKAR, YELENA
5923 BROWDER RD
TAMPA, FL 33625-4128

MARTIN, EDDY TRE
MARTIN, MADELIN TRE
12531 CARDIFF DR
TAMPA, FL 33625-6593

MELTON, PAUL
MELTON, ANNE MARIE
14139 WATERVILLE CIR
TAMPA, FL 33626-1621

RUDZIK FAMILY TRUST
RUDZIK, ROBERT J TRE
240 108TH AVE UNIT 302
TREASURE ISLAND, FL 33706-5068

BUCKLER, JAMES A
BUCKLER, LYNNE M
24 MILLSTONE CRT
UNIONVILLE ON L3R 7M4,
CANADA

WATSON, KATHLEEN
COFFEY, KAREN LEE
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VALRICO, FL 33594-5412

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DAENENS, ALEXANDRA SIMEONOVNA
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VIRGINIA BEACH, VA 23456-7927

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LINDAUER, MELINDA TRE
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WAYNESVILLE, OH 45068-0591

LICCIARDELLO, ROBERT V JR TRE
RVL SERVICES LLC DEFINED BENEFIT PLAN
6004 COUNTRY CLUB RD
WESLEY CHAPEL, FL 33544-3709

JAQUETT, FRANK L
JAQUETT, LISA L
22 FARMINGTON CIR
WEST GROVE, PA 19390-9542

BELL, WILLIAM R TRE
BELL, SANDRA K TRE
9600 ELIZABETH LAKE RD
WHITE LAKE, MI 48386-2723

MADEIRA DUNES CONDO ASSN INC
13307 GULF LN
MADEIRA BEACH, FL 33708-2535

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

MARTINEZ, RICARDO H
13215 SERPENTINE WAY
SILVER SPRING, MD 20904-5347

BLANG, EUGENIE M
435 NEW HAMPSHIRE AVE
NORFOLK, VA 23508-2128

DUSTY TRAILS RVN LLC
806 LINWOOD TER
LUTZ, FL 33549-5771

MADEIRA GULF LLC
1105 BLYTH HILL CT
TRINITY, FL 34655-7014

OUR BEACH CONDO LLC
2483 OCEAN AVE
BELLMORE, NY 11710-3826

PRINCESS CONDOMINIUM ASSN, INC
13398 GULF LN APT 201
MADEIRA BEACH, FL 33708-2578

GRIFFIN, WILLIAM
13345 GULF LN
MADEIRA BEACH, FL 33708-2535

BARBAS, CAMERON
13336 GULF BLVD UNIT 502
ST PETERSBURG, FL 33708-2553

MPF BENEFICIARIES LLC
6112 N FLORIDA AVE
TAMPA, FL 33604-6624

BDA44 LLC
503 TOMAHAWK TRL
BRANDON, FL 33511-8085

BBRS CONDO ASSN INC
13238 GULF BLVD
MADEIRA BEACH, FL 33708-2633

BRAINSNACKER LLC
1305 BAYSHORE BLVD
TAMPA, FL 33606-2911

SALZMAN, ROSA A
7616 SANDSTONE DR
ORLANDO, FL 32836-6330

BUDZIAK, CHRISTOPHER JAMES
8514 MARQUETTE DR
GROSSE ILE, MI 48138-1566

THORNTON, CYNTHIA
300 CHLOE DR
LA FAYETTE, GA 30728-6298

13325 GULF DEVELOPERS LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

GIANNINI, MARCANTONIO A
4657 VROOMAN DR
LEWISTON, NY 14092-1048

GATOR NOLE LLC
520 CAPRI BLVD
TREASURE ISLAND, FL 33706-2944

CALLAHANS MBR502 LLC
18325 GULF BLVD APT 201
REDINGTON SHORES, FL 33708-1056

MADEIRA RESORT CONDO LLC
11185 KAPOK GRAND CIR
MADEIRA BEACH, FL 33708-3015

13302 MADERIA BEACH LLC
5965 VILLAGE WAY STE E105-712
SAN DIEGO, CA 92130-2475

SOUTHWAY MINI STORAGE LLC
PO BOX 80105
CANTON, OH 44708-0105

MINZATESCU, NADIA
5633 N NEWARK AVE
CHICAGO, IL 60631-3138

NOT UNDER THE BRIGE LLC
1610 NE HILLSIDE CT
ANKNEY, IA 50021-2504

CHAMBRE CONDO ASSN INC
PO BOX 172433
TAMPA, FL 33672-0433

DAVEROE PROPERTIES LLC
3822 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG, FL 33703-4649

DAVEROE PROPERTIES LLC
3822 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG, FL 33703-4649

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

YUNIVER, STELLA
11909 MANDEVILLA CT
TAMPA, FL 33626-3305

NAPIER ESTATES LLC
3104 E 700 N
WHITELAND, IN 46184-9420

TAVAREZ, TIFFANY
30 DUNCAN LN
ROCKAWAY, NJ 07866-2808

DEMPSEA VACATIONS LLC
5555 GULF BLVD UNIT 111
ST PETE BEACH, FL 33706-2330

ACROPORA PROPERTIES LLC
13235 GULF BLVD UNIT 207
MADEIRA BEACH, FL 33708-2632

FILIPKOVA, NELLA
13398 GULF LN UNIT 301
ST PETERSBURG, FL 33708-2578

FLEGAL, RONALD W
768 S COMMERCIAL ST
NEENAH, WI 54956-3314

MADEIRA BAY RESORT II CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

MCQUAID, JANE E LIVING TRUST
2615 RIO TIBER DR
PUNTA GORDA, FL 33950-6388

ESPINOSA, PATRICK JR
7431 JOHNSON ST
ARVADA, CO 80005-4177

AMMONS, LISA
13331 GULF BLVD
MADEIRA BEACH, FL 33708-2513

GRAHAM, ROBERT G
13398 GULF LN APT 102
MADEIRA BEACH, FL 33708-2578

NAPARIU, JOHN S
13336 GULF BLVD UNIT 503
MADEIRA BEACH, FL 33708-2553

MEEHAN, FRANCES C
13336 GULF BLVD APT 403
ST PETERSBURG, FL 33708-2552

ADAMS, JAMES M
13336 GULF BLVD UNIT 402
MADEIRA BEACH, FL 33708-2552

SIDOTI, FRANK
127 PROSPECT AVE
HARTFORD, CT 06106-2950

DEXTER & CICI PROPERTIES LLC
1100 MONTEREY BLVD NE
ST PETERSBURG, FL 33704-2312

NAKAT, SAM S
8433 TIVOLI DR
ORLANDO, FL 32836-8759

HUZIOR PROPERTIES INC
536 RIVIERA BAY DR NE
ST PETERSBURG, FL 33702-2708

1 3 2 3 5 GULF BLVD UNIT 210 LLC
3129 N 76TH CT
ELMWOOD PARK, IL 60707-1106

GYPSY MOON FOUNDATION
3990 61ST ST N
ST PETERSBURG, FL 33709-5259

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

13235 GULF BLVD 512 LLC
8718 COBBLESTONE DR
TAMPA, FL 33615-4914

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

City Of Madeira Beach FLORIDA

# AFFIDAVIT OF MAILING

Date: 6/11/2026 - SR

Mailings for Case # VAR-2026-02

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

Lisa Scheuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 11th day of June, 2026.

Personally known or produced _____ as identification.

Barbara A Scott
Notary Public

BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Notary Public Stamp

June 11th, 2026
Date

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

# AFFIDAVIT OF POSTING

Date: 6/11/2026

Postings for: VAR-2026-02

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

Lisa Schuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 11th day of June, 2026.

Personally known or produced _____ as identification.

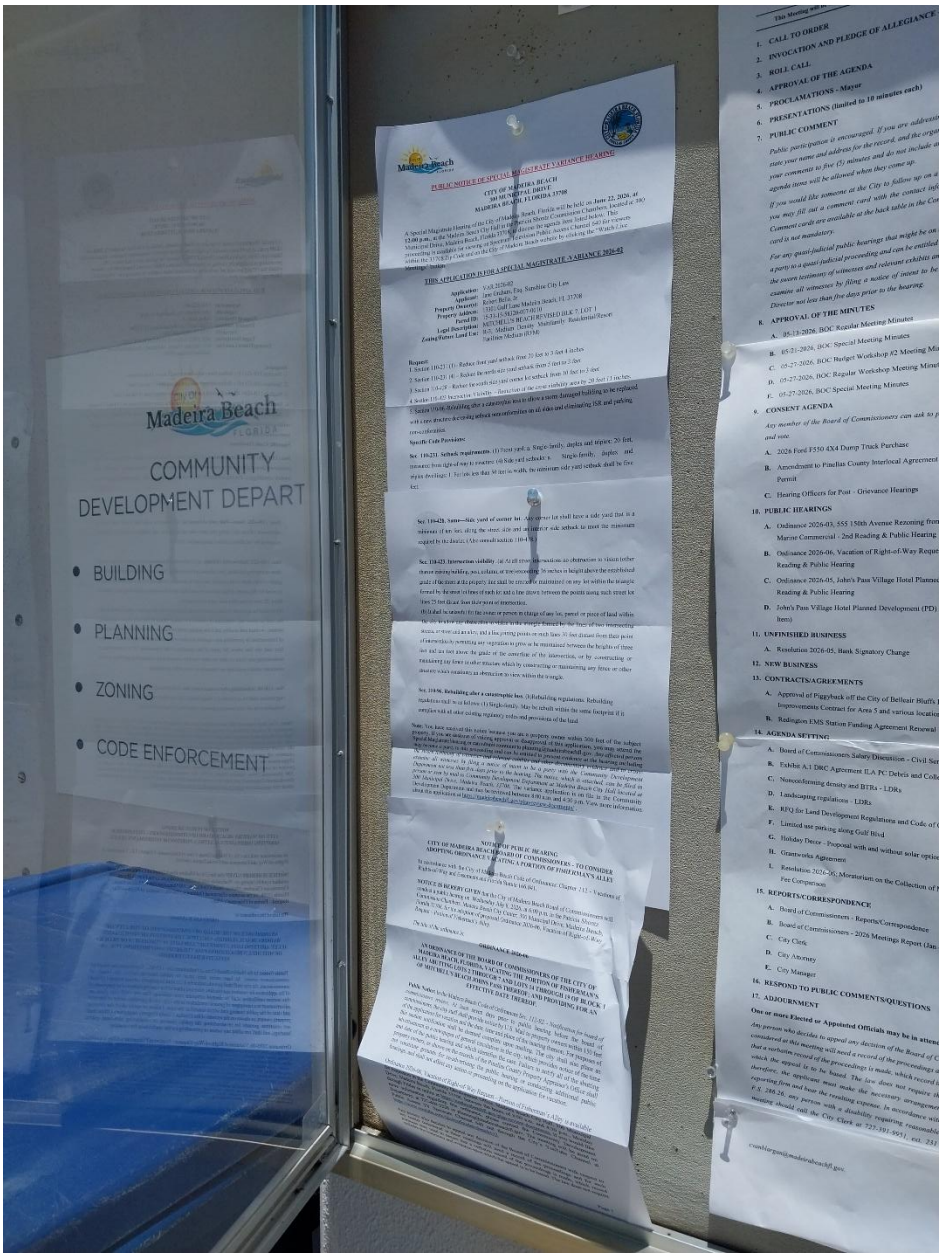
Barbara A Scott
Notary Public

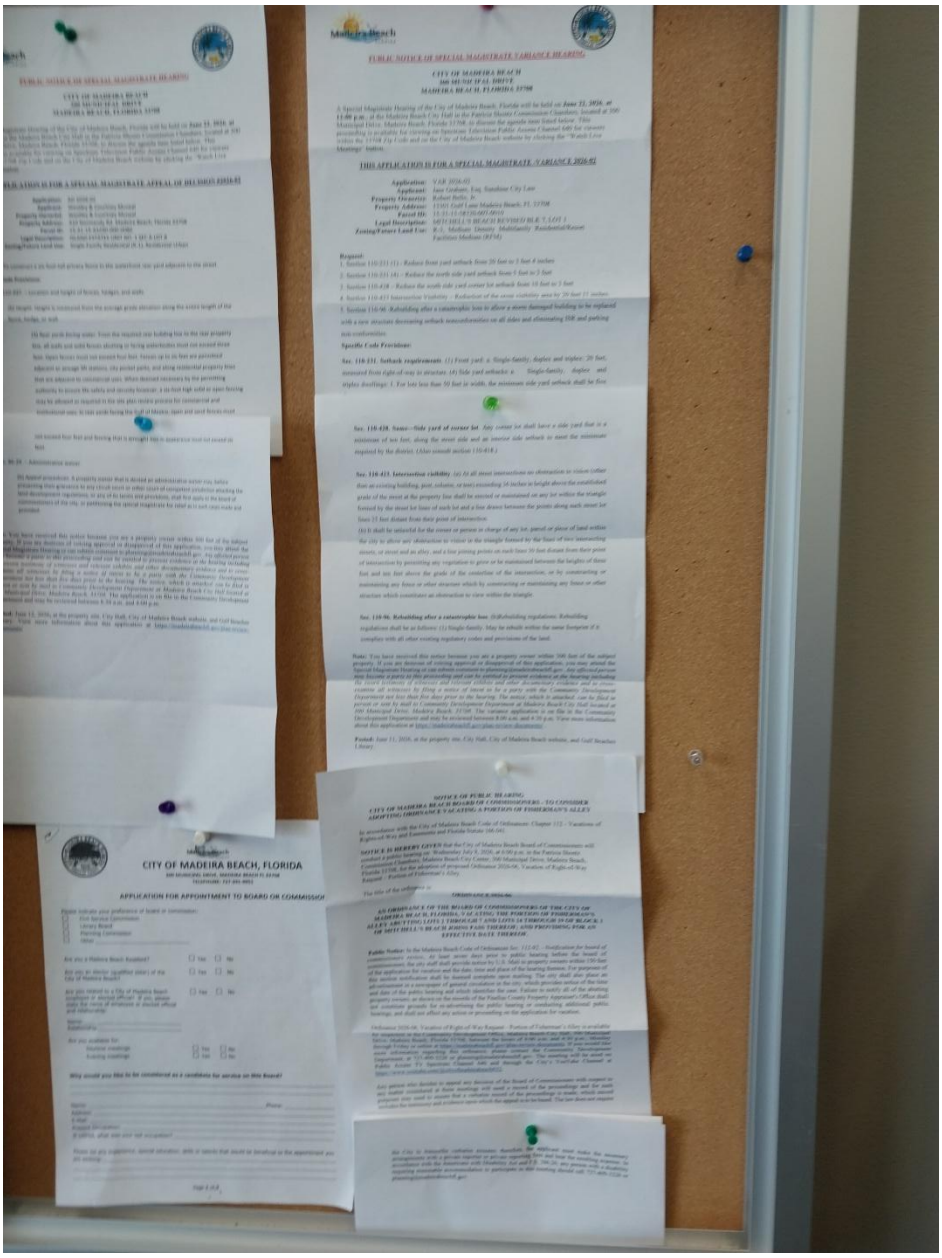
BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Notary Public Stamp

June 11th, 2026
Date

*Copy of public notice is attached.


Madeira Beach
COMMUNITY
DEVELOPMENT DEPART
BUILDING
PLANNING
ZONING
CODE ENFORCEMENT
PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING
CALL TO ORDER
INVOCATION AND PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF THE AGENDA
PROCLAMATIONS - Mayor
PRESENTATIONS (limited to 10 minutes each)
PUBLIC COMMENT
APPROVAL OF THE MINUTES
CONSENT AGENDA
PUBLIC HEARINGS
UNFINISHED BUSINESS
NEW BUSINESS
CONTRACTS/AGREEMENTS
AGENDA SETTING
REPORTS/CORRESPONDENCE
RESPOND TO PUBLIC COMMENTS/QUESTIONS
ADJOURNMENT


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 2026-02
CITY OF MADEIRA BEACH, FLORIDA
APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION
NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER
ADOPTING ORDINANCE VACATING A PORTION OF FISHERMAN'S ALLEY


NOTICE OF PUBLIC HEARING
APPLICATION NO.: VAR-2026-02
REQUEST: Reduce setbacks on front, north & south sides of property & reduce intersection visibility
PROPERTY DESCRIPTION: 13301 Gulf Lane
HEARING DATE & TIME: June 22, 2026 @ 12:00 PM
HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL, 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.
THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR CALL 727-391-9951 FOR MORE INFORMATION

# Plan Review Documents

## Special Magistrate Variance and Administrative Appeal

**June 22, 2026 Special Magistrate Meeting**

**ADW 2026-04 & AD 2026-02: 410 Normandy Rd, Madeira Beach, FL 33708**

ADW 2026-04 & AD 2026-02: 410 Normandy Rd Application and Public Notice

**Variance 2026-02 13301 Gulf Lane**

Variance 2026-02 13301 Gulf Lane Public Notice

Variance 2026-02 13301 Gulf Lane Application

## Parcel Summary (as of 10-Jun-2026)

Parcel Number

**15-31-15-65322-025-0110**

Owner Name
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST

Property Use
0110 Single Family Home

Site Address
350 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

Mailing Address
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

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

Current Tax District
MADEIRA BEACH (MB)

Year Built
1948

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| 1,168 | 1,665 | 2 | 1 |

## Parcel Map



## Exemptions

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | No | 0% | |
| 2026 | No | 0% | |
| 2025 | 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 |
|---|---|---|---|---|---|---|---|
| 21898/2285 | $369,500 | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 23/66 |

## 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $327,337 | $327,337 | $327,337 | $327,337 | $327,337 |

## Value History (yellow indicates corrected value)

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | N | $747,729 | $687,932 | $687,932 | $747,729 | $687,932 |
| 2023 | N | $625,393 | $625,393 | $625,393 | $625,393 | $625,393 |
| 2022 | Y | $631,798 | $436,006 | $386,006 | $492,891 | $386,006 |
| 2021 | Y | $499,258 | $408,849 | $358,849 | $420,738 | $358,849 |
| 2020 | Y | $386,801 | $386,801 | $336,801 | $361,801 | $336,801 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 13-Jan-2022 | $860,000 | Q | I | BLACHLY TY J | HAPPY HORSE LLC TRUSTEE | 21898/2285 |
| 18-Dec-2019 | $525,000 | Q | I | MICHAELS TRISH | BLACHLY TY J | 20824/1832 |
| 05-Nov-2015 | $129,000 | U | I | HSBC BANK USA NATIONAL ASSOCIATION TRUSTEE | MICHAELS TRISH | 18998/0667 |
| 31-Jul-2014 | $95,100 | U | I | ADAMS TIMOTHY J | HSBC BANK USA NATIONAL ASSOCIATION TRUSTEE | 18486/0755 |
| 05-May-1998 | $71,000 | Q | I | FAHRENBRUCK JOSEPH RAYMOND JR | ADAMS, TIM J | 10084/1333 |

## 2025 Land Information

Land Area: ≅ 4,809 sf | ≅ 0.11 acres

Frontage and/or View: None

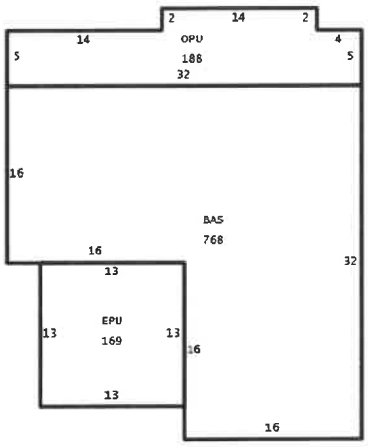
Seawall: No

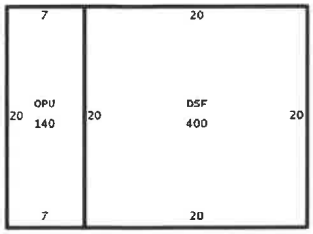
| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 45x120 | $5,800 | 45.07 | FF | 1.1877 | $310,472 |

## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation | Continuous Footing Poured |
| Floor System | Wood |
| Exterior Walls | Frame Siding |
| Unit Stories | 1 |
| Living Units | 2 |
| Roof Frame | Gable Or Hip |
| Roof Cover | Concrete Tile/Metal |
| Year Built | 1948 |
| Building Type | Single Family |
| Quality | Average |
| Floor Finish | Hard Tile/Wood/Marble |
| Interior Finish | Upgrade |
| Heating | Central Duct |
| Cooling | Cooling (Central) |
| Fixtures | 8 |
| Effective Age | 18 |

| Sub Area | Living Area SF | Gro |
|---|---|---|
| Base (BAS) | 768 | 768 |
| Detached Semi-finished (DSF) | 400 | 400 |
| Enclosed Porch Unfinished (EPU) | 0 | 169 |
| Open Porch Unfinished (OPU) | 0 | 328 |
| **Total Area SF** | **1,168** | **1,665** |




## 2025 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| BBQ | $16,000.00 | 1 | $16,000 | $12,800 | 2018 |
| PATIO/DECK | $47.00 | 296.0 | $13,912 | $11,130 | 2018 |
| POOL | $75,000.00 | 1 | $75,000 | $60,000 | 2018 |
| PORCH | $13.00 | 145.0 | $1,885 | $1,885 | 2018 |
| SAUNA | $13,000.00 | 1 | $13,000 | $9,620 | 2016 |

## 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 |
|---|---|---|---|
| R20220673 | ROOF | 07/25/2022 | $21,998 |
| BR3346 | ADDITION/REMODEL/RENOVATION | 01/29/2019 | $1,000 |
| 2611 | POOL | 05/15/2018 | $27,200 |
| 185 | MISCELLANEOUS | 01/05/2016 | $17,900 |
| 124 | DEMOLITION | 12/15/2015 | $0 |
| PER-H-CB06-16764 | DAMAGE FIRE/FLOOD/VEHICLE | 09/27/2006 | $4,700 |
| 2419 | MISCELLANEOUS | 12/30/1899 | $1,500 |

## Adam Ross, Pinellas County Tax Collector

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

**2025 REAL ESTATE**

*Notice of Ad Valorem Taxes and Non-Ad Valorem Ass*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Dec 31, 2025 |
|---|---|
| Pay this Amount | $5096.16 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R166445 | * LE-37510 | MB |

* IBM SOUTHEAST EMPLOYEE'S FCU

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

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

### AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| GENERAL FUND | 4.5423 | 327,337 | 0 | 327,337 | 1,486.86 |
| HEALTH DEPARTMENT | 0.0713 | 327,337 | 0 | 327,337 | 23.34 |
| EMS | 0.8050 | 327,337 | 0 | 327,337 | 263.51 |
| SCHOOL-STATE LAW | 3.0450 | 327,337 | 0 | 327,337 | 996.74 |
| SCHOOL-LOCAL BD. | 3.2480 | 327,337 | 0 | 327,337 | 1,063.19 |
| MADEIRA BEACH | 2.7500 | 327,337 | 0 | 327,337 | 900.18 |
| SW FLA WTR MGMT. | 0.1831 | 327,337 | 0 | 327,337 | 59.94 |
| PINELLAS COUNTY PLN.CNCL. | 0.0175 | 327,337 | 0 | 327,337 | 5.73 |
| JUVENILE WELFARE BOARD | 0.8250 | 327,337 | 0 | 327,337 | 270.05 |
| SUNCOAST TRANSIT AUTHORITY | 0.7300 | 327,337 | 0 | 327,337 | 238.96 |

| TOTAL MILLAGE | 16.2172 | GROSS AD VALOREM TAXES | $5,308.50 |
|---|---|---|---|

### NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | AMOUNT |
|---|---|
| GROSS NON-AD VALOREM ASSESSMENTS | $0.00 |

| TAXES BECOME DELINQUENT APRIL 1ST | COMBINED GROSS TAXES AND ASSESSMENTS | $5,308.50 |
|---|---|---|

**PLEASE RETAIN TOP PORTION FOR YOUR RECORDS**

---


## Adam Ross, Pinellas County Tax Collector

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

**2025 REAL ESTATE TAX**

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Dec 31, 2025 |
|---|---|
| Pay this Amount | $5096.16 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R166445 | * LE-37510 | MB |

* IBM SOUTHEAST EMPLOYEE'S FCU

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

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


Duplicate N/A 06/10/2026
Paid 12/01/2025 Receipt # 0-25-TAX-134591 $5,096.16

# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE NOTICE OF VIOLATION

**05/26/2026**
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

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

**INSPECTION DATE**: 05/18/2026
**PARCEL NUMBER:** 15-31-15-65322-025-0110

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

**SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE #** 2026.015

Dear Property Owner/Occupant:

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

- Violations: **REPEAT VIOLATION**
- Tall grass; weeds; dying palm fronds/tree debris; green pool.

**Ordinance:**

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

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.
(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches.
(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or

allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.
(3) No termite infested wood shall be kept on private property.
(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.
(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons and property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.
(8) Vegetation and organic material shall not block or obstruct the windows, doors, or other means of entrance or exit of any structure on private property.
(10) Hedges shall be maintained as provided in the Land Development Regulations.
(11) Any private property utilizing xeriscape principles shall be planted with plants, trees, bushes, shrubs, grass, ground cover, and vegetation which are generally accepted and recognized by xeriscape experts as being drought tolerant or native vegetation, suitable for the climate and environment of the property, an ecologically acceptable within this state. Furthermore, private property utilizing xeriscape principles shall be maintained according to an active and ongoing maintenance program which shall include periodic and necessary pruning, mowing, weeding, fertilizing, pest control, irrigation and irrigation adjustments, seeding and replanting.

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

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
(5) Breaks, projections, obstructions, and other trip and fall hazards on walks, paths, steps, sidewalks, driveways, parking lots, parking areas, and other parts of premises accessible to and used by persons on the property are prohibited.
(7) Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitos and other insects.
(8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

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

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

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

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

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

The violation(s) must be corrected by **06/3/2026** . If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

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

Sincerely,

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

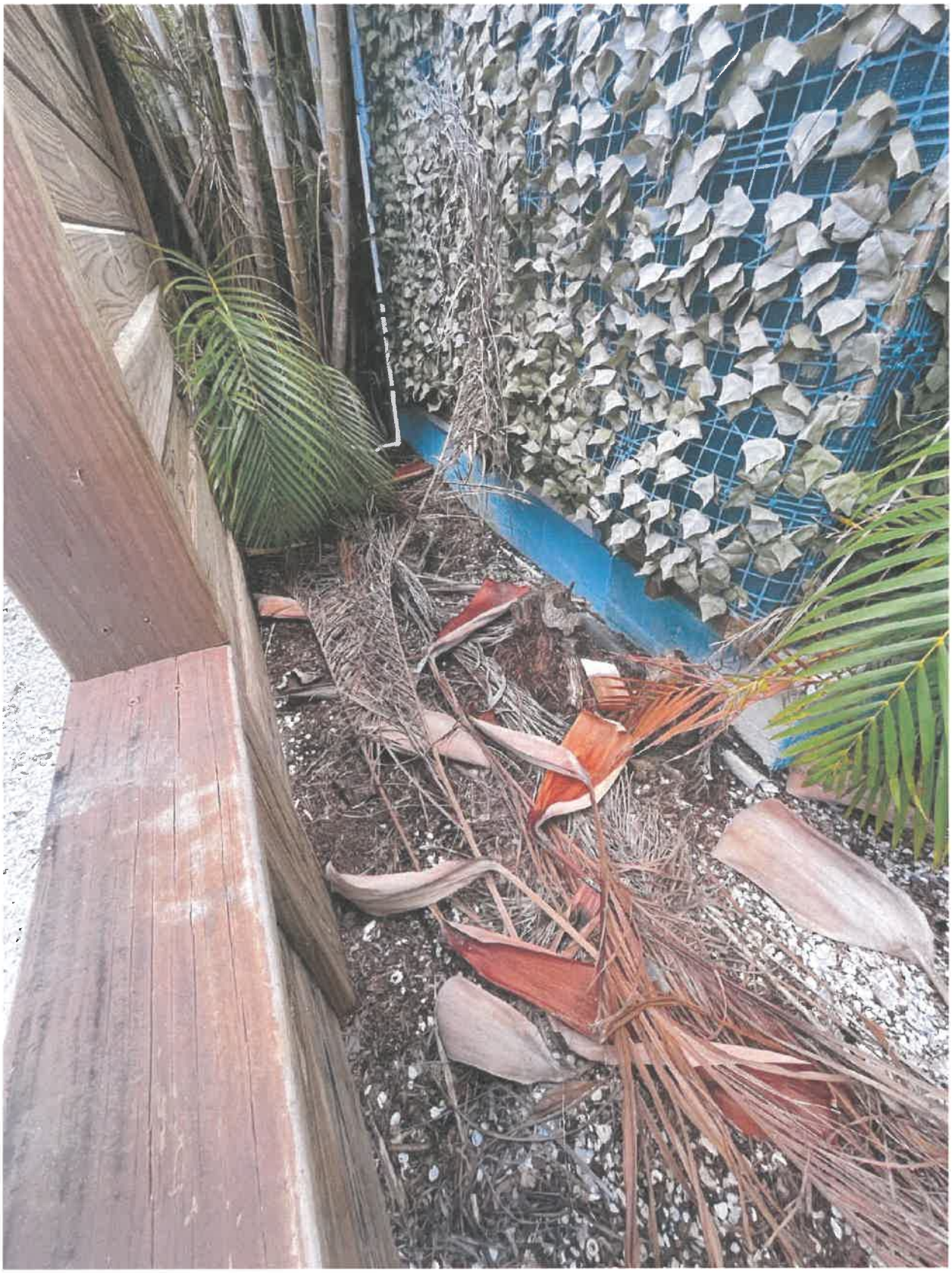
Method of Delivery: ☐ Certified Mail ☐ Regular Mail

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

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













# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## AFFIDAVIT OF SERVICE

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

Case # 2026.015

Vs.

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

Respondent

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

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

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

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statue 162.12,

On the 10th day of June, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 10th day of June, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 10th day of June, 2026, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435 Parcel # 15-31-15-65322-0250110 in the City of Madeira Beach.

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

On the 10th day of June, 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Cory Snyder, Community Policing Deputy

State of Florida
County of Pinellas
Before me on 10th day of June, 2026, personally appeared Cory snyder who executed the foregoing instrument and who is personally known to me.

Mary Ann Hearn
Notary

SEAL



# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## STATEMENT OF VIOLATION/REQUEST FOR HEARING

**Name and address of violator(s):**

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

**CASE NO.** 2026.015
**DATE: 06/10/2026**

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

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

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

**Code(s) which have been violated:**
**Violation Detail**

1. **On 10/27/2025, the listed property was taken to the special magistrate and as found in violation of Dead tree debris and a green/black algae ridden pool.**
2. **On 12/3/2025 Deputy Siem completed an Affidavit of Compliance reporting the property to be in compliance.**
3. **On 04/13/2026 neighbor Mike Cavallero emailed me reporting the pool was green again.**
4. **On 5/18/2026 I conducted an inspection of the property observing a green pool and dead and dying tree debris surround the property.**

5. **On 5/26/2026 I issued a Notice of violation letter to the property owner having a reinspection date of 6/3/2026.**

6. **On 06/09/2026, I conducted a reinspection of the listed property. The property was still in violation of the dying palm fronds, green/black pool.**

7. **On 6/10/2025, the notice of Hearing, Affidavit of Service, Statement of Violation and Affidavit of Posting was mailed both certified and regular.**

8. **On 6/10/2026 the affidavit of Posting was posted on the property.**

9. **On 6/10/2026 All Special Magistrate Paperwork was posted on the Property.**

10. **A special magistrate hearing was set for June 22th, 2026 12:00 PM.**

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

Deputy Cory Snyder, Community Policing Deputy

# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE NOTICE OF VIOLATION

05/26/2026
HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG, FL 33701-3984

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

INSPECTION DATE: 05/18/2026
PARCEL NUMBER: 15 31 15 65322 025 0110

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

SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE # 2026.015

Dear Property Owner/Occupant:

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

- [illegible]tions: REPEAT VIOLATION
- [illegible] grass, weeds, dying palm fronds/tree debris, green pool

Ordinance:

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

The owners occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (hereinafter referred to as vegetation and organic material) located on such property and abutting rights-of-way, including roads and streets. The board of commissioners may designate by resolution rights-of-way areas to be maintained by the city due to special circumstances.
(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches.
(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or

BEACH HOUSE

PRIVATE
DRIVE
NO



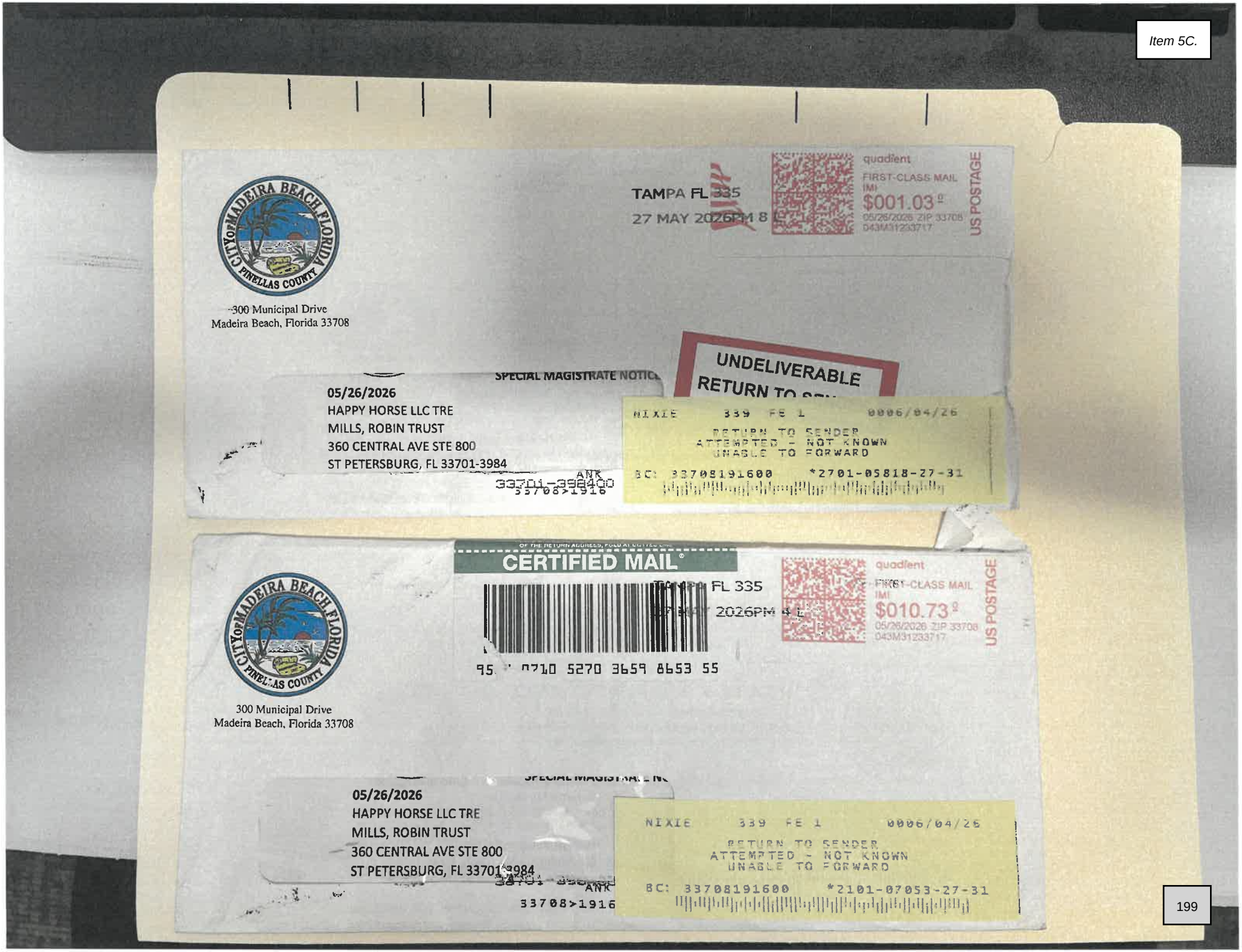












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Madeira Beach, Florida 33708

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SPECIAL MAGISTRATE NOTIC

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

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ST PETERSBURG, FL 33701-3984

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# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## NOTICE OF HEARING

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

CASE # 2026.015

Petitioner,

vs.

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

Respondent,

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

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

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

**YOU ARE HEREBY FORMALLY NOTIFIED** that at 12:00 pm, **MONDAY** the **22TH** day of June , 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

**Violation Detail : Maintenance of Vegetation, maintenance of pools.**

**Ordinance:**

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

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

(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches.
(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.

(3) No termite infested wood shall be kept on private property.
(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.
(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons and property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.
(8) Vegetation and organic material shall not block or obstruct the windows, doors, or other means of entrance or exit of any structure on private property.
(10) Hedges shall be maintained as provided in the Land Development Regulations.
(11) Any private property utilizing xeriscape principles shall be planted with plants, trees, bushes, shrubs, grass, ground cover, and vegetation which are generally accepted and recognized by xeriscape experts as being drought tolerant or native vegetation, suitable for the climate and environment of the property, an ecologically acceptable within this state. Furthermore, private property utilizing xeriscape principles shall be maintained according to an active and ongoing maintenance program which shall include periodic and necessary pruning, mowing, weeding, fertilizing, pest control, irrigation and irrigation adjustments, seeding and replanting.

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

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

(5) Breaks, projections, obstructions, and other trip and fall hazards on walks, paths, steps, sidewalks, driveways, parking lots, parking areas, and other parts of premises accessible to and used by persons on the property are prohibited.
(7)Water shall not be allowed to collect, stand, or accumulate on private property so as to constitute a breeding ground for mosquitos and other insects.
(8)Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dated this 10th day of June, 2026

Cory Snyder, Code Enforcement Deputy

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

Petitioner,

vs.

HAPPY HORSE LLC TRE
and MILLS, ROBIN TRUST,
350 Boca Ciega Dr.
Madeira Beach, FL 33708,

Respondents.
_____/

CASE NUMBER: 2025.001

**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 October 27, 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 Deputy Alex Siem 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 350 Boca Ciega Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

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

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

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

**Sec. 14-68. – Same- Maintenance of vegetation, tress, plantings, and landscaping.**
The owners/occupants of private property are responsible for the maintenance of plants,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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 November 26, 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 14-68, 14-69, and 14-70, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violations on or before November 26, 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 remove dead palm fronds, trim and mow the yard, clean the pool, and repair/secure front door.

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 violations set forth in Paragraph 6 above for each day the Respondents have failed to correct the violations after November 26, 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 17th day of November, 2025.

. CODE ENFORCEMENT SPECIAL MAGISTRATE CITY
OF MADEIRA BEACH

December 3, 2025

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

Petitioner,

vs. CASE NO. 2025.001

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

## AFFIDAVIT OF COMPLIANCE

I, Dep. Siem, Pinellas County Sheriffdeputy, have personally examined the property described in

Notice of Violation: 09-25-2025 ,
Madeira Beach Special Magistrate Order: 11-17-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-68 of the Code of City of Madeira Beach, Florida, as of 11-10-2025

Deputy Siem

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 3rd day of December 2025, Deputy Siem personally appeared who executed the foregoing instrument and who is personally known to me.

Notary

SEAL


HOLDEN PINKARD
NOTARY PUBLIC
MY COMMISSION
EXPIRES 6-26-2029
STATE OF FLORIDA
COMMISSION NUMBER HH 645347

Petitioner,

vs.

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL, 33756-1232

# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## NOTICE OF HEARING

CASE # 2026.015

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

Petitioner,

vs.

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

Respondent,

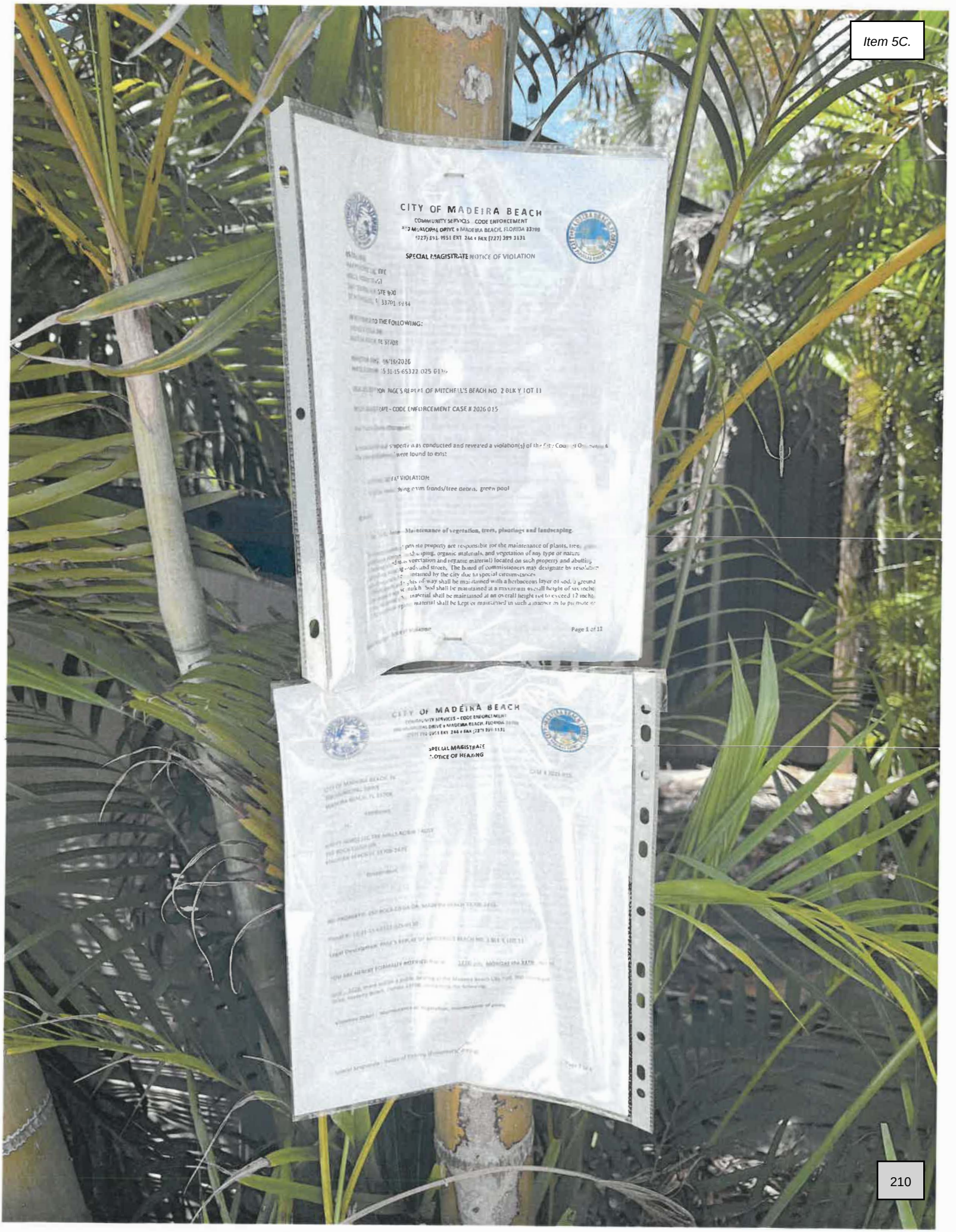
**RE: PROPERTY:** 350 BOCA CIEGA DR. MADEIRA BEACH 33708-2435

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

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

**YOU ARE HEREBY FORMALLY NOTIFIED** that at 12:00 pm, **MONDAY** the 22TH day of June , 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

**Violation Detail : Maintenance of Vegetation, maintenance of pools.**


CITY OF MADEIRA BEACH
COMMUNITY SERVICES - CODE ENFORCEMENT
SPECIAL MAGISTRATE NOTICE OF VIOLATION
THE FOLLOWING:
Page 1 of 12
CITY OF MADEIRA BEACH
SPECIAL MAGISTRATE
NOTICE OF HEARING


HOUSE

## Parcel Summary (as of 10-Jun-2026)

Parcel Number

**10-31-15-34362-012-0120**

Owner Name
APLIN, KIM

Property Use
0110 Single Family Home

Site Address
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Mailing Address
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2211

Legal Description
GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

Current Tax District
MADEIRA BEACH (MB)

Year Built
1945

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| 1,163 | 1,847 | 1 | 1 |

## Parcel Map



## Exemptions

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | Yes | 100% | Assuming no ownership changes before Jan. 1, 2027. |
| 2026 | Yes | 100% | |
| 2025 | Yes | 100% | |

### 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 |
|---|---|---|---|---|---|---|---|
| 12232/0239 | $342,800 | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 21/32 |

## 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $298,147 | $134,020 | $83,298 | $109,020 | $83,298 |

## Value History (yellow indicates corrected value)

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | Y | $380,971 | $131,905 | $81,905 | $106,905 | $81,905 |
| 2023 | Y | $416,048 | $128,063 | $78,063 | $103,063 | $78,063 |
| 2022 | Y | $354,203 | $124,333 | $74,333 | $99,333 | $74,333 |
| 2021 | Y | $270,924 | $120,712 | $70,712 | $95,712 | $70,712 |
| 2020 | Y | $264,932 | $119,045 | $69,045 | $94,045 | $69,045 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 20-Sep-2002 | $0 | U | I | WATTS BEULAH E BY ATTY IN FACT | APLIN, KIM | 12232/0239 |
| 09-Sep-2002 | $145,000 | Q | I | WATTS BEULAH E BY ATTY IN FACT | APLIN, KIM | 12210/0256 |

## 2025 Land Information

Land Area: ≅ 6,007 sf | ≅ 0.13 acres

Frontage and/or View: None

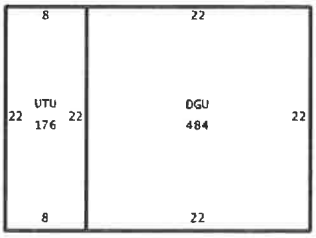
Seawall: No

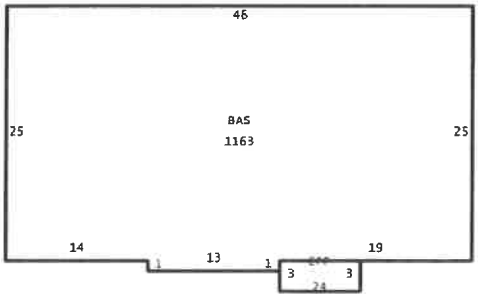
| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 60x100 | $5,200 | 60.00 | FF | 1.0300 | $321,360 |

## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation | Continuous Footing Poured |
| Floor System | Slab On Grade |
| Exterior Walls | Cb Stucco/Cb Reclad |
| Unit Stories | 1 |
| Living Units | 1 |
| Roof Frame | Gable Or Hip |
| Roof Cover | Concrete Tile/Metal |
| Year Built | 1945 |
| Building Type | Single Family |
| Quality | Average |
| Floor Finish | Carpet/ Vinyl/Asphalt |
| Interior Finish | Drywall/Plaster |
| Heating | Central Duct |
| Cooling | Cooling (Central) |
| Fixtures | 3 |
| Effective Age | 53 |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS) | 1,163 | 1,163 |
| Detached Garage Unfinished (DGU) | 0 | 484 |
| Enclosed Porch (EPF) | 0 | 24 |
| Utility Unfinished (UTU) | 0 | 176 |
| **Total Area SF** | **1,163** | **1,847** |




## 2025 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| PATIO/DECK | $15.00 | 144.0 | $2,160 | $864 | 1965 |

## Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do nc
field reviews (for example for water heater replacement permits). We are required to list all improvements, which may includ
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 |
|---|---|---|---|
| PER-H-CB268019 | ROOF | 01/24/2003 | $1,100 |

## Thank You + Formal Code Enforcement Complaint – Adjacent Property Conditions

Summarize this email

RW

ROXANE WERGIN <thewriteapproach@comcast.net>

Reply Reply all Forwa

To: Eddie McGeehen; Taylor Davis

Cc: bobupg@gmail.com

This sender thewriteapproach@comcast.net is from outside your organization.



4 attachments (18 MB) Save all to OneDrive - City of Madeira Beach Save All Attachments

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

Taylor and Eddie,

Thank you again for taking the time to visit our neighborhood and personally review the conditions at the adjacent property. We truly appreciate your responsiveness and willingness to listen.

As discussed on-site, I am writing to formally document concerns regarding the property located next to mine. While we are all sympathetic to the ch many homeowners have faced following Hurricane Helene, the current condition of this property has created several ongoing issues that rise to the health, safety, and code enforcement concerns.

Specifically:

- **Public health concerns:** There is a strong odor coming from the property, and the presence of rodents and other animals has been observed around the dilapidated camper and accumulated debris.
- **Excessive debris and nuisance conditions:** The backyard contains significant amounts of scattered and piled debris, creating what appears dump-like environment. Portions of fencing are collapsed, and materials are unsecured.
- **Hazardous materials exposure:** Visible gasoline cans and other containers appear to be stored outdoors and exposed to the elements, raisir about fire risk and environmental impact
- **Storm debris not fully remediated:** To our knowledge, debris from the storm has not been properly cleared from the property, including both exterior areas
- **Camper condition and placement:** The camper on the property appears to be in a deteriorated, non-operational state and is positioned direc property line. This raises concerns regarding potential violations of local ordinances related to vehicle storage and setback requirements

**Thank You + Formal Code Enforcement Complaint – Adjacent Property Conditions** Summarize this email

Specifically:

- **Public health concerns:** There is a strong odor coming from the property, and the presence of rodents and other animals has been observed i around the dilapidated camper and accumulated debris.
- **Excessive debris and nuisance conditions:** The backyard contains significant amounts of scattered and piled debris, creating what appears dump-like environment Portions of fencing are collapsed, and materials are unsecured.
- **Hazardous materials exposure:** Visible gasoline cans and other containers appear to be stored outdoors and exposed to the elements, raisin about fire risk and environmental impact.
- **Storm debris not fully remediated:** To our knowledge. debris from the storm has not been properly cleared from the property, including both i exterior areas.
- **Camper condition and placement:** The camper on the property appears to be in a deteriorated, non-operational state and is positioned direct property line. This raises concerns regarding potential violations of local ordinances related to vehicle storage and setback requirements.

Given these conditions, we respectfully request:

- A formal code enforcement inspection
- Determination as to whether the property qualifies as a nuisance and/or unsafe condition
- Issuance of any applicable notices of violation
- Enforcement of cleanup. pest mitigation. and proper removal or storage of hazardous materials

As mentioned during your visit, this situation is not only impacting quality of life but also presents broader concerns related to public health. safety. ar neighborhood recovery efforts.

I have attached photos that reflect the current state of the property for your review.

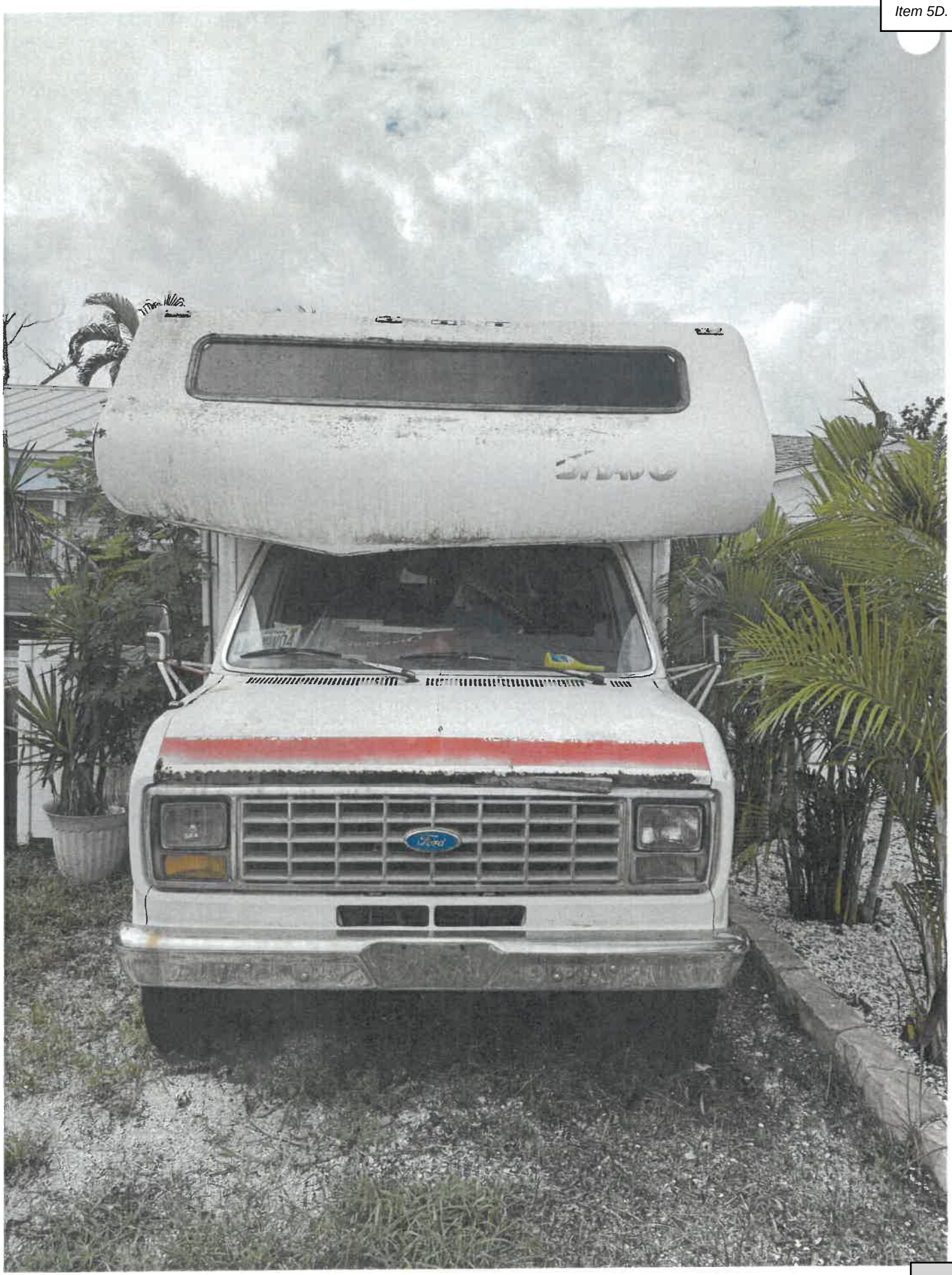
Thank you again for your attention to this matter. Please let me know if any additional information is needed.

Sincerely,
Roxane Wergin
724 689 7246

Reply Reply all Forward






Ford

# CITY OF MADEIRA BEACH

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

## COURTESY NOTICE
## LETTER TO PROPERTY OWNER

**03/20/2026**
KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

**IN REFERENCE TO THE FOLLOWING:**
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

**INSPECTION DATE:** 3/19/2026
**PARCEL NUMBER:** 10-31-15-34362-012-0120

**LEGAL DESCRIPTION:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 12
**CODE ENFORCEMENT CASE #** 2026.006

Dear Property Owner/Occupant:

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

**Sec. 14-69. - Same—Maintenance of the exterior of premises.**
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
(1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.
(2) Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.
(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.
(4) Holes, excavations, pits, and depressions which present a danger to persons or property on or near private property shall be filled or safely covered.
(8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

**Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.**
The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.
(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.
(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.
(3) No termite infested wood shall be kept on private property.
(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.
(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons an property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.
(10) Hedges shall be maintained as provided in the Land Development Regulations.

At the time of the inspection, the home was found to have several code violations falling into the two above listed categories. Please remedy the violations within 10 days of the date posted on this letter.

The violation(s) must be corrected by: **3/30/2026**
If you should have any questions or concerns, please do not hesitate to contact me.

Thank you in advance for your prompt response.

Sincerely,

Deputy Bryan Mitchell
Bmitchell@pcsonet.com
Code Enforcement Officer
Telephone: (727) 391-9951

Re code enforcement case number 2026.006 Summarize this email

**From:** Mitchell,Bryan <bmitchell@pcsonet.com>
**Sent:** Tuesday, March 31, 2026 11:20 AM
**To:** Tony Jacobs <tjfla@hotmail.com>
**Cc:** Snyder,Cory <csnyder@pcsonet.com>
**Subject:** RE: Re code enforcement case number 2026.006

Hello,
An inspection of the property was conducted on 3/31/2026. At the time of inspection, multiple conditions remain in violation of the previously issued courtesy notice. Phot documentation has been included for your reference.
The following violations must be corrected:

- All debris, refuse, and improperly stored items located within the front yard must be removed or properly stored. This includes. but is not limited to, a truck topper, st window air conditioning units, gas containers, and any additional materials deemed to be trash or debris.
- The mobile home located in the side driveway appears to be inoperable in its current condition. The interior contains excessive stored materials that would prevent n operation. Inoperable vehicles are not permitted and must be removed from the property. If the vehicle is operable, you must contact this office to arrange an inspec condition.
- The rear yard contains excessive overgrowth and accumulated materials. These conditions must be cleared and maintained in a sanitary manner. The current state c potential health hazard and may contribute to rodent and pest activity. The city has received complaints from neighboring properties regarding such issues.
- Trees located on the property must be trimmed and maintained to prevent contact with and damage to the roof structure at the rear of the property.

If you have any further questions, please reply to this email.

*Deputy Bryan Mitchell*
*Pinellas County Sheriff's Office*
*Community Policing and Code Enforcement*
*City of Madeira Beach*

*Non Emergency - 727-582-6200*
*City of MB - 727-391-9951*

**From:** Tony Jacobs <tjfla@hotmail.com>
**Sent:** Monday, March 30, 2026 3:47 PM
**To:** Mitchell,Bryan <bmitchell@pcsonet.com>
**Subject:** Re code enforcement case number 2026.006

Deputy Mitchell:

Thank you for the courtesy letter. We believe we've taken care of all of your concerns. If we have not please reach back to us at 727-656-5970, you can also text that n email.

Thank you
Anthony Jacobs

CITY OF MADEIRA BEACH
COMMUNITY DEVELOPMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
PHONE (727) 391-9951 x 244 • FAX (727) 399-1131
www.madeirabeachfl.gov

**PERSONAL INFORMATION:**

Name: KAREN Conklin

Address: 14038 North Bayshore Drive
Madeira Beach FLA

Phone: 727 385-6895 Email: SANDY Feet MB50@gmail.com

**COMPLAINT:**

Name: Property At 14016

Address: 14016 N. Bayshore Drive Madeira Beach

Note: The property has been totally flooded during the storm owners have walked away not cleaning it up or out neighbors telling me of all the rats in the house now I have them in my House I have killed 3 babies & and bigger one 3 weeks ago killed 3 babies last 2 days. Need help to rid of these rats Health Department has to do something

Date of Incident:

Received by: Karen Conklin 5/6/26
Print Name Date

Updated 7-19-2022

# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## NOTICE OF VIOLATION

**DATE: 5/7/2026**
KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

**IN REFERENCE TO THE FOLLOWING:**

14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

**INSPECTION DATE:** 5/7/2026
**PARCEL NUMBER:** 10-31-15-34362-012-0120

**LEGAL DESCRIPTION:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

**SPECIAL MAGISTRATE – CODE ENFORCEMENT CASE: 2026.006**

Dear Property Owner/Occupant:

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

**Sec. 14-69. - Same—Maintenance of the exterior of premises.**
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
(1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.
(2) Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.
(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.
(4) Holes, excavations, pits, and depressions which present a danger to persons or property on or near private property shall be filled or safely covered.
(8) Any condition on private property which evidences rodent, vermin, pest, or insect infestation, nesting or habitation is prohibited.

**Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.**
The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.
(1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less; other ground cover material shall be maintained at an overall height not to exceed 12 inches. Organic mulch shall be composed of chopped or shredded organic material and maintained in a manner which will retard or prevent the rapid or easy spread of fire.
(2) No vegetation or organic material shall be kept or maintained in such a manner as to promote or allow the easy or rapid spread of fire. Examples of prohibited vegetation or organic material are accumulations of flammable branches or leaves and dead or flammable grasses or ground cover.
(3) No termite infested wood shall be kept on private property.
(4) No vegetation or organic material which evidences rodent, vermin, pest, or insect infestation, nesting or habitation shall be kept on private property.
(7) Dead and dying trees, bushes, shrubs, or other natural growth, or the branches or limbs thereof, which constitute a hazard to persons an property by reason of rot, deterioration, storm damage, or any other cause, shall be pruned and trimmed to prevent such hazard or danger.
(10) Hedges shall be maintained as provided in the Land Development Regulations.

The violation(s) must be corrected by the following **5/14/2026** If the violation(s) are not remedied and discontinued, you will receive a notice to appear for a hearing before the Madeira Beach Special Magistrate for failure to correct the violation(s).

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

Sincerely,
Bryan Mitchell
Code Enforcement Deputy
Telephone: (727) 391-9951 x 295

Method of Delivery: ☑ Certified Mail ☐ Regular Mail

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

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



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# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## AFFIDAVIT OF SERVICE

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

Case # 2026.006

Vs.

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondent

**RE: Property:** 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

**Parcel #:** 10-31-15-34362-012-0120

**LEGAL DESCRIPTION:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statue 162.12,

On the 10th day of June, 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 10th day of June 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 10th day of June 2026, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 14016 N BAYSHORE DR. MADEIRA BEACH 33708-2435 Parcel # 10-31-15-34362-012-0120 in the City of Madeira Beach.

GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

On the 10th day of June, 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Bryan Mitchell, Community Policing Officer

State of Florida
County of Pinellas
Before me on 10th day of June, 2026, personally appeared Bryan Mitchell who executed the foregoing instrument and who is personally known to me.

Mary Ann Hearn
Notary

SEAL



# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## STATEMENT OF VIOLATION/REQUEST FOR HEARING

**Name and address of violator(s):**

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

**CASE NO.** 2026.006
**DATE: 06/10/2026**

**RE: Property:** 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

**Parcel #:** 10-31-15-34362-012-0120

**LEGAL DESCRIPTION:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

**Code(s) which have been violated:**
**Violation Detail**

1. **On 3/19/2026, I conducted an inspection on the listed property identifying the listed violations. A Courtesy letter was mailed on 3/20/26. A re-inspection date of 3/30/26 was given.**
2. **On 3/31/26 I contacted a representative of the property via telephone. They requested additional time to correct the violations. I allotted them until 4/30/26 to comply.**
3. **A reinspection of the property occurred on 5/6/2026 and no corrections were made to bring the property into compliance.**
4. **A notice of violation letter was mailed to the property owners on 5/07/2026 with a re-inspection date of 05/14/2026.**
5. **On 06/10/2026, I conducted a re-inspection of the listed property. The property was still in violation none of the issues were corrected.**

6. **On 06/10/2026, the notice of Hearing, Affidavit of Service, Statement of Violation and Affidavit of Posting was mailed both certified and regular.**

7. **On 06/10/2026 the affidavit of Posting was posted on the property.**

8. **On 06/10/2026 All Special Magistrate Paperwork was posted on the Property.**

9. **A special magistrate hearing was set for June 22nd, 2026 12:00 PM.**

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

Deputy Bryan Mitchell, Community Policing Officer

# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## NOTICE OF HEARING

CASE # 2026.006

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

Petitioner,

vs.

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondent,

**RE: PROPERTY:** 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

**Parcel #:** 10-31-15-34362-012-0120

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

**YOU ARE HEREBY FORMALLY NOTIFIED** that at 12:00 pm on **MONDAY** the **22**ND day of **June** ,2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal

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

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

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

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

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

(2) Abandoned, inoperable, or unlicensed vehicles, boats, boat trailers, trailers, campers, recreation vehicles, motorcycles, and machinery shall not be stored or maintained on private property except as provided elsewhere in the Code of Ordinances.

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

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

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

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

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

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

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

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

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

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

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

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

Dated this 10th day of June ,2026

Bryan Mitchell, Code Enforcement Officer

Posted: June 12, 2026, at the prop... Library. View more information about this applicant... documents/

# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## NOTICE OF HEARING

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

CASE # 2026.006

Petitioner,

vs.

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondent,

**RE: PROPERTY:** 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

**Parcel #:** 10-31-15-34362-012-0120

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK L, LOT 12

**YOU ARE HEREBY FORMALLY NOTIFIED** that at 12:00 pm on MONDAY the 22ND day of June ,2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal

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

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

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


No Soliciting

Item 5E.

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

**Parcel Summary**
**(as of 11-Jun-2026)**

Parcel Number
## 10-31-15-34362-014-0140

- Owner Name
  **GAROFALO, NELLA**
- Property Use
  **0110 Single Family Home**
- Site Address
  **315 140TH AVE N**
  **MADEIRA BEACH, FL 33708**
- Mailing Address
  **315 140TH AVE N**
  **MADEIRA BEACH, FL 33708**
- Legal Description
  **GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14**
- Current Tax District
  **MADEIRA BEACH (MB)**
- Year Built
  **1982**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **1,320** | **2,661** | **1** | **1** |

**Parcel Map**

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

**Exemptions**

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | Yes | 100% | Assuming no ownership changes before Jan. 1, 2027. |
| 2026 | Yes | 100% | |
| 2025 | Yes | 100% | |

**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 |
|---|---|---|---|---|---|---|---|
| 04827/1943 | $624,700 | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 21/32 |

**2025 Final Values**

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $542,051 | $185,252 | $129,530 | $155,252 | $129,530 |

**Value History**

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | Y | $641,749 | $180,031 | $125,031 | $150,031 | $125,031 |
| 2023 | Y | $664,324 | $174,787 | $119,787 | $144,787 | $119,787 |
| 2022 | Y | $530,196 | $169,696 | $119,196 | $144,196 | $119,196 |
| 2021 | Y | $423,542 | $164,753 | $114,753 | $139,753 | $114,753 |
| 2020 | Y | $395,815 | $162,478 | $112,478 | $137,478 | $112,478 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 16-Mar-1979 | $0 | U | I | ARMSTRONG JACK W | GAROFALO MARIO | 04827/1943 |
| 10-Dec-1973 | $13,000 | U | | PINELLAS COMRS | ARMSTRONG JACK W | 04125/1981 |

## 2025 Land Information

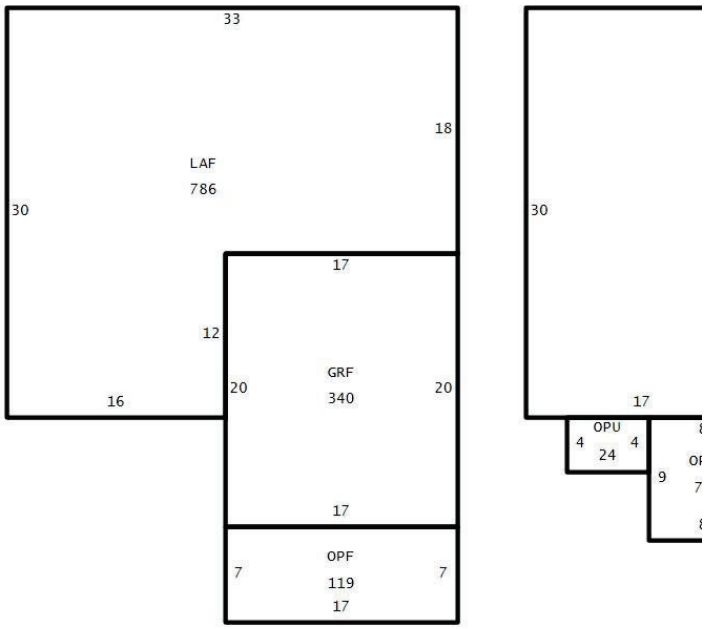
Land Area: ≅ 6,856 sf | ≅ 0.15 acres  Frontage and/or View: Canal/River  Seawall: Yes

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 54x122 | $10,300 | 54.50 | FF | .9074 | $509,369 |

## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation: | Wood/Block Above Ground Footing |
| Floor System: | Wood |
| Exterior Walls: | Frame Siding |
| Unit Stories: | 2 |
| Living Units: | 1 |
| Roof Frame: | Gable Or Hip |
| Roof Cover: | Shingle Composition |
| Year Built: | 1982 |
| Building Type: | Single Family |
| Quality: | Average |
| Floor Finish: | Carpet/ Vinyl/Asphalt |
| Interior Finish: | Drywall/Plaster |
| Heating: | Central Duct |
| Cooling: | Cooling (Central) |
| Fixtures: | 6 |
| Effective Age: | 43 |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS): | 1,320 | 1,320 |
| Garage (GRF): | 0 | 340 |
| Lower Area Finished (LAF): | 0 | 786 |
| Open Porch (OPF): | 0 | 191 |
| Open Porch Unfinished (OPU): | 0 | 24 |
| **Total Area SF**: | **1,320** | **2,661** |




## 2025 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| BT LFT/DAV | $4,000.00 | 2 | $8,000 | $3,200 | 1982 |
| DOCK | $51.00 | 240.0 | $12,240 | $4,896 | 2001 |
| PATIO/DECK | $47.00 | 140.0 | $6,580 | $2,632 | 1982 |
| PATIO/DECK | $47.00 | 224.0 | $10,528 | $4,211 | 1982 |
| PATIO/DECK | $15.00 | 405.0 | $6,075 | $2,430 | 1982 |

## 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 |
|---|---|---|---|
| GD4367 | WINDOWS/DOORS | 01/08/2020 | $1,397 |
| 201200622 | DAMAGE FIRE/FLOOD/VEHICLE | 09/12/2012 | $2,037 |

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 17, 2024

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708
Case Number: CE-24-94

**RE Property:** 315 140th Ave N **Parcel** #10-31-15-34362-014-0140

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

---

## COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

**Ordinance(s):**

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

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):**
Roof damage to building on property.

**Corrective Action(s):**

Maintenance required to damaged roof on property. Please note that a permit may be required based off of scope of work and damage.

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

Follow up date:
October 1, 2024

**Grace Mills, Code Compliance Officer II**
**City of Madeira Beach**
**gmills@madeirabeachfl.gov**
**727-742-1645**

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



PCSO 9/6/2024

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

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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**

October 22, 2024

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708
Case Number: CE-24-94

**RE Property:** 315 140th Ave N **Parcel** #10-31-15-34362-014-0140

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

---

## NOTICE OF CODE VIOLATION

To whom it may concern:

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

**Ordinance(s):**

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

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):**
Roof damage to building on property.

**Corrective Action(s):**

Maintenance required to damaged roof on property. Please note that a permit may be required based off of scope of work and damage.

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

Follow up date:
November 5, 2024

**Grace Mills, Code Compliance Officer II**
**City of Madeira Beach**
**gmills@madeirabeachfl.gov**
**727-742-1645**

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal 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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PCSO 9/6/2024

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

**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:

Garofalo, Nella
315 140th Ave N
Madeira Beach FL 33708

Ce-24-94

9590 9402 7951 2305 9002 47

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

9589 0710 5270 2158 1848 51

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X ☐ Agent ☐ Addressee

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

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

3. Service Type

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

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

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 315 140TH AVE N **Parcel #10-31-15-34362-014-0140**

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

## AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 315 140TH AVE N , Parcel #10-31-15-34362-014-0140 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 11th day of June 2026, by Connor Mecko, who is personally known to me or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.

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

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 315 140TH AVE N **Parcel # 10-31-15-34362-014-0140**

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

## STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

**Sec. 14-70. - Same—General maintenance.**
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

Please bring the property into compliance by applying for and obtaining a building permit within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special

Magistrate can levy fines up to $250.00 per day for each day the property remains in non-compliance.

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

Connor Mecko

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

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 315 140TH AVE N **Parcel # 10-31-15-34362-014-0140**

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

## NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 1**2:00 pm** on **MONDAY** the 2**2nd** day of June, **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.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11th day of June, 2026.

Connor Mecko

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


June 11, 2026 at 4:11:50
Item 5E.
TONY
262

# MEETING NOTICES

City Of Madeira Beach FLORIDA

## PUBLIC NOTICE OF SPECIAL MAGISTRATE 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 **June 22, 2026, at 12:00p.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 APPEAL OF DECISION #2026-02**

**Application:** AD 2026-02
**Applicant:** Westley & Courtney Mcneal
**Property Owner(s):** Westley & Courtney Mcneal
**Property Address:** 410 Normandy Rd. Madeira Beach, Florida 33708
**Parcel ID:** 15-31-15-43290-000-0080
**Legal Description:** ISLAND ESTATES UNIT NO. 1 SEC A LOT 8
**Zoning/Future Land Use:** Single-Family Residential (R-1), Residential Urban

**Request:** To construct a six-foot-tall privacy fence in the waterfront rear yard adjacent to the street.

**Specific Code Provisions:**

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

(b) *Height.* Height is measured from the average grade elevation along the entire length of the fence, hedge, or wall.

(3) *Rear yards facing water.* From the required rear building line to the rear property line, all walls and solid fences abutting or facing waterbodies must not exceed three feet. Open fences must not exceed four feet. Fences up to six feet are permitted adjacent to sewage lift stations, city pocket parks, and along residential property lines that are adjacent to commercial uses. When deemed necessary by the permitting authority to ensure life-safety and security however, a six-foot high solid or open fencing may be allowed or required in the site plan review process for commercial and institutional uses. In rear yards facing the Gulf of Mexico, open and sand fences must not exceed four feet and fencing that is wrought iron in appearance must not exceed six feet.

Sec. 86-29. – Administrative waiver

(h) *Appeal procedures.* A property owner that is denied an administrative waiver may, before presenting their grievance to any circuit court or other court of competent jurisdiction attacking the land development regulations, or any of its terms and provisions, shall first apply to the board of commissioners of the city, or petitioning the special magistrate for relief as in such cases made and provided.

**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 application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

**Posted:** June 12, 2026, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

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

**SPECIAL MAGISTRATE**
**NOTICE OF HEARING**

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

CASE # 2026.006

Petitioner,

vs.

KIM APLIN
14016 N BAYSHORE DR
MADEIRA BEACH, FL 33708

Respondent,

**RE: PROPERTY:** 14016 N BAYSHORE DR MADEIRA BEACH, FL 33708

**Parcel #:** 10-31-15-34362-012-0120

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK L LOT 12

**YOU ARE HEREBY FORMALLY NOTIFIED** that at 12:00 pm on **MONDAY** the **22ND** day of **June** 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal

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

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

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

Special Magistrate - Notice of Hearing (Evidentiary Hearing) Page 1 of 3

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-94

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 315 140TH AVE N **Parcel # 10-31-15-34362-014-0140**

**Legal Description:** GULF SHORES 3RD ADD REPLAT BLK N, LOT 14 & 6FT T/A IN NE COR OF LOT 13 & W 2.40 FT OF LOT 15 LESS W 13.8FT OF S 55FT OF LOT 14

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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 storm 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.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

---

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

**SPECIAL MAGISTRATE**
**NOTICE OF HEARING**

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

CASE # 2026.015

Petitioner,

vs.

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

Respondent,

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

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

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

**YOU ARE HEREBY FORMALLY NOTIFIED** that at 12:00 pm, **MONDAY** the **22TH** day of June, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

**Violation Detail :** Maintenance of Vegetation, maintenance of pools.

---

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

**SPECIAL MAGISTRATE**
**NOTICE OF HEARING**

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

CASE # 2025.006

Petitioner,

vs.

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL, 33756-1232

Respondent,

**RE: PROPERTY:** 545 150th Ave, MADEIRA BEACH 33708-2435

**Parcel #:** 09-31-15-00000-140-0200

**Legal Description:** UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 30-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28"E 1818FT TH S46D08'32"E 50FT FOR POB TH N43D51' 28"E 100FT TH S46D08'32"E 60FT(S) TH SW'LY 100FT ALONG BOCA CIEGA BAY TH N46D08'32"W 60FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228

**YOU ARE HEREBY FORMALLY NOTIFIED** that at 12:00 pm on **MONDAY** the **22nd** day of June, 2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Generated on 05/29/2026 13:19 PM

| Parcel Summary (as of 29-May-2026) | Parcel Map |
|---|---|
| Parcel Number<br>**10-31-15-19980-000-0590** | Map Image |
| Owner Name<br>DE CANDIDO, GABRIEL A TRE<br>DE CANDIDO, PATRICIA H TRE<br>DE CANDIDO, GABRIEL A & PATRICIA H REV TRUST | |
| Property Use<br>0110 Single Family Home | |
| Site Address<br>530 LILLIAN DR<br>MADEIRA BEACH, FL 33708 | |
| Mailing Address<br>12521 FRANK DR N<br>SEMINOLE, FL 33776-1717 | |
| Legal Description<br>CRYSTAL ISLAND 1ST ADD LOT 59 | |
| Current Tax District<br>MADEIRA BEACH (MB) | |
| Year Built<br>1960 | |

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| 1,490 | 2,394 | 1 | 1 |

## Exemptions

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | No | 0% | |
| 2026 | No | 0% | |
| 2025 | 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 |
|---|---|---|---|---|---|---|---|
| 21277/0768 | $606,700 | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 53/35 |

## 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $525,378 | $525,378 | $525,378 | $525,378 | $525,378 |

## Value History (yellow indicates corrected value)

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | N | $639,971 | $530,141 | $530,141 | $639,971 | $530,141 |
| 2023 | N | $754,104 | $529,770 | $529,770 | $754,104 | $529,770 |
| 2022 | N | $651,698 | $481,609 | $481,609 | $651,698 | $481,609 |
| 2021 | N | $505,478 | $437,826 | $437,826 | $505,478 | $437,826 |
| 2020 | N | $398,914 | $398,914 | $398,914 | $398,914 | $398,9 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 04-Feb-2020 | $100 | U | I | DE CANDIDO PATRICIA H TRE | DE CANDIDO GABRIEL A TRE | 21277/0768 |
| 29-Oct-1997 | $100 | U | I | DECANDIDO GABRIEL A | DE CANDIDO, PATRICIA H TRE | 09887/1645 |
| 31-Dec-1985 | $109,000 | Q | | | | 06128/1924 |
| 31-Dec-1979 | $83,000 | Q | | | | 04873/0220 |
| 31-Dec-1978 | $60,000 | Q | | | | 04643/0418 |

## 2025 Land Information

| Land Area: ≅ 6,900 sf \| ≅ 0.15 acres | Frontage and/or View: Canal/River | Seawall: Yes |
|---|---|---|

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 60x115 | $9,000 | 60.00 | FF | 1.0918 | $589,572 |

## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation | Continuous Footing Poured |
| Floor System | Slab On Grade |
| Exterior Walls | Concrete Block |
| Unit Stories | 1 |
| Living Units | 1 |
| Roof Frame | Gable Or Hip |
| Roof Cover | Shingle Composition |
| Year Built | 1960 |
| Building Type | Single Family |
| Quality | Average |
| Floor Finish | Carpet/Hardtile/Hardwood |
| Interior Finish | Drywall/Plaster |
| Heating | Central Duct |
| Cooling | Cooling (Central) |
| Fixtures | 6 |
| Effective Age | 48 |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS) | 1,490 | 1,490 |
| Enclosed Porch (EPF) | 0 | 324 |
| Garage (GRF) | 0 | 435 |
| Open Porch (OPF) | 0 | 145 |
| **Total Area SF** | **1,490** | **2,394** |

Building 1

| 2025 Extra Features | | | | | |
|---|---|---|---|---|---|
| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
| DOCK | $62.00 | 248.0 | $15,376 | $14,915 | 2024 |

## Permit Data

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

| Permit Number | Description | Issue Date | Estimated Value |
|---|---|---|---|
| 2025-3961-MECH | HEAT/AIR | 08/18/2025 | $7,500 |
| 2023-2429-ROOF | ROOF | 10/31/2023 | $12,600 |
| WND-23-00589 | DOCK | 07/26/2023 | $0 |
| S20230480 | SEA WALL | 06/21/2023 | $27,000 |
| D&L20230479 | DOCK | 06/21/2023 | $14,648 |
| BR20230425 | MISCELLANEOUS | 06/02/2023 | $14,648 |
| 128 | ROOF | 12/16/2015 | $0 |
| 97508 | DOCK | 09/05/1997 | $1,000 |
| P2487197 | DOCK | 09/02/1997 | $0 |

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**

October 28, 2025

DE CANDIDO, GABRIEL TRE
DE CANDIDO, PATRICIA H TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717
Case Number: CE-25-153

**RE Property:** 530 LILLIAN DR **Parcel** #10-31-15-19980-000-0590

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

## COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

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

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

**Violation Detail(s):**
Work without a permit.

**Corrective Action(s):**

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

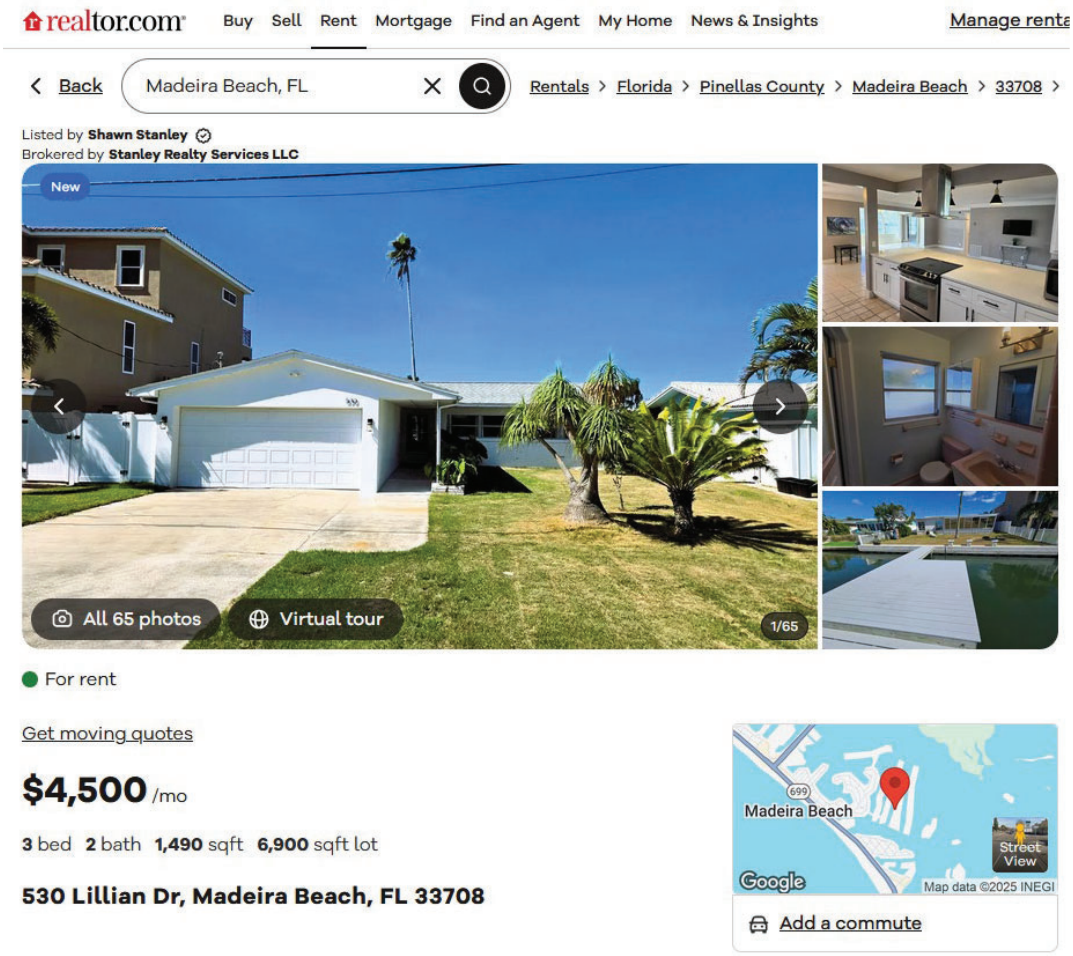
Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
November 11, 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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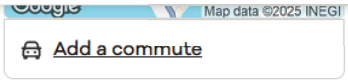
**530 Lillian Dr, Madeira Beach, FL 33708**




Add a commute

**Request a tour**

Start by selecting a date, you can provide up to 3 dates.

| Tuesday | Wednesday | Thursday | Friday | |
|---|---|---|---|---|
| **Oct 28** | **Oct 29** | **Oct 30** | **Oct 31** | See more dates |

**Property details and fees**

| | | |
|---|---|---|
| Single Family<br>Property type | 2 days ago<br>Last updated | 1960<br>Year built |
| Available today<br>Availability | Pets ok<br>Learn more | |

Welcome home to this remodeled 3BR/2BA waterfront bungalow with a 2-car garage, open layout, and tile floors throughout. Features a new kitchen with quartz countertops, a big sunny Florida room overlooking the water, and bright living spaces. Enjoy a brand-new dock, concrete seawall, and a fenced backyardperfect for pets. Experience true Florida waterfront living, just minutes from the beach, dining, and shops.Available for yearly lease. Come see it today!

Read less

Contact property | Share this rental

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**

November 13, 2025

DE CANDIDO, GABRIEL TRE
DE CANDIDO, PATRICIA H TRE
DE CANDIDO, GABRIEL A & PATRICIA H TRUST
12521 FRANK DR N
SEMINOLE, FL 33776-1717
Case Number: CE-25-153

**RE Property:** 530 LILLIAN DR **Parcel** #10-31-15-19980-000-0590

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

## 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):**
Work without a permit.

**Corrective Action(s):**

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

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

Follow up date:
November 27, 2025

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

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

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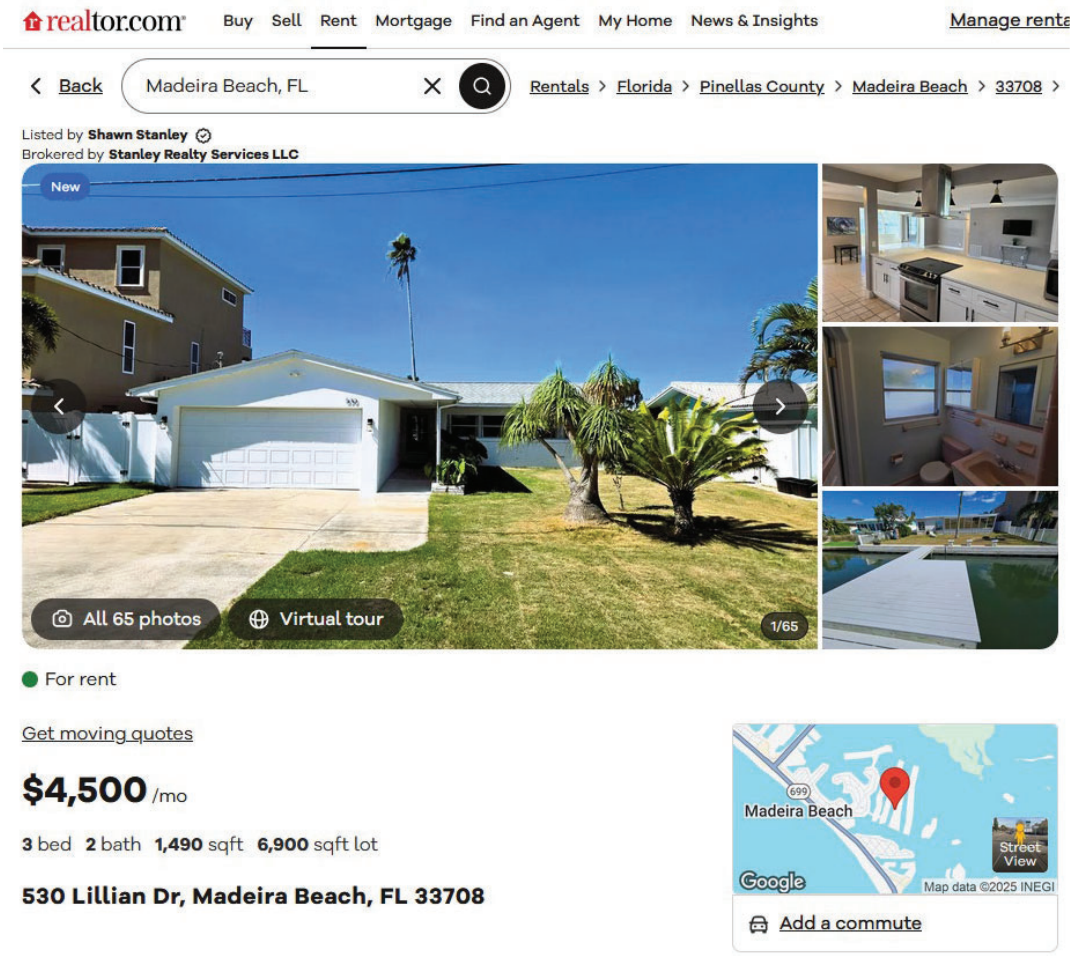


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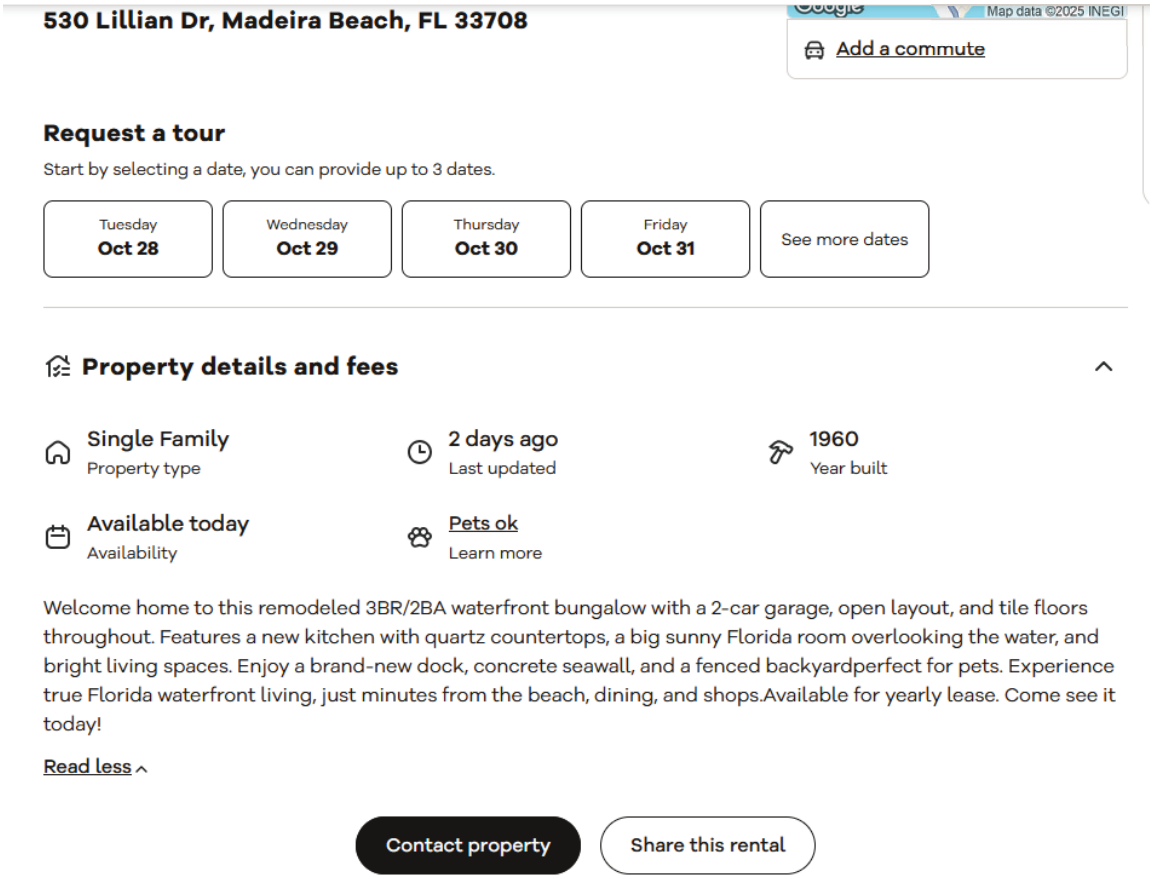


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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131





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






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CERTIFIED MAIL®

9589 0710 5270 2237 2072 04

quadient
FIRST-CLASS MAIL
IMI
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11/13/2025 ZIP 33708
043M31233717

US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

DE CANDIDO, GABRIEL TRE
DE CANDIDO, PATRICIA H TRE
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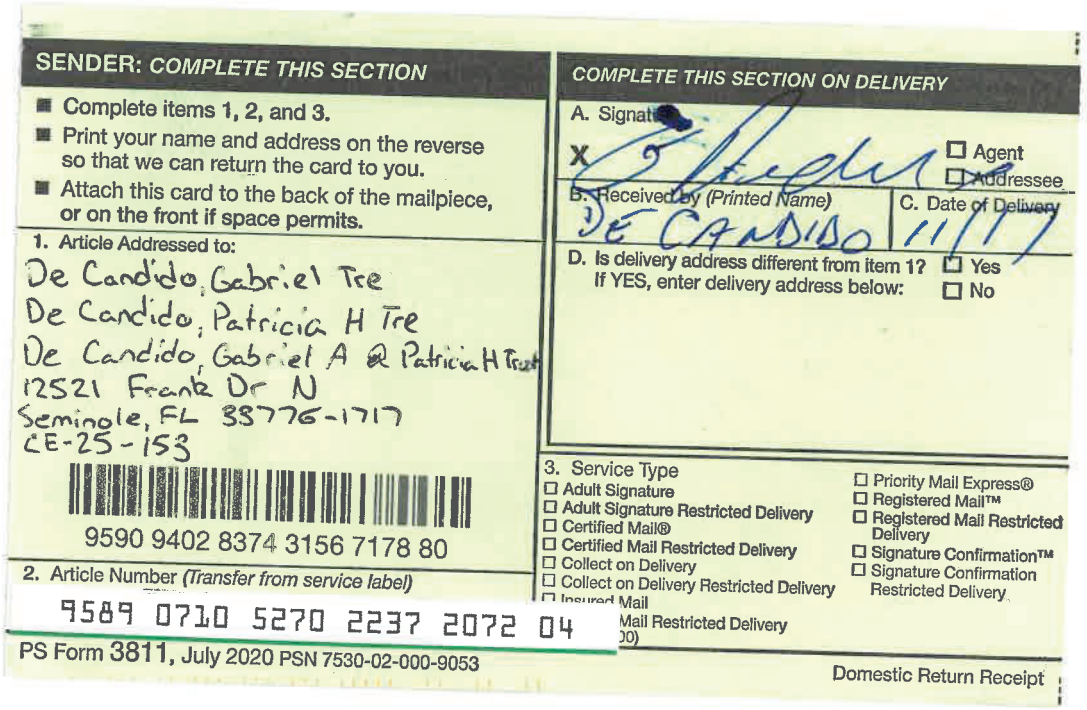

**SENDER: COMPLETE THIS SECTION**

- 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:

De Candido, Gabriel Tre
De Candido, Patricia H Tre
De Candido, Gabriel A & Patricia H Trust
12521 Frank Dr N
Seminole, FL 33776-1717
CE-25-153

9590 9402 8374 3156 7178 80

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

9589 0710 5270 2237 2072 04

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

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X [signature] ☐ Agent ☐ Addressee

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

C. Date of Delivery 11/17

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

3. Service Type

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

Domestic Return Receipt

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

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

Respondents.

**RE Property:** 530 LILLIAN DR **Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**AFFIDAVIT OF SERVICE**

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

That pursuant to Florida Statute 162.12,

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 530 LILLIAN DR , Parcel #10-31-15-19980-000-0590 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 11th day of June, 2026, by Connor Mecko who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.

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

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

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

Respondents.

**RE Property:** 530 LILLIAN DR **Parcel # 10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

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

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

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

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

Connor Mecko

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

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

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

Respondents.

**RE Property:** 530 LILLIAN DR **Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

## NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 1**2:00 pm** on **MONDAY** the 2**2th** day of June, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11th day of June, 2026.

Connor Mecko

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


June 11, 2026 at 4:20:47
Item 5F.
530

# CITY OF MADEIRA BEACH

City of Madeira Beach FLORIDA

**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 **June 22, 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 2026-02**

**Application:** VAR 2026-02
**Applicant:** Jane Graham, Esq. Sunshine City Law
**Property Owner(s):** Robert Bello, Jr.
**Property Address:** 13301 Gulf Lane Madeira Beach, FL 33708
**Parcel ID:** 15-31-15-58320-007-0010
**Legal Description:** MITCHELL'S BEACH REVISED BLK 7, LOT 1
**Zoning/Future Land Use:** R-3, Medium Density Multifamily Residential/Resort Facilities Medium (RFM)

**Request:**
1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

**Specific Code Provisions:**

**Sec. 110-231. Setback requirements**. (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setback: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—Side yard of corner lot**. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility**. (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection.
(b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss**. (b)Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land.

**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 8:00 a.m. and 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/ .

...Beach website, and Gulf Beaches

**NOTICE OF PUBLIC HEARING**
**CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER ADOPTING ORDINANCE VACATING A PORTION OF FISHERMAN'S ALLEY**

In accordance with the City of Madeira Beach Code of Ordinances: Chapter 112 - Vacations of Rights-of-Way and Easements and Florida Statute 166.041.

***NOTICE IS HEREBY GIVEN*** that the City of Madeira Beach Board of Commissioners will conduct a public hearing on Wednesday July 8, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the adoption of proposed Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley.

The title of the ordinance is:

**ORDINANCE 2026-06**

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 5 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

**Public Notice:** In the Madeira Beach Code of Ordinances *Sec. 112-92. – Notification for board of commissioners review.* At least seven days prior to public hearing before the board of commissioners, the city staff shall provide notice by U.S. Mail to property owners within 150 feet of the application for vacation and the date, time and place of the hearing thereon. For purposes of this section notification shall be deemed complete upon mailing. The city shall also place an advertisement in a newspaper of general circulation in the city, which provides notice of the time and date of the public hearing and which identifies the case. Failure to notify all of the abutting property owners, as shown on the records of the Pinellas County Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.

*Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley*, is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-409-2226 or planning@madeirabeachfl.gov. The meeting will be aired on public television Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/channel/UCistvrffmaderabeach6532.

Any person who decides to appeal any decision of the Board of Commissioners with ... any matter considered at the ...

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

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

Respondents.

**RE Property:** 530 LILLIAN DR **Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **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.

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

6/11/2026
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**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **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.**
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**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**CITY OF MADEIRA BEACH**

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E **Parcel #15-31-15-97866-002-0030**

**Legal Description:** WILLIAMS, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**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 **22nd** day of **__JUNE__, 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.

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD **Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **__June__, 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.**
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**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**CITY OF MADEIRA BEACH**

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

NOGAL, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

Respondents.

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

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SELY 47ET(S) OF LOT 1 & RIP RTS

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **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.**
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**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**CITY OF MADEIRA BEACH**

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

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

Respondents.

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

**Legal Description:** SUNNY SHORES LOT 56

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **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):

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

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

**Parcel Summary**
**(as of 08-Jun-2026)**

Parcel Number
## 09-31-15-52524-005-0090

- Owner Name
  **ELVIR, TORI**
  **ELVIR, OLBIN**
- Property Use
  **0110 Single Family Home**
- Site Address
  **15403 GULF BLVD**
  **MADEIRA BEACH, FL 33708**
- Mailing Address
  **15403 GULF BLVD**
  **MADEIRA BEACH, FL 33708-1818**
- Legal Description
  **LONE PALM BEACH BLK 5, LOT 9 LESS RD R/W**
- Current Tax District
  **MADEIRA BEACH (MB)**
- Year Built
  **1951**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **1,271** | **1,615** | **1** | **1** |

**Parcel Map**

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

**Exemptions**

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | No | 0% | |
| 2026 | No | 0% | |
| 2025 | 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/P |
|---|---|---|---|---|---|---|---|

| Last Recorded Deed | Sales Comparison | Census Tract | Evacuation Zone | Flood Zone | Elevation Certificate | Zoning | Bk/Pg |
|---|---|---|---|---|---|---|---|
| 18809/0233 | $448,500 | 278.01 | A | Current FEMA Maps | Check for EC | Zoning Map | 19/99 |

## 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $388,361 | $305,555 | $305,555 | $388,361 | $305,555 |

## Value History

| Year | Homestead Exemption | Just/Market Value | Assessed Value/ SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | N | $465,281 | $349,627 | $349,627 | $465,281 | $349,627 |
| 2023 | N | $317,843 | $317,843 | $317,843 | $317,843 | $317,843 |
| 2022 | N | $333,125 | $289,463 | $289,463 | $333,125 | $289,463 |
| 2021 | Y | $275,107 | $242,574 | $192,574 | $217,574 | $192,574 |
| 2020 | Y | $239,225 | $239,225 | $189,225 | $214,225 | $189,225 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 03-Jun-2015 | $268,000 | Q | I | ROMA PIZZA PUB LLC | ELVIR TORI | 18809/0233 |
| 20-Feb-2014 | $100 | U | I | NORLIN MERRILYN | ROMA PIZZA PUB LLC | 18318/1689 |
| 09-Apr-2010 | $215,000 | Q | I | ROSSOMANDO ANAMAY | NORLIN MERRILYN | 16886/1906 |
| 31-Dec-1985 | $60,000 | Q | | | | 06126/1241 |

## 2025 Land Information

Land Area: ≅ 5,323 sf | ≅ 0.12 acres  Frontage and/or View: None  Seawall: No

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 50x106 | $80 | 5,325 | SF | 1.0000 | $426,000 |

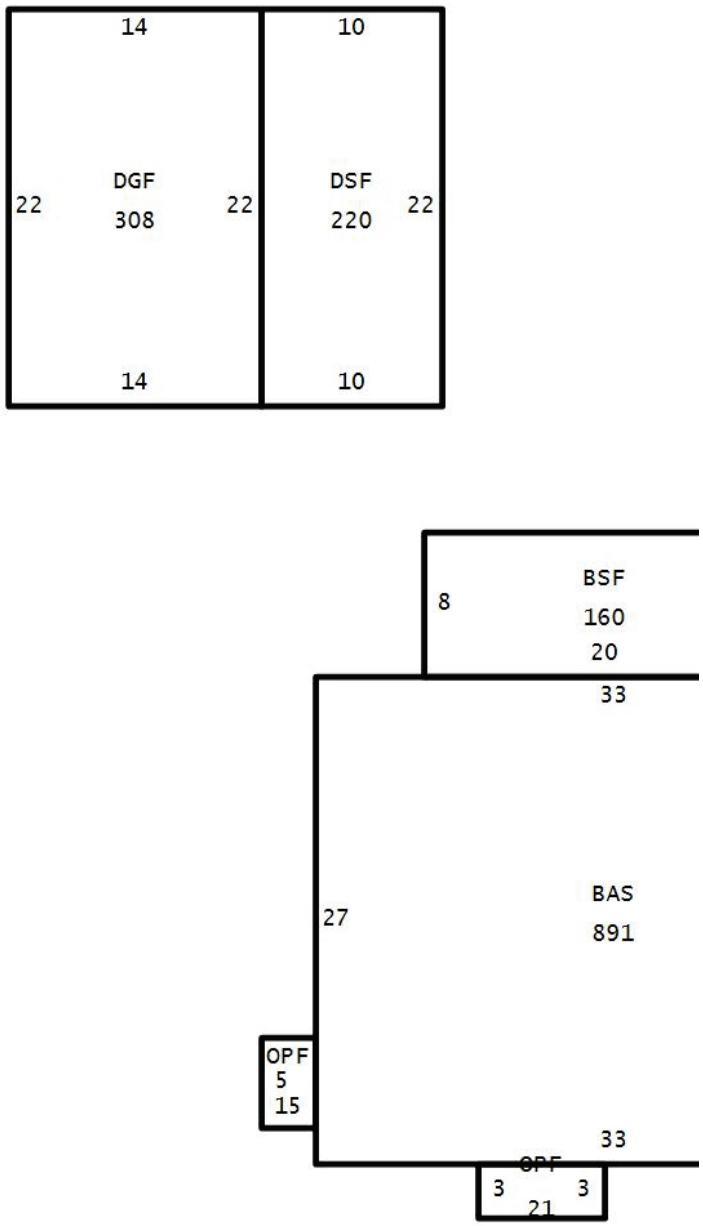
## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation: | Piers |
| Floor System: | Wood |
| Exterior Walls: | Frame/Custom Wood |
| Unit Stories: | 1 |
| Living Units: | 1 |
| Roof Frame: | Gable Or Hip |
| Roof Cover: | Shingle Composition |
| Year Built: | 1951 |
| Building Type: | Single Family |
| Quality: | Average |
| Floor Finish: | Carpet/Hardtile/Hardwood |
| Interior Finish: | Upgrade |
| Heating: | Central Duct |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS): | 891 | 891 |
| Detached Semi-finished (DSF): | 220 | 220 |
| Base Semi-finished (BSF): | 160 | 160 |
| Detached Garage (DGF): | 0 | 308 |
| Open Porch (OPF): | 0 | 36 |
| **Total Area SF**: | **1,271** | **1,615** |

**Structural Elements**

| | |
|---|---|
| Cooling: | Cooling (Central) |
| Fixtures: | 3 |
| Effective Age: | 33 |




**2025 Extra Features**

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| PATIO/DECK | $15.00 | 93.0 | $1,395 | $990 | 2015 |

**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 |
|---|---|---|---|
| B20220493 | WINDOWS/DOORS | 06/03/2022 | $9,713 |
| 201010079 | ROOF | 04/16/2010 | $2,371 |

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**

NOVEMBER 4, 2025

ELVIR, TORI
ELVIR, OLBIN
15403 GULF BLVD
MADEIRA BEACH, FL 33708
Case Number: CE-25-162

**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

## 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:
NOVEMBER 18, 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








**$3,200/mo**
15403 Gulf Blvd, Madeira Beach, FL 33708

**2** beds | **1** baths | **1,271** sqft

Price may not include required fees and charges.

Costs & fees breakdown

Request a tour

Request to apply

Single family residence | Available now | -- Pets
-- A/C | -- Laundry | -- Parking
-- Heating

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
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**CODE ENFORCEMENT**
**CITY OF MADEIRA BEACH**

NOVEMBER 18, 2025

ELVIR, TORI
ELVIR, OLBIN
15403 GULF BLVD
MADEIRA BEACH, FL 33708
Case Number: CE-25-162

**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 CODE VIOLATION

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**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:
DECEMBER 2, 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
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**$3,200/mo**
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**2** beds | **1** baths | **1,271** sqft

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Request a tour

Request to apply

Single family residence | Available now | -- Pets
-- A/C | -- Laundry | -- Parking
-- Heating

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

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

6/11/2026
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

## AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 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 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ~~online~~ notarization, this 11th day of June, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.

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

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

6/11/2026
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

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

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

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

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

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

Connor Mecko

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

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

6/11/2026
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**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 1**2:00 pm** on **MONDAY** the 2**2nd** day of June, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11th day of June, 2026.

Connor Mecko

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


June 11, 2026 at 3:42:31 PM
15403

# CITY OF MADEIRA BEACH

City of Madeira Beach FLORIDA

**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 **June 22, 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 2026-02**

**Application:** VAR 2026-02
**Applicant:** Jane Graham, Esq. Sunshine City Law
**Property Owner(s):** Robert Bello, Jr.
**Property Address:** 13301 Gulf Lane Madeira Beach, FL 33708
**Parcel ID:** 15-31-15-58320-007-0010
**Legal Description:** MITCHELL'S BEACH REVISED BLK 7, LOT 1
**Zoning/Future Land Use:** R-3, Medium Density Multifamily Residential/Resort Facilities Medium (RFM)

**Request:**
1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

**Specific Code Provisions:**

**Sec. 110-231. Setback requirements**. (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setback: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—Side yard of corner lot**. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility**. (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection.
(b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss**. (b)Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land.

**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 8:00 a.m. and 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/ .

Beach website, and Gulf Beaches

**NOTICE OF PUBLIC HEARING**
**CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER ADOPTING ORDINANCE VACATING A PORTION OF FISHERMAN'S ALLEY**

In accordance with the City of Madeira Beach Code of Ordinances: Chapter 112 - Vacations of Rights-of-Way and Easements and Florida Statute 166.041.

***NOTICE IS HEREBY GIVEN*** that the City of Madeira Beach Board of Commissioners will conduct a public hearing on Wednesday July 8, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the adoption of proposed Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley.

The title of the ordinance is:

**ORDINANCE 2026-06**

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 5 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THERETO; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

**Public Notice:** In the Madeira Beach Code of Ordinances *Sec. 112-92. – Notification for board of commissioners review.* At least seven days prior to public hearing before the board of commissioners, the city staff shall provide notice by U.S. Mail to property owners within 150 feet of the application for vacation and the date, time and place of the hearing thereon. For purposes of this section notification shall be deemed complete upon mailing. The city shall also place an advertisement in a newspaper of general circulation in the city, which provides notice of the time and date of the public hearing and which identifies the case. Failure to notify all of the abutting property owners, as shown on the records of the Pinellas County Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.

*Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley*, is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-409-2226 or planning@madeirabeachfl.gov. The meeting will be aired on public access Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/c/cityofmadeirabeach6632.

Any person who decides to appeal any decision of the Board of Commissioners with respect to any matter considered at the

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

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

Respondents.

**RE Property:** 530 LILLIAN DR **Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **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.

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

6/11/2026
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**

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E **Parcel #15-31-15-97866-002-0030**

**Legal Description:** WILLIAMS, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**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 **22nd** day of **__JUNE__, 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.

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD **Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **__June__, 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.**
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**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**CITY OF MADEIRA BEACH**

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

NOGAL, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

Respondents.

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

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SELY 47ET(S) OF LOT 1 & RIP RTS

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **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.

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

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

Respondents.

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

**Legal Description:** SUNNY SHORES LOT 56

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

**Parcel Summary**
**(as of 11-Jun-2026)**

Parcel Number
## 15-31-15-65304-018-0012

- Owner Name
  **NOGAJ, CHRISTOPHER**
- Property Use
  **0110 Single Family Home**
- Site Address
  **13105 BOCA CIEGA AVE**
  **MADEIRA BEACH, FL 33708**
- Mailing Address
  **13105 BOCA CIEGA AVE**
  **MADEIRA BEACH, FL 33708-2439**
- Legal Description
  **PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT 1 & RIP RTS**
- Current Tax District
  **MADEIRA BEACH (MB)**
- Year Built
  **2004**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **2,390** | **4,111** | **1** | **1** |

**Parcel Map**

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

**Exemptions**

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | No | 0% | |
| 2026 | No | 0% | |
| 2025 | Yes | 100% | |

**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 |
|---|---|---|---|---|---|---|---|
| 23136/1435 | $1,512,600 | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 20/69 |

**2025 Final Values**

312

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable |
|---|---|---|---|---|---|
| 2025 | $1,271,269 | $693,344 | $642,622 | $668,344 | $642,622 |

## Value History

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | Y | $1,362,845 | $674,823 | $624,823 | $649,823 | $624,823 |
| 2023 | Y | $1,058,361 | $655,168 | $605,168 | $630,168 | $605,168 |
| 2022 | Y | $1,237,987 | $626,827 | $576,827 | $601,827 | $576,827 |
| 2021 | Y | $854,444 | $608,570 | $558,570 | $583,570 | $558,570 |
| 2020 | Y | $739,518 | $600,168 | $550,168 | $575,168 | $550,168 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 08-Apr-2025 | $1,400,000 | Q | I | PUGH CARL S III | NOGAJ CHRISTOPHER | 23136/1435 |
| 15-Apr-2009 | $630,000 | Q | I | MELATTI LIVIO R | PUGH CARL S III | 16562/1134 |
| 03-May-2007 | $204,500 | U | I | MFT PROPERTIES CORP | MELATTI, LIVIO R | 15773/1150 |
| 13-Aug-2002 | $380,000 | Q | I | HORTON PAUL III | M F T PROPERTIES CORP | 12158/2374 |
| 22-Jan-1998 | $100 | U | I | KOTSAFTIS ANDREW W | KOTSAFTIS, JILL E | 09969/1026 |

## 2025 Land Information

Land Area: ≅ 3,781 sf | ≅ 0.08 acres  Frontage and/or View: Intracoastal  Seawall: Yes

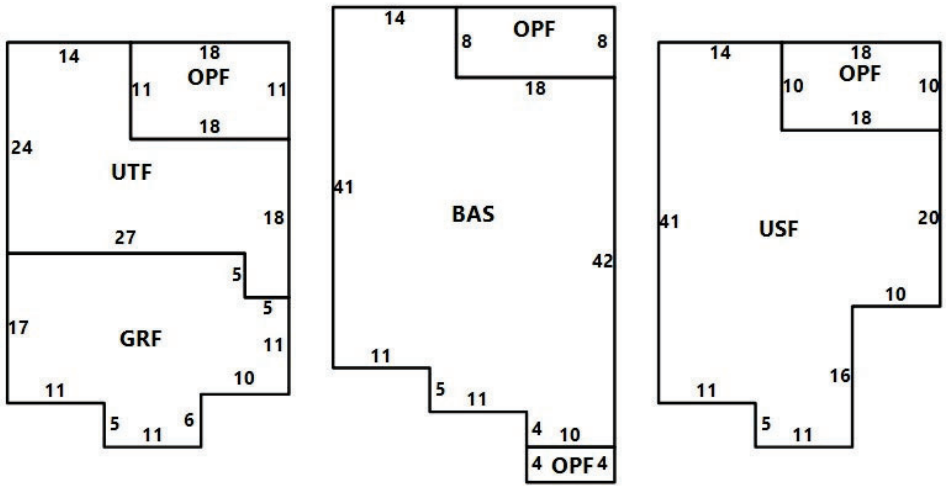
| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 50x80 | $11,500 | 50.00 | FF | .9737 | $559,878 |

## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation: | Wood/Block Above Ground Footing |
| Floor System: | Wood |
| Exterior Walls: | Frame/Custom Wood |
| Unit Stories: | 3 |
| Living Units: | 1 |
| Roof Frame: | Gable Or Hip |
| Roof Cover: | Concrete Tile/Metal |
| Year Built: | 2004 |
| Building Type: | Single Family |
| Quality: | Above Average |
| Floor Finish: | Carpet/Hardtile/Hardwood |
| Interior Finish: | Upgrade |
| Heating: | Central Duct |
| Cooling: | Cooling (Central) |
| Fixtures: | 9 |
| Effective Age: | 22 |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS): | 1,313 | 1,313 |
| Upper Story (USF): | 1,077 | 1,077 |
| Garage (GRF): | 0 | 564 |
| Open Porch (OPF): | 0 | 562 |
| Utility (UTF): | 0 | 595 |
| **Total Area SF**: | **2,390** | **4,111** |

## 2025 Extra Features




| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| BT LFT/DAV | $17,000.00 | 1 | $17,000 | $7,480 | 2003 |
| DOCK | $62.00 | 372.0 | $23,064 | $21,219 | 2022 |
| ELEV RES | $43,000.00 | 1 | $43,000 | $19,780 | 2004 |
| PATIO/DECK | $28.00 | 276.0 | $7,728 | $3,555 | 2004 |
| PATIO/DECK | $28.00 | 33.0 | $924 | $425 | 2004 |

## 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 |
|---|---|---|---|
| 2023-2306-MECH | HEAT/AIR | 09/28/2023 | $23,483 |
| WND-21-00787 REV | DOCK | 07/06/2021 | $0 |
| WND-21-00787 | DOCK | 07/06/2021 | $0 |
| D&L20210503 | DOCK | 06/02/2021 | $16,250 |
| P40479-10 | BOAT LIFT/DAVIT | 03/15/2010 | $0 |
| P3340003 | DOCK | 08/19/2003 | $0 |
| PER-H-CB279667 | ADDITION/REMODEL/RENOVATION | 07/29/2003 | $363,500 |
| 9800537 | HEAT/AIR | 10/23/1998 | $1,950 |

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-742-1645 FAX:727-399-1131



**CODE ENFORCEMENT**
**CITY OF MADEIRA BEACH**

December 11, 2025

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439
Case Number: CE-25-182

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

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

## 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 – fence and turf installed without permit.

**Corrective Action(s):**

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

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

Follow up date:
December 25, 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.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-742-1645 FAX:727-399-1131



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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-742-1645 FAX:727-399-1131






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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-742-1645 FAX:727-399-1131



**CODE ENFORCEMENT**
**CITY OF MADEIRA BEACH**

December 30, 2025

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439
Case Number: CE-25-182

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

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

## NOTICE OF 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 – fence and turf installed without permit.

**Corrective Action(s):**

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

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

Follow up date:
JANUARY 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.

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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-742-1645 FAX:727-399-1131






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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-742-1645 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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300 Municipal Drive
Madeira Beach, Florida 33708

NOGAJ, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439
Case Number: CE-25-182

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

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

Respondents.

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

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

## AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13105 BOCA CIEGA AVE , Parcel #15-31-15-65304-018-0012 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 11th day of June 2026, by Connor Mecko, who is personally known to me or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.



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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

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

Respondents.

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

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

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

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

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

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

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

Connor Mecko

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

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

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

Respondents.

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

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

## NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 1**2:00 pm** on **MONDAY** the 2**2nd** day of June, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 86-52. – When required.**

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11th day of June, 2026.

Connor Mecko

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


June 11, 2026 at 4:01:58
Item 5H.
WASTE PRO
12220 60794
PRIVATE PROPERTY
330

# CITY OF MADEIRA BEACH

City of Madeira Beach FLORIDA

**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 **June 22, 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 2026-02**

**Application:** VAR 2026-02
**Applicant:** Jane Graham, Esq. Sunshine City Law
**Property Owner(s):** Robert Bello, Jr.
**Property Address:** 13301 Gulf Lane Madeira Beach, FL 33708
**Parcel ID:** 15-31-15-58320-007-0010
**Legal Description:** MITCHELL'S BEACH REVISED BLK 7, LOT 1
**Zoning/Future Land Use:** R-3, Medium Density Multifamily Residential/Resort Facilities Medium (RFM)

**Request:**
1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

**Specific Code Provisions:**

**Sec. 110-231. Setback requirements**. (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setback: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—Side yard of corner lot**. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility**. (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection.
(b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss**. (b)Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land.

**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 8:00 a.m. and 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/.

...Beach website, and Gulf Beaches

**NOTICE OF PUBLIC HEARING**
**CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER ADOPTING ORDINANCE VACATING A PORTION OF FISHERMAN'S ALLEY**

In accordance with the City of Madeira Beach Code of Ordinances: Chapter 112 - Vacations of Rights-of-Way and Easements and Florida Statute 166.041.

***NOTICE IS HEREBY GIVEN*** that the City of Madeira Beach Board of Commissioners will conduct a public hearing on Wednesday July 8, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the adoption of proposed Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley.

The title of the ordinance is:

**ORDINANCE 2026-06**

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 5 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THERETO; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

**Public Notice:** In the Madeira Beach Code of Ordinances *Sec. 112-92. – Notification for board of commissioners review.* At least seven days prior to public hearing before the board of commissioners, the city staff shall provide notice by U.S. Mail to property owners within 150 feet of the application for vacation and the date, time and place of the hearing thereon. For purposes of this section notification shall be deemed complete upon mailing. The city shall also place an advertisement in a newspaper of general circulation in the city, which provides notice of the time and date of the public hearing and which identifies the case. Failure to notify all of the abutting property owners, as shown on the records of the Pinellas County Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.

*Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley*, is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-409-2226 or planning@madeirabeachfl.gov. The meeting will be aired on public access television Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/c/cityofmadeirabeach6532.

Any person who decides to appeal any decision of the Board of Commissioners with ... any matter considered at the ...

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

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

Respondents.

**RE Property:** 530 LILLIAN DR **Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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.

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

6/11/2026
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**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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.**
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**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**CITY OF MADEIRA BEACH**

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E **Parcel #15-31-15-97866-002-0030**

**Legal Description:** WILLIAMS, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**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 **22nd** day of **__JUNE__, 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.

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD **Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **__June__, 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.

Page 1 of 2

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

NOGAL CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

Respondents.

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

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SELY 47ET(S) OF LOT 1 & RIP RTS

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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.

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

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

Respondents.

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

**Legal Description:** SUNNY SHORES LOT 56

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

**Parcel Summary**
**(as of 11-Jun-2026)**

Parcel Number
## 09-31-15-87048-000-0560

- Owner Name
  **LOPEZ, FELIX M**
  **TABAK, JESSICA ANNETTEGUERRA, VANESSA LYN LOPEZ**
- Property Use
  **0110 Single Family Home**
- Site Address
  **230 146TH AVE E**
  **MADEIRA BEACH, FL 33708**
- Mailing Address
  **230 146TH AVE E**
  **MADEIRA BEACH, FL 33708-2122**
- Legal Description
  **SUNNY SHORES LOT 56**
- Current Tax District
  **MADEIRA BEACH (MB)**
- Year Built
  **1960**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **682** | **1,188** | **1** | **1** |

**Parcel Map**

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

**Exemptions**

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | Yes | 100% | Assuming no ownership changes before Jan. 1, 2027. |
| 2026 | Yes | 100% | |
| 2025 | Yes | 100% | |

**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 |
|---|---|---|---|---|---|---|---|
| 22503/2099 | $270,000 | 278.01 | A | Current FEMA Maps | Check for EC | Zoning Map | 24/15 |

**2025 Final Values**

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $234,569 | $234,569 | $183,847 | $209,569 | $183,847 |

**Value History**

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | N | $335,616 | $335,616 | $335,616 | $335,616 | $335,616 |
| 2023 | N | $369,857 | $251,078 | $251,078 | $369,857 | $251,078 |
| 2022 | N | $279,238 | $228,253 | $228,253 | $279,238 | $228,253 |
| 2021 | N | $229,926 | $207,503 | $207,503 | $229,926 | $207,503 |

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable |
|---|---|---|---|---|---|---|
| 2020 | N | $211,366 | $188,639 | $188,639 | $211,366 | $188,639 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 11-Jul-2023 | $417,500 | Q | I | FACENDA ANTHONY JR | LOPEZ FELIX M | 22503/2099 |
| 31-Dec-2012 | $159,300 | Q | I | REESE LEE A | FACENDA ANTHONY JR | 17852/2424 |
| 26-Aug-2008 | $145,000 | Q | I | LUPO PHILIP | REESE, LEE A | 16359/1128 |
| 19-Nov-1997 | $100 | U | I | LUPO PHILIP | LUPO, PHILIP | 09909/1056 |
| 30-Apr-1983 | $36,000 | Q | | | | 05515/0861 |

## 2025 Land Information

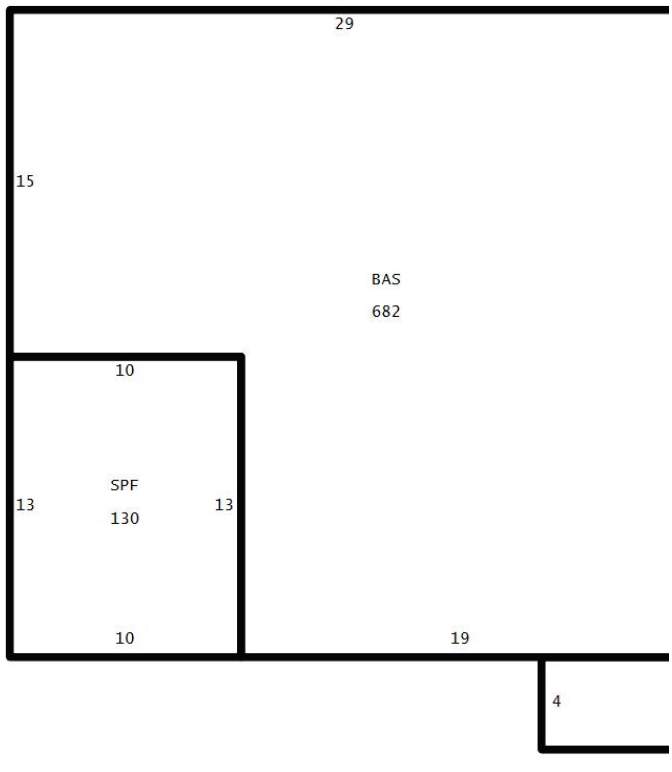
Land Area: ≅ 3,001 sf | ≅ 0.06 acres  Frontage and/or View: None  Seawall: No

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 50x60 | $5,200 | 50.00 | FF | 1.0000 | $260,000 |

## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation: | Piers |
| Floor System: | Wood |
| Exterior Walls: | Cb Stucco/Cb Reclad |
| Unit Stories: | 1 |
| Living Units: | 1 |
| Roof Frame: | Gable Or Hip |
| Roof Cover: | Shingle Composition |
| Year Built: | 1960 |
| Building Type: | Single Family |
| Quality: | Average |
| Floor Finish: | Carpet/Hardtile/Hardwood |
| Interior Finish: | Drywall/Plaster |
| Heating: | Unit/Space/Wall/Floor |
| Cooling: | None |
| Fixtures: | 3 |
| Effective Age: | 41 |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS): | 682 | 682 |
| Garage (GRF): | 0 | 308 |
| Open Porch (OPF): | 0 | 68 |
| Screen Porch (SPF): | 0 | 130 |
| **Total Area SF**: | **682** | **1,188** |




## 2025 Extra Features

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

## Permit Data

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

| Permit Number | Description | Issue Date | Estimated Value |
|---|---|---|---|
| 201110592 | ROOF | 01/24/2011 | $4,500 |
| PER-H-CB285262 | ROOF | 11/05/2003 | $1,500 |

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**

FEBRUARY 26, 2026

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
Case Number: CE-26-37

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

**Legal Description:** SUNNY SHORES LOT 56

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

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

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

Sec. 14-130.4. - License required.

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

**Violation Detail(s):**

Work without a permit – post flood hurricane remodel. Short term 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. Outdoor kitchen may need to be removed if unpermitted. 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:
MARCH 12, 2026

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

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

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

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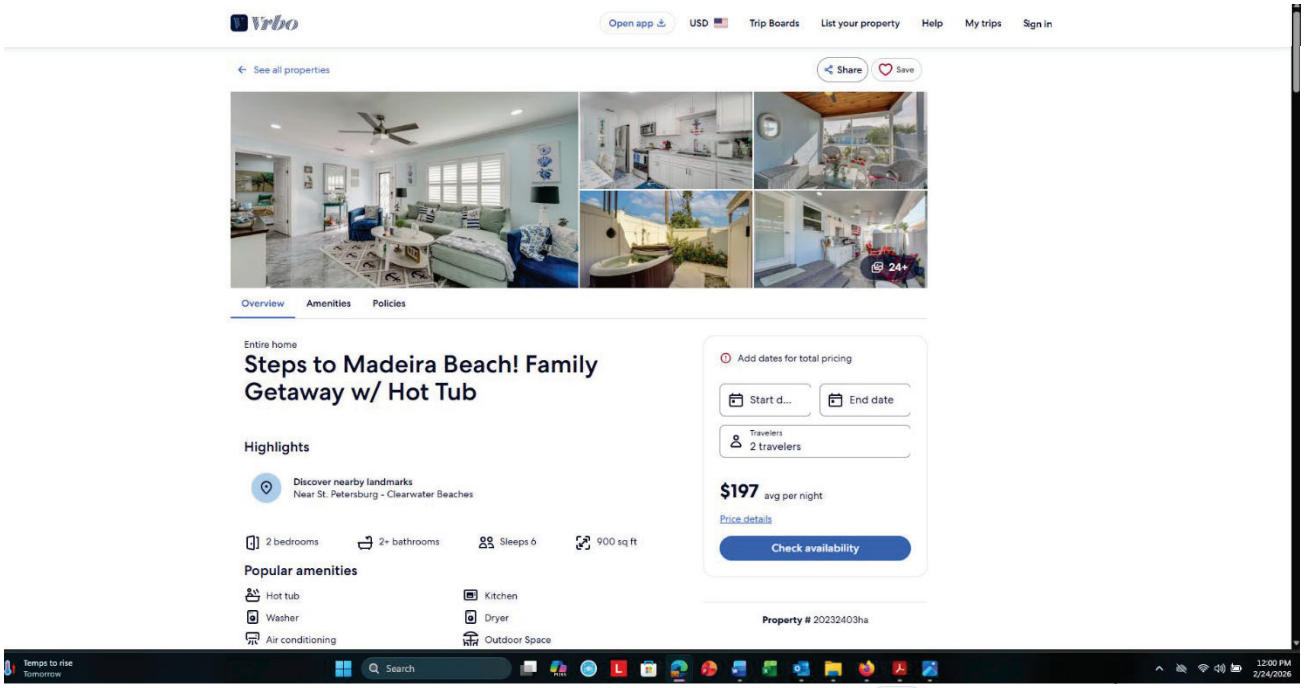


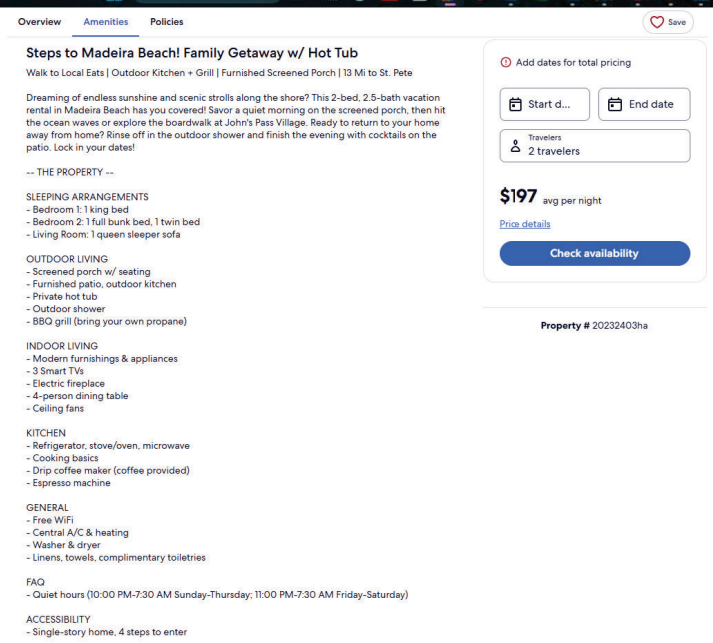


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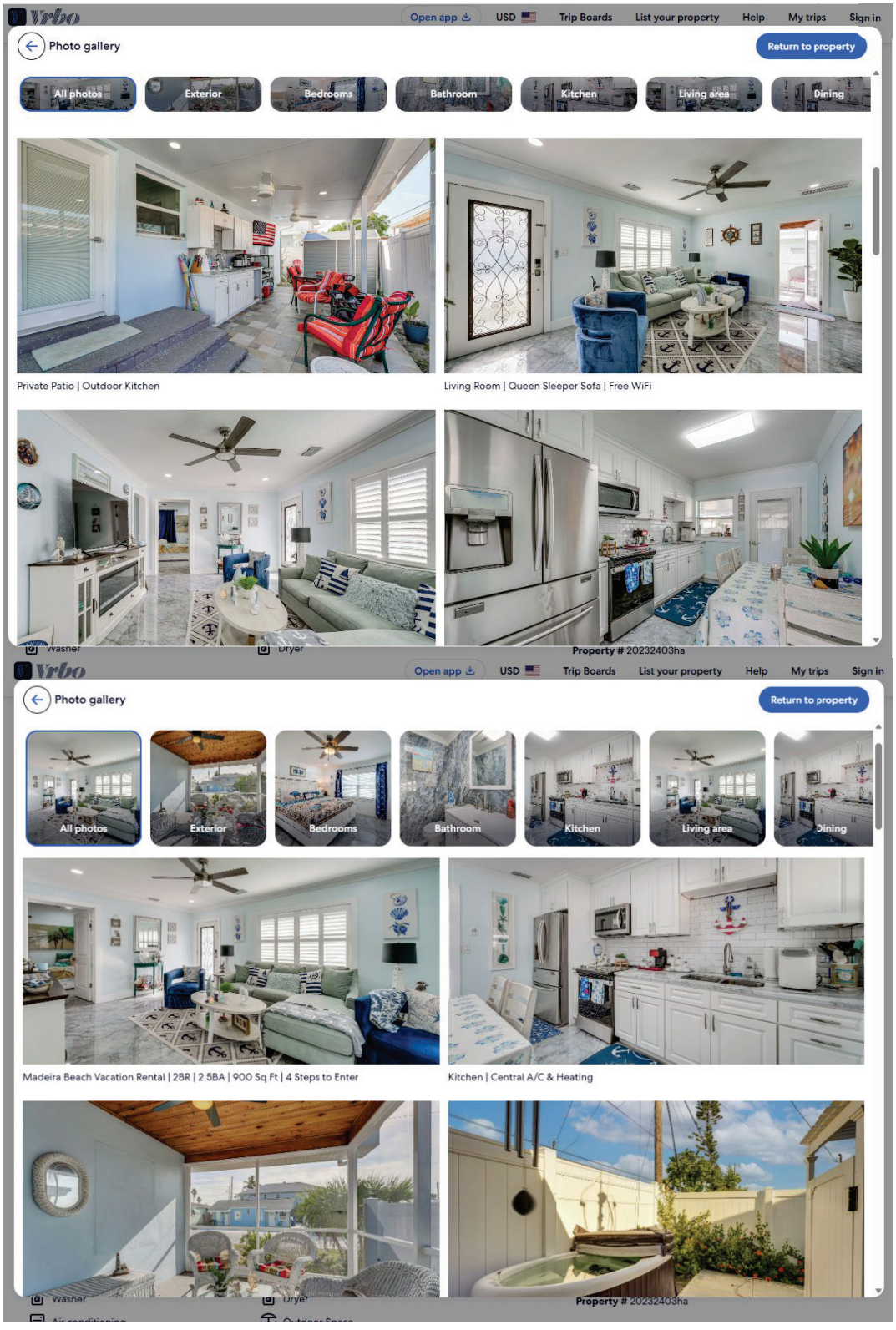


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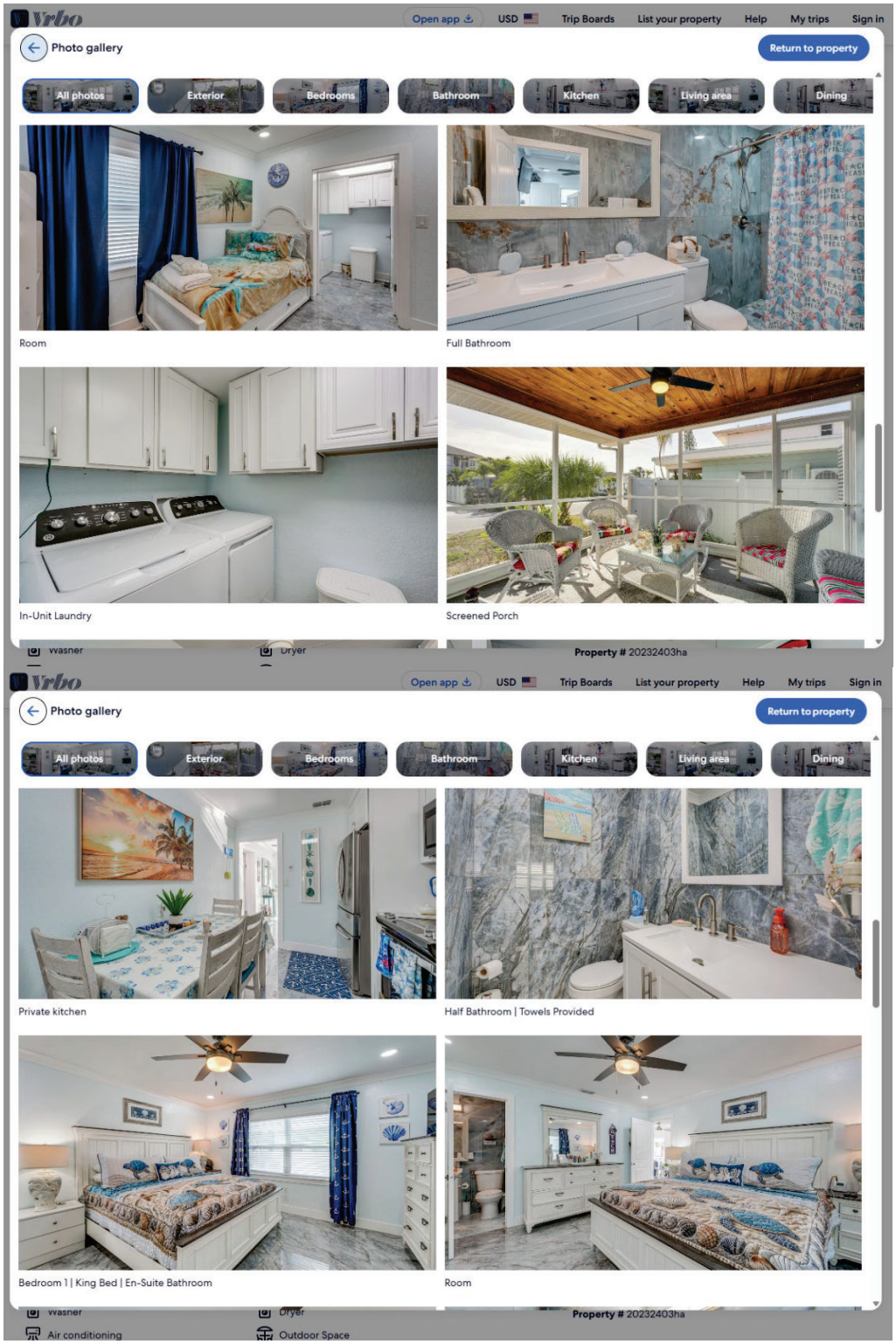


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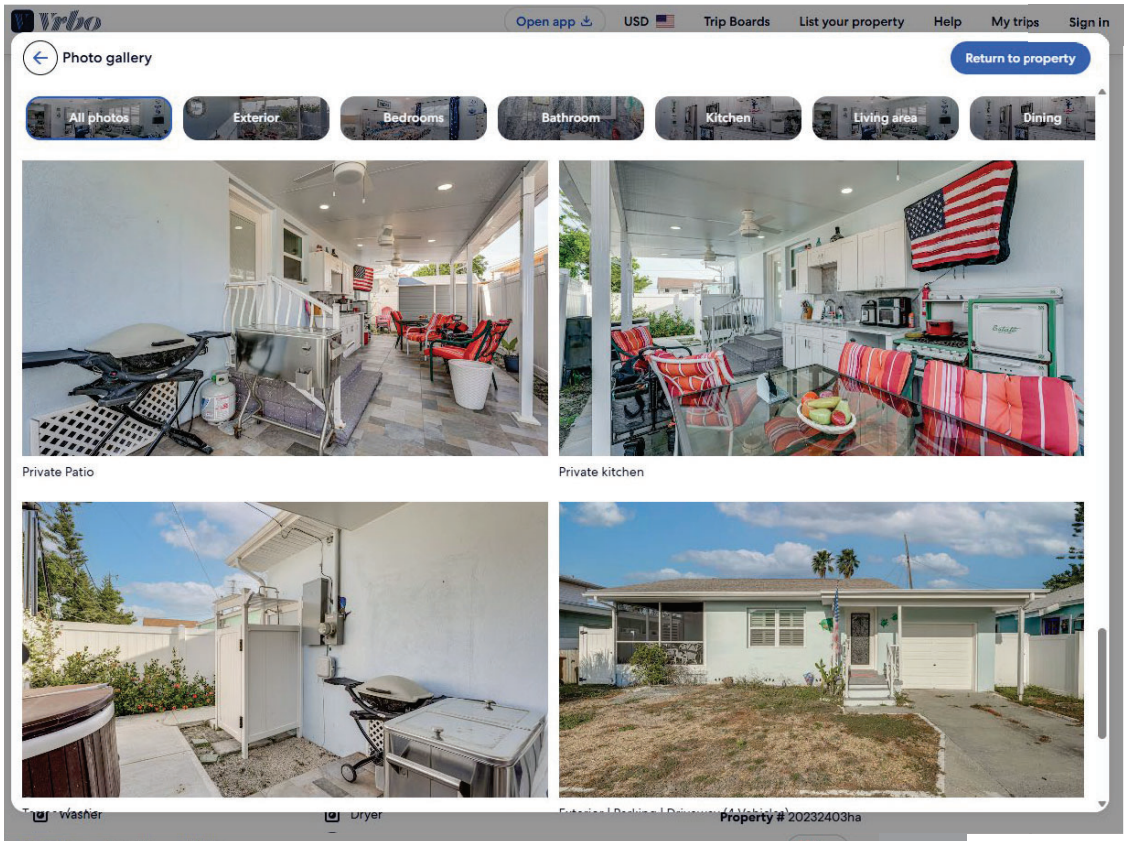


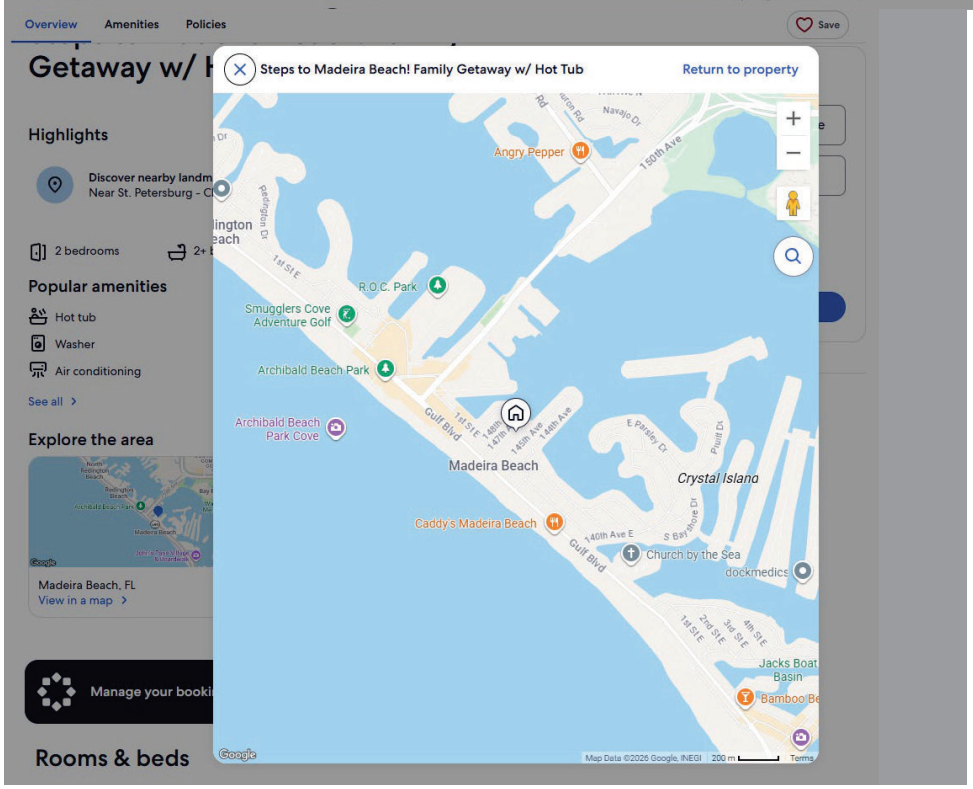


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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131



**CODE ENFORCEMENT**
**CITY OF MADEIRA BEACH**

MARCH 13, 2026

LOPEZ, FELIX M
TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
Case Number: CE-26-37

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

**Legal Description:** SUNNY SHORES LOT 56

## CERTIFIED NOTICE OF CODE VIOLATION

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

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

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

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

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

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

Sec. 14-130.4. - License required.

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

**Violation Detail(s):**

Work without a permit – post flood hurricane remodel. Short term 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. Outdoor kitchen may need to be removed if unpermitted. 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:
MARCH 27, 2026

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

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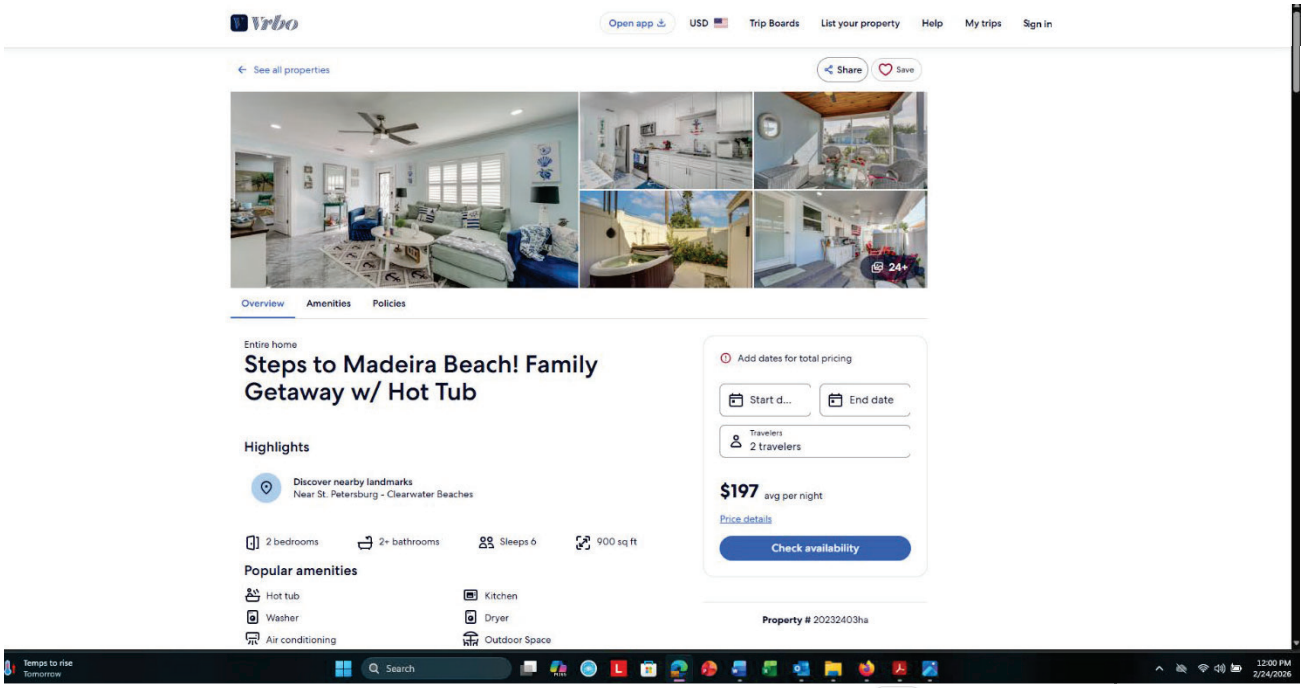


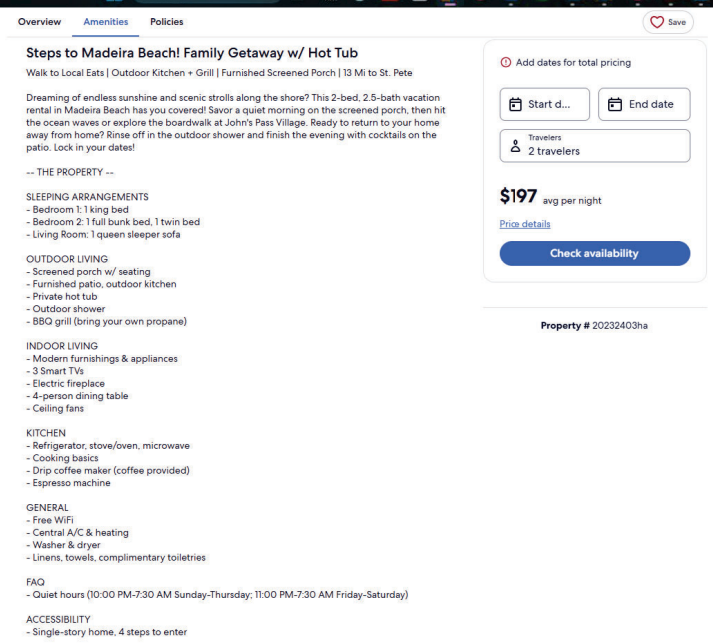


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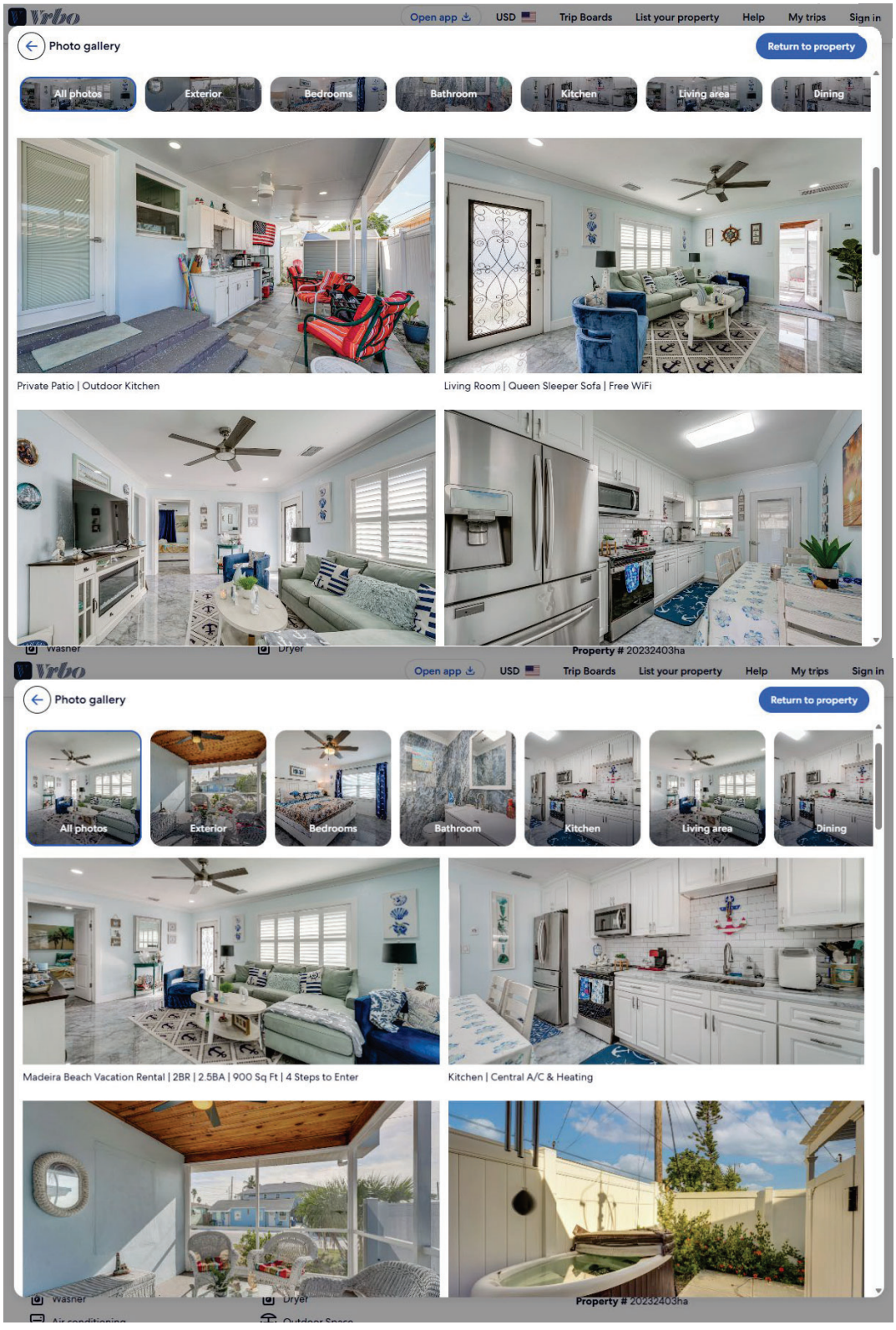


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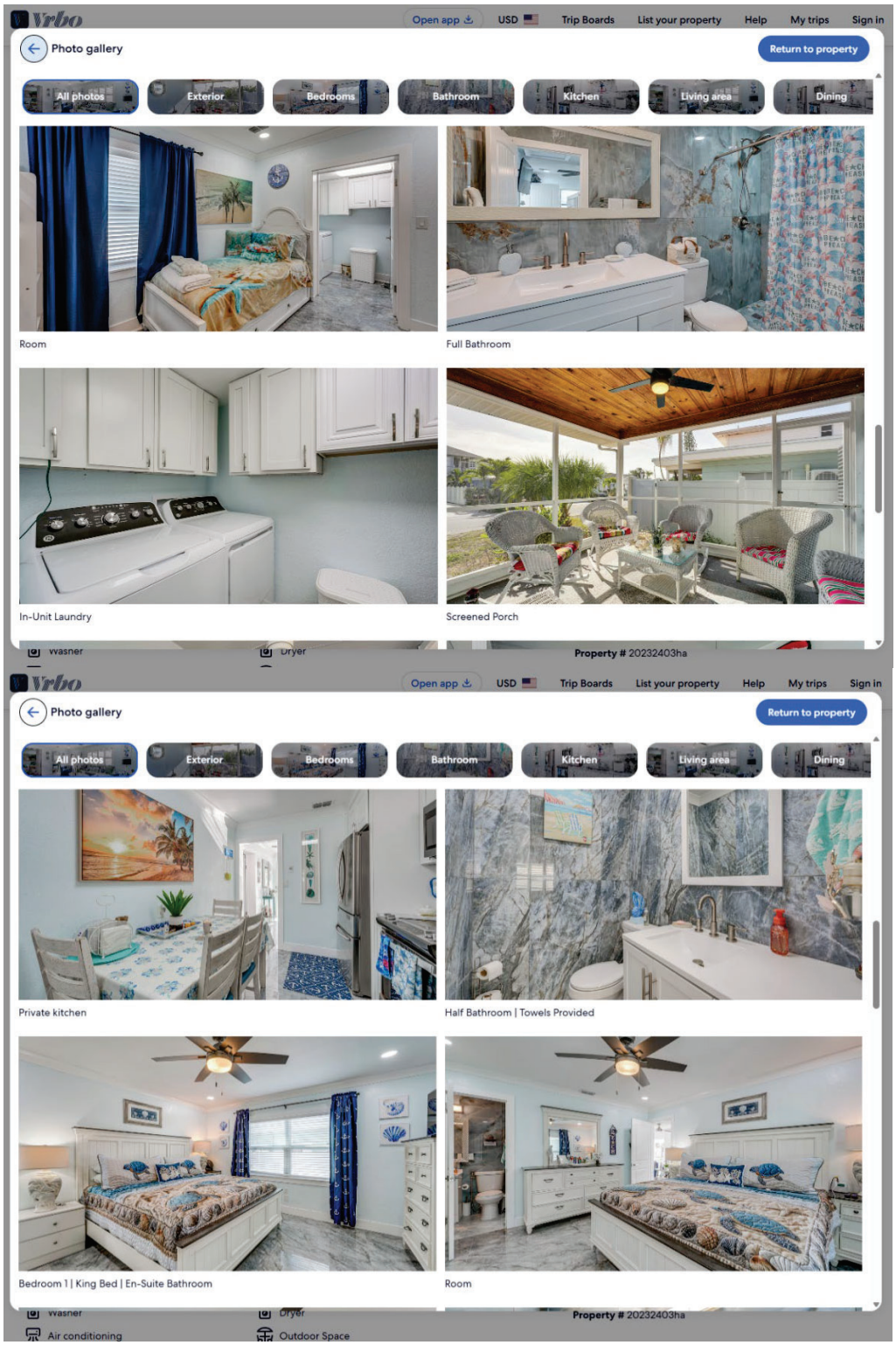
City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 FAX:727-399-1131



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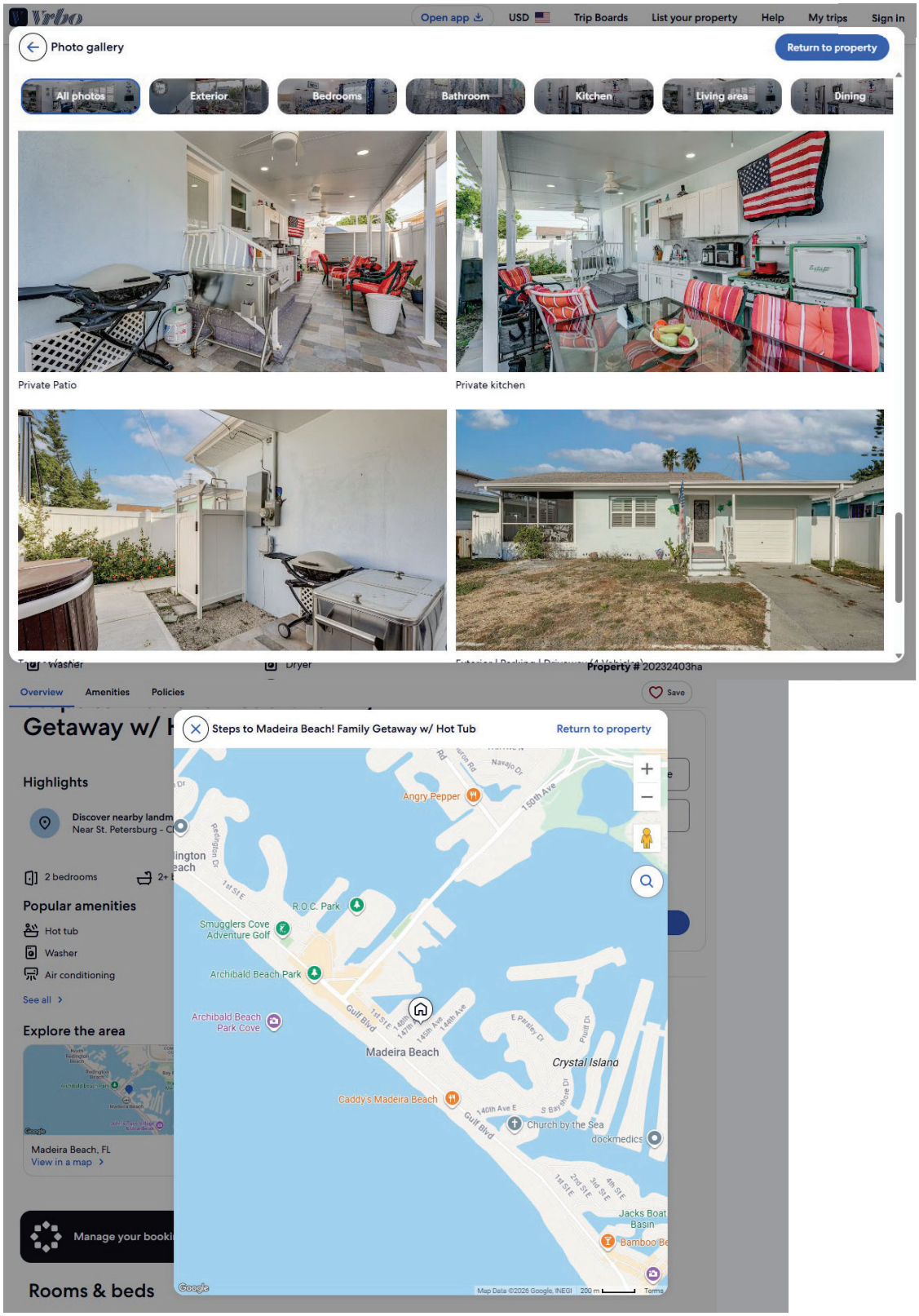


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US POSTAGE

CITY OF MADEIRA BEACH, FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

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TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122
Case Number: CE-26-37

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US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
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300 Municipal Drive
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TABAK, JESSICA ANNETTE
GUERRA, VANESSA LYN LOPEZ
230 146TH AVE E
MADEIRA BEACH, FL 33708-2122

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

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

Respondents.

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

**Legal Description:** SUNNY SHORES LOT 56

## AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 230 146TH AVE E , Parcel #09-31-15-87048-000-0560 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 11th day of June, 2026, by Connor Mecko, who is personally known to me, or produced _____ as identification. My Commission ~~Expires:~~ 10/30/2027

Notary Public- State of Florida

Mary Ann Hearn

Print or type Name.

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

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

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

Respondents.

**RE Property:** 230 146$^{TH}$ AVE E **Parcel # 09-31-15-87048-000-0560**

**Legal Description:** SUNNY SHORES LOT 56

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

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

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

**Sec. 14-130.4. - License required.**

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

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

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

Connor Mecko

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

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

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

Respondents.

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

**Legal Description:** SUNNY SHORES LOT 56

## NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 1**2:00 pm** on **MONDAY** the 2**2th** day of June, **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.

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**Sec. 14-130.4. - License required.**

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11th day of June, 2026.

Connor Mecko

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

# CITY OF MADEIRA BEACH

City of Madeira Beach FLORIDA

**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 **June 22, 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 2026-02**

**Application:** VAR 2026-02
**Applicant:** Jane Graham, Esq. Sunshine City Law
**Property Owner(s):** Robert Bello, Jr.
**Property Address:** 13301 Gulf Lane Madeira Beach, FL 33708
**Parcel ID:** 15-31-15-58320-007-0010
**Legal Description:** MITCHELL'S BEACH REVISED BLK 7, LOT 1
**Zoning/Future Land Use:** R-3, Medium Density Multifamily Residential/Resort Facilities Medium (RFM)

**Request:**
1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

**Specific Code Provisions:**

**Sec. 110-231. Setback requirements**. (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setback: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—Side yard of corner lot**. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility**. (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection.
(b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss**. (b)Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land.

**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 8:00 a.m. and 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/.

...Beach website, and Gulf Beaches

**NOTICE OF PUBLIC HEARING**
**CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER ADOPTING ORDINANCE VACATING A PORTION OF FISHERMAN'S ALLEY**

In accordance with the City of Madeira Beach Code of Ordinances: Chapter 112 - Vacations of Rights-of-Way and Easements and Florida Statute 166.041.

***NOTICE IS HEREBY GIVEN*** that the City of Madeira Beach Board of Commissioners will conduct a public hearing on Wednesday July 8, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the adoption of proposed Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley.

The title of the ordinance is:

**ORDINANCE 2026-06**

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 5 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THERETO; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

**Public Notice:** In the Madeira Beach Code of Ordinances *Sec. 112-92. – Notification for board of commissioners review.* At least seven days prior to public hearing before the board of commissioners, the city staff shall provide notice by U.S. Mail to property owners within 150 feet of the application for vacation and the date, time and place of the hearing thereon. For purposes of this section notification shall be deemed complete upon mailing. The city shall also place an advertisement in a newspaper of general circulation in the city, which provides notice of the time and date of the public hearing and which identifies the case. Failure to notify all of the abutting property owners, as shown on the records of the Pinellas County Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.

*Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley,* is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-409-2226 or planning@madeirabeachfl.gov. The meeting will be aired on public ... Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/user/cityofmadeirabeach6532.

...ny person who decides to appeal any decision of the Board of Commissioners with ... ...y matter considered at the...

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

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

Respondents.

**RE Property:** 530 LILLIAN DR **Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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.

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

6/11/2026
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**

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E **Parcel #15-31-15-97866-002-0030**

**Legal Description:** WILLIAMS, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**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 **22nd** day of **__JUNE__, 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.

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD **Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

NOGAL, CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

Respondents.

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

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SELY 47ET(S) OF LOT 1 & RIP RTS

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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):

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

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

Respondents.

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

**Legal Description:** SUNNY SHORES LOT 56

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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):

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


230
WASTE PRO

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

**Parcel Summary**
**(as of 08-Jun-2026)**

Parcel Number
## 09-31-15-60858-000-0450

- Owner Name
  **NASH, DALLAS**
  **CURTIS, RENA**
- Property Use
  **0110 Single Family Home**
- Site Address
  **231 E MADEIRA AVE**
  **MADEIRA BEACH, FL 33708**
- Mailing Address
  **824 BOCA CIEGA ISLE DR**
  **ST PETE BEACH, FL 33706-2538**
- Legal Description
  **NORTH MADEIRA SHORES LOT 45**
- Current Tax District
  **MADEIRA BEACH (MB)**
- Year Built
  **1950**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **1,105** | **1,305** | **1** | **1** |

## Parcel Map




## Exemptions

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | No | 0% | |
| 2026 | No | 0% | |
| 2025 | 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 |
|---|---|---|---|---|---|---|---|
| 22103/1141 | $512,800 | 278.01 | A | Current FEMA Maps | Check for EC | Zoning Map | 23/68 |

## 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $443,791 | $443,791 | $443,791 | $443,791 | $443,791 |

## Value History

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | N | $591,842 | $531,453 | $531,453 | $591,842 | $531,453 |
| 2023 | N | $483,139 | $483,139 | $483,139 | $483,139 | $483,139 |
| 2022 | N | $499,843 | $424,929 | $424,929 | $499,843 | $424,929 |
| 2021 | N | $386,299 | $386,299 | $386,299 | $386,299 | $386,299 |
| 2020 | N | $341,578 | $341,578 | $341,578 | $341,578 | $341,578 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 10-Jun-2022 | $1,450,000 | M | I | GULF COAST PROPERTIES LLC | NASH DALLAS | 22103/1141 |
| 14-Aug-2020 | $800,000 | M | I | DOMINGUEZ GILMORE A TRUSTEE | GULF COAST PROPERTIES LLC | 21126/1798 |
| 02-Jun-2020 | $100 | U | I | DOMINGUEZ GILMORE A | DOMINGUEZ GILMORE A TRUSTEE | 21032/1413 |
| 14-Feb-2005 | $350,000 | Q | I | KOMAROW ANATOLE | DOMINGUEZ, GILMORE A | 14117/1545 |
| 12-Mar-1996 | $85,000 | U | I | SCHULER TIMOTHY C PR | KOMAROW, ANATOLE | 09273/2157 |

## 2025 Land Information

Land Area: ≅ 4,500 sf | ≅ 0.10 acres  Frontage and/or View: Canal/River  Seawall: Yes

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 45x100 | $10,300 | 45.00 | FF | 1.1100 | $514,485 |

## 2025 Building 1 Structural Elements and Sub Area Information

**Structural Elements**

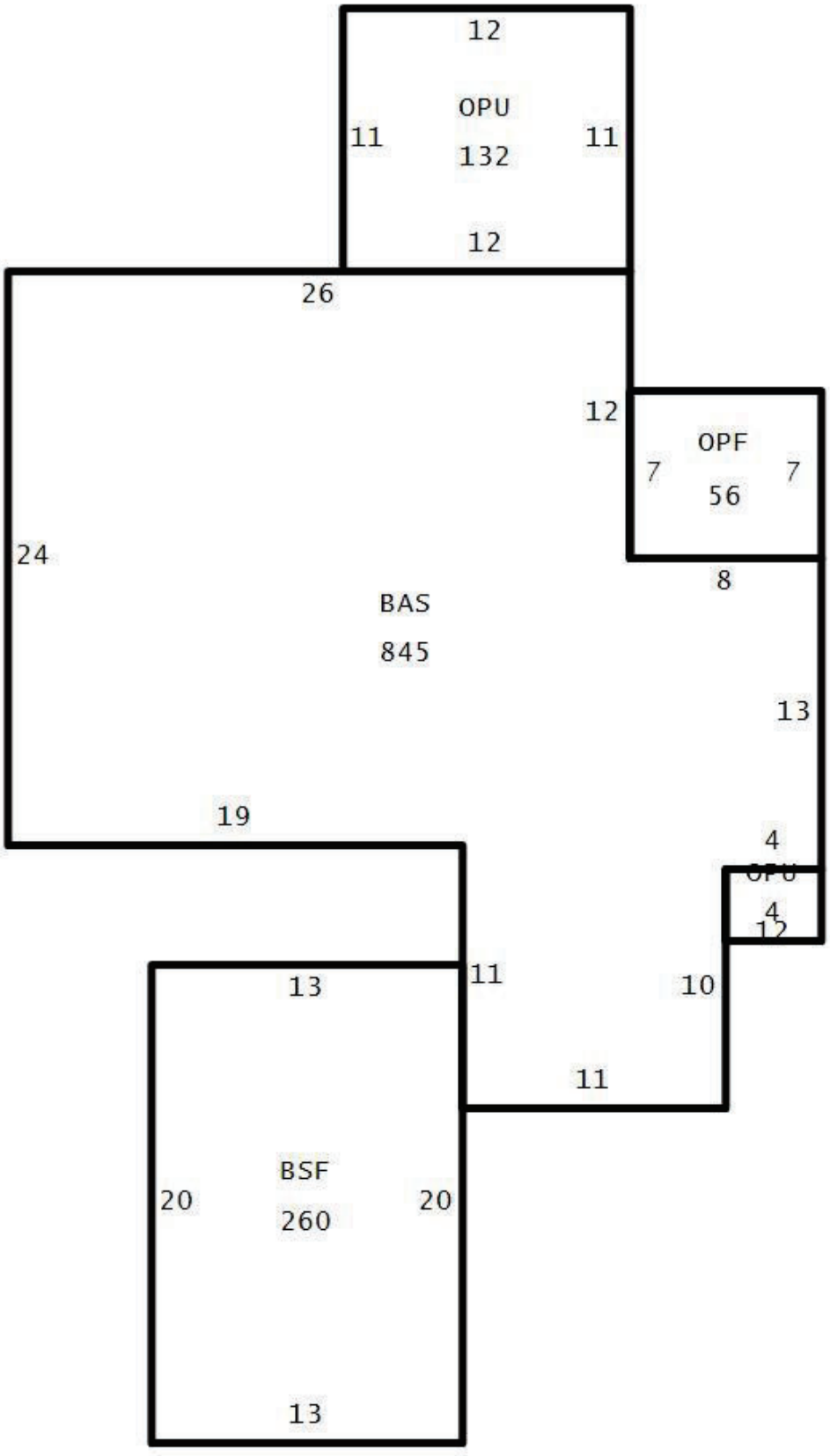
| | |
|---|---|
| Foundation: | Continuous Footing Poured |
| Floor System: | Slab On Grade |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS): | 845 | |

| Structural Elements | |
|---|---|
| Exterior Walls: | Frame Siding |
| Unit Stories: | 1 |
| Living Units: | 1 |
| Roof Frame: | Gable Or Hip |
| Roof Cover: | Shingle Composition |
| Year Built: | 1950 |
| Building Type: | Single Family |
| Quality: | Average |
| Floor Finish: | Carpet/Hardtile/Hardwood |
| Interior Finish: | Drywall/Plaster |
| Heating: | Central Duct |
| Cooling: | Cooling (Central) |
| Fixtures: | 6 |
| Effective Age: | 43 |

| Sub Area | Living Area SF | Gross SF |
|---|---|---|
| Base Semi-finished (BSF): | 260 | 260 |
| Open Porch (OPF): | 0 | 56 |
| Open Porch Unfinished (OPU): | 0 | 144 |
| **Total Area SF**: | **1,105** | **1,305** |

## 2025 Extra Features




| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| DOCK | $51.00 | 324.0 | $16,524 | $7,932 | 2005 |

## 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 |
|---|---|---|---|
| P3554905 | DOCK | 04/18/2005 | $0 |
| PER-H-CB288959 | ROOF | 01/21/2004 | $1,500 |

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**

NOVEMBER 4, 2025

NASH, DALLAS
CURTIS, RENA
824 BOCA CIEGA ISLE DR
ST PETE BEACH, FL 33706-2538
Case Number: CE-25-160

**RE Property:** 231 E MADEIRA AVE **Parcel** #09-31-15-60858-000-0450

**Legal Description:** NORTH MADEIRA SHORES LOT 45

## COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

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

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

**Violation Detail(s):**

Work without 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:
NOVEMBER 18, 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.

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
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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**

NOVEMBER 18, 2025

NASH, DALLAS
CURTIS, RENA
824 BOCA CIEGA ISLE DR
ST PETE BEACH, FL 33706-2538
Case Number: CE-25-160

**RE Property:** 231 E MADEIRA AVE **Parcel** #09-31-15-60858-000-0450

**Legal Description:** NORTH MADEIRA SHORES LOT 45

## NOTICE OF CODE VIOLATION

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**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:
DECEMBER 2, 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







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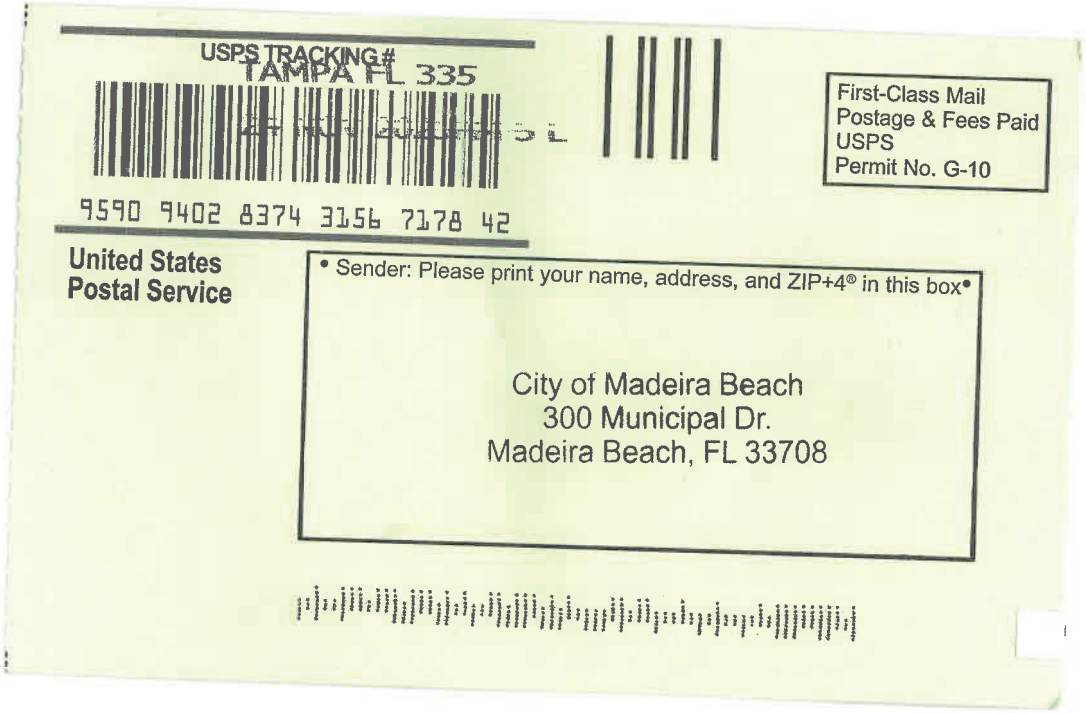
300 Municipal Drive
Madeira Beach, Florida 33708

NASH, DALLAS
CURTIS, RENA
824 BOCA CIEGA ISLE DR
ST PETE BEACH, FL 33706-2538
Case Number: CE-25-160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Postal Service
• Sender: Please print your name, address, and ZIP+4® in this box•
City of Madeira Beach
300 Municipal Dr.
Madeira Beach, FL 33708

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

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

Petitioner,

vs. CASE NO. CE-25-161

NASH, DALLAS
CURTIS, RENA
824 BOCA CIEGA ISLE DR
ST PETE BEACH, FL 33706-2538

Respondents.

**RE Property:** 231 E MADEIRA AVE **Parcel** #09-31-15-60858-000-0450

**Legal Description:** NORTH MADEIRA SHORES LOT 45

## 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 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 231 E MADEIRA AVE, Parcel #09-31-15-60858-000-0450 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

**Taylor Davis,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 __V__ physical presence or ____ online notarization, this 11th day of June, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name. Samantha Arison

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

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

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

Petitioner,

vs. CASE NO. CE-25-161

NASH, DALLAS
CURTIS, RENA
824 BOCA CIEGA ISLE DR
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Respondents.

**RE Property:** 231 E MADEIRA AVE **Parcel #**09-31-15-60858-000-0450

**Legal Description:** NORTH MADEIRA SHORES LOT 45

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

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

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

June 11, 2026
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**RE Property:** 231 E MADEIRA AVE **Parcel #**09-31-15-60858-000-0450

**Legal Description:** NORTH MADEIRA SHORES LOT 45

## NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June, 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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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 11 day of June, 2026.

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


FOR SALE
TAMPA GULF COAST
Valerie McClary
(727)272-0994
val.exprealty@gmail.com
exp REALTY
231


CITY OF MADEIRA BEACH
MEETING NOTICES
CITY OF MADEIRA BEACH
ELEVATOR

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

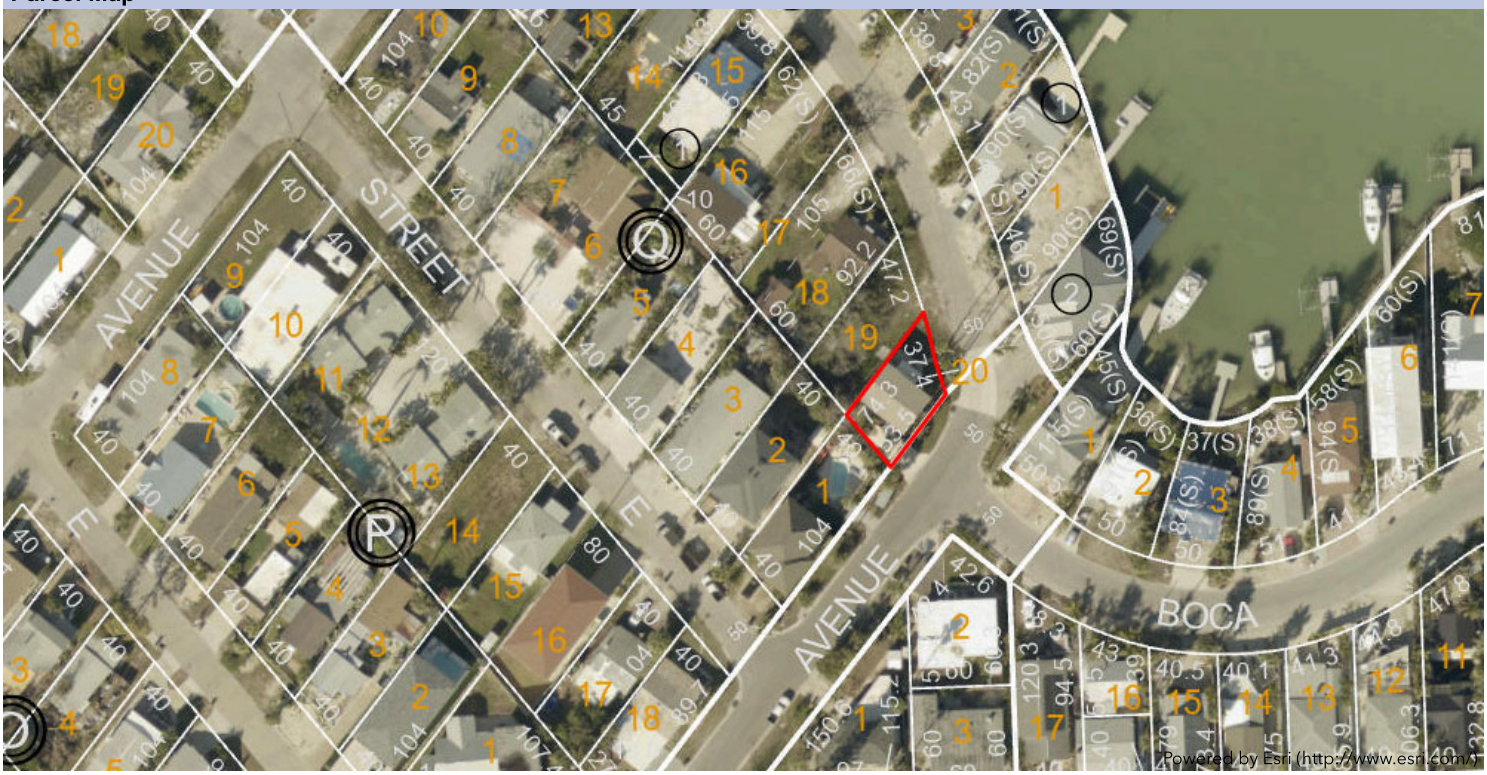
## Parcel Summary
(as of 08-Jun-2026)

Parcel Number
**15-31-15-65304-017-0200**

- Owner Name
  **MEDIA SOCIAL NETWORK LLC**
- Property Use
  **0110 Single Family Home**
- Site Address
  **13100 BOCA CIEGA AVE**
  **MADEIRA BEACH, FL 33708**
- Mailing Address
  **637 S FAIRFAX AVE UNIT 502**
  **LOS ANGELES, CA 90036-5048**
- Legal Description
  **PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 20**
- Current Tax District
  **MADEIRA BEACH (MB)**
- Year Built
  **1946**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **1,416** | **1,416** | **1** | **1** |

## Parcel Map




## Exemptions

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

**Miscellaneous Parcel Info**

| Last Recorded Deed | Sales Comparison | Census Tract | Evacuation Zone | Flood Zone | Elevation Certificate | Zoning | Plat Bk/Pg |
|---|---|---|---|---|---|---|---|
| 22148/1187 | $246,200 | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 20/69 |

**2025 Final Values**

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $214,477 | $214,477 | $214,477 | $214,477 | $214,477 |

**Value History**

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | N | $413,998 | $406,132 | $406,132 | $413,998 | $406,132 |
| 2023 | N | $369,211 | $369,211 | $369,211 | $369,211 | $369,211 |
| 2022 | N | $403,774 | $342,378 | $342,378 | $403,774 | $342,378 |
| 2021 | N | $311,253 | $311,253 | $311,253 | $311,253 | $311,253 |
| 2020 | N | $226,624 | $226,624 | $226,624 | $226,624 | $226,624 |

**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 | 16.2172 | (MB) |

**Sales History**

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 15-Jul-2022 | $100 | U | I | RODRIGUEZ MIRIAM | MEDIA SOCIAL NETWORK LLC | 22148/1187 |
| 08-Sep-2020 | $420,000 | Q | I | MARKOV VALENTIN | RODRIGUEZ MIRIAM | 21157/1062 |
| 21-Aug-2018 | $300,000 | Q | I | GARTLAND JAMIE | MARKOV VALENTIN | 20183/2429 |
| 15-May-2015 | $227,500 | Q | I | SPILDE MYRON LEE | GARTLAND JAMIE | 18801/1630 |
| 24-Sep-2009 | $131,000 | Q | I | MULLINS DAVID R | SPILDE MYRON LEE | 16713/1418 |

**2025 Land Information**

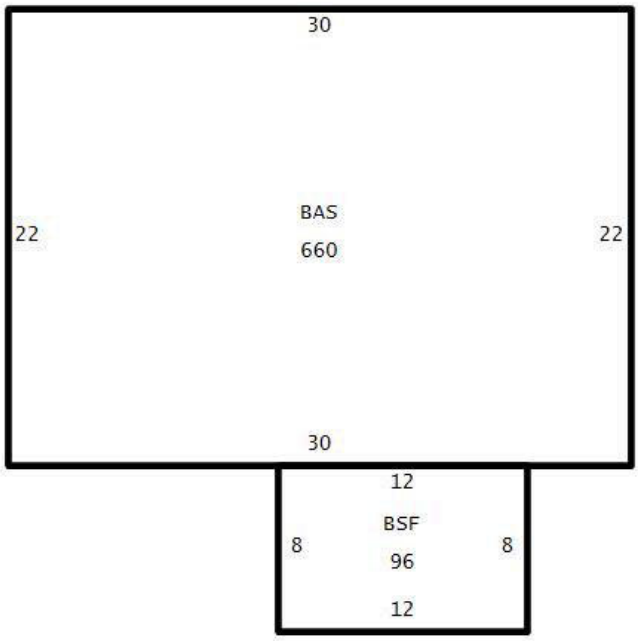
Land Area: ≅ 2,479 sf | ≅ 0.05 acres  Frontage and/or View: None  Seawall: No

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 38x64 | $5,800 | 38.31 | FF | .9711 | $215,776 |

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

| Structural Elements | |
|---|---|
| Foundation: | Continuous Footing Poured |
| Floor System: | Slab On Grade |
| Exterior Walls: | Cb Stucco/Cb Reclad |
| Unit Stories: | 2 |
| Living Units: | 1 |
| Roof Frame: | Gable Or Hip |
| Roof Cover: | Shingle Composition |
| Year Built: | 1946 |
| Building Type: | Single Family |
| Quality: | Average |
| Floor Finish: | Carpet/Hardtile/Hardwood |
| Interior Finish: | Drywall/Plaster |
| Heating: | Central Duct |
| Cooling: | Cooling (Central) |
| Fixtures: | 6 |
| Effective Age: | 28 |

| Sub Area | Living Area SF | Gross Area S |
|---|---|---|
| Base (BAS): | 660 | 660 |
| Upper Story (USF): | 660 | 660 |
| Base Semi-finished (BSF): | 96 | 96 |
| **Total Area SF**: | **1,416** | **1,416** |




**2025 Extra Features**

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| PATIO/DECK | $15.00 | 64.0 | $960 | $384 | 1946 |

**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 |
|---|---|---|---|
| DRVWY20220635 | CONC PAVE/DRIVEWAY | 07/14/2022 | $5,000 |
| S3071 | MISCELLANEOUS | 10/17/2018 | $1,790 |
| R3027 | ROOF | 09/28/2018 | $0 |

| Permit Number | Description | Issue Date | Estimated V |
|---|---|---|---|
| E1699 | MISCELLANEOUS | 06/21/2017 | $800 |
| 389 | MISCELLANEOUS | 03/24/2016 | $1,100 |
| PER-H-CB09-08788 | ADDITION/REMODEL/RENOVATION | 11/05/2009 | $25,000 |

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**

FEBRUARY 6, 2026

MEDIA SOCIAL NETWORK LLC
637 S FAIRFAX AVE UNIT 502
LOS ANGELES, CA 90036-5048
Case Number: CE-26-18

**RE Property:** 13100 BOCA CIEGA AVE **Parcel #**15-31-15-65304-017-0200

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 20

## 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 – full hurricane remodel after structure received 40 inches of documented floodwater about the first floor.

**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:
FEBRUARY 20, 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.




Waterline documented on window screening from exterior wall.

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Blinds can be seen through window with floodwater remnants still on them.

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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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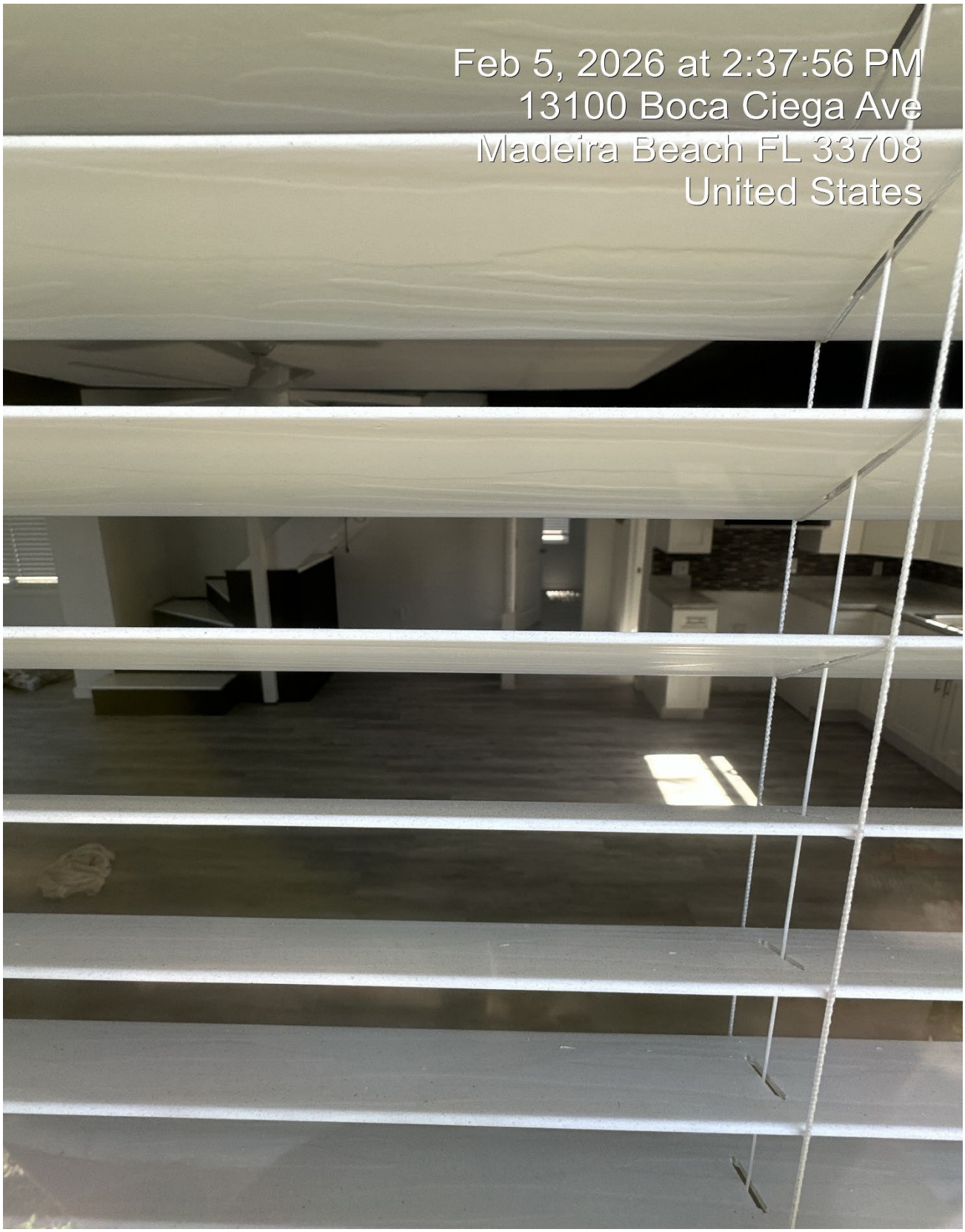


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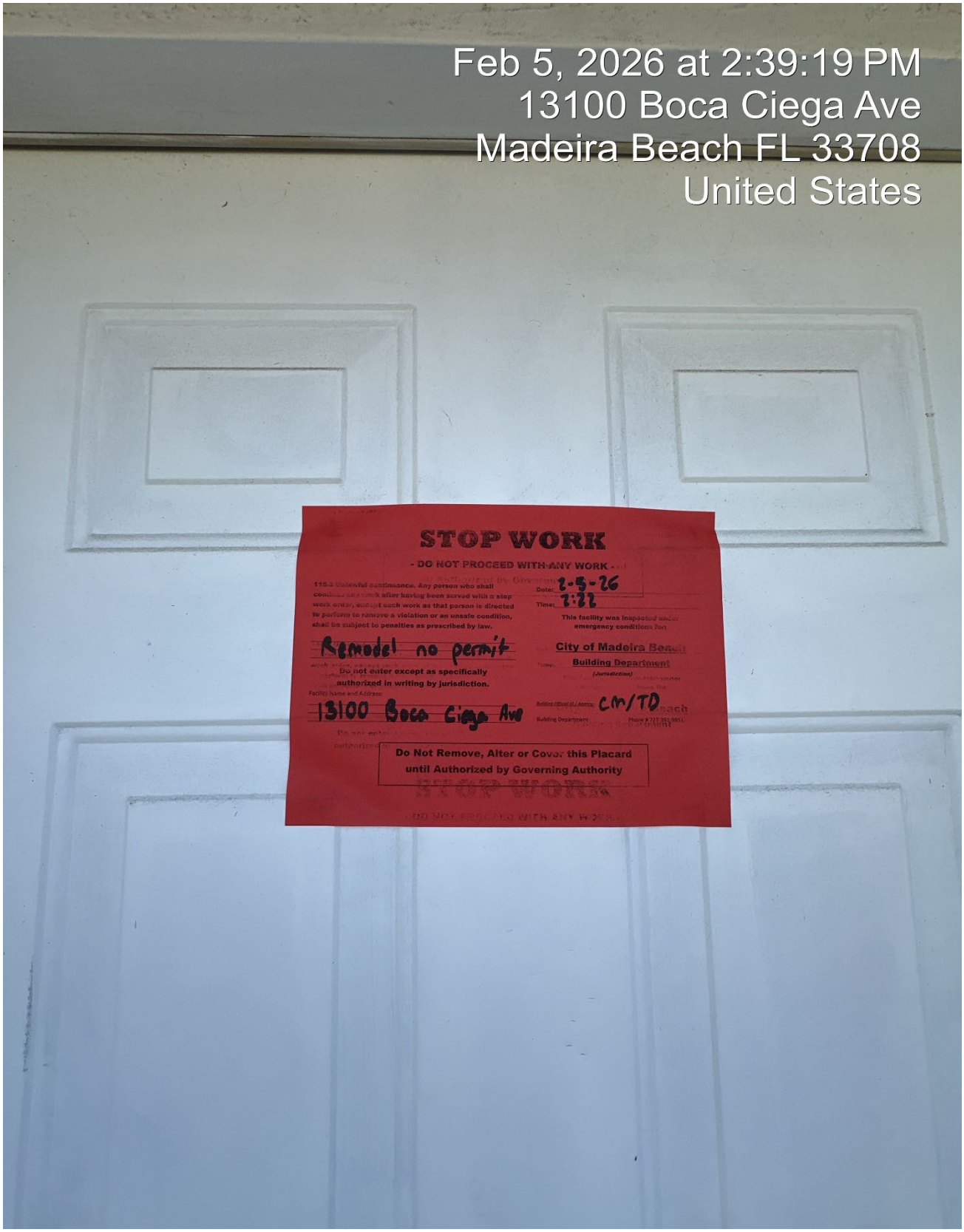


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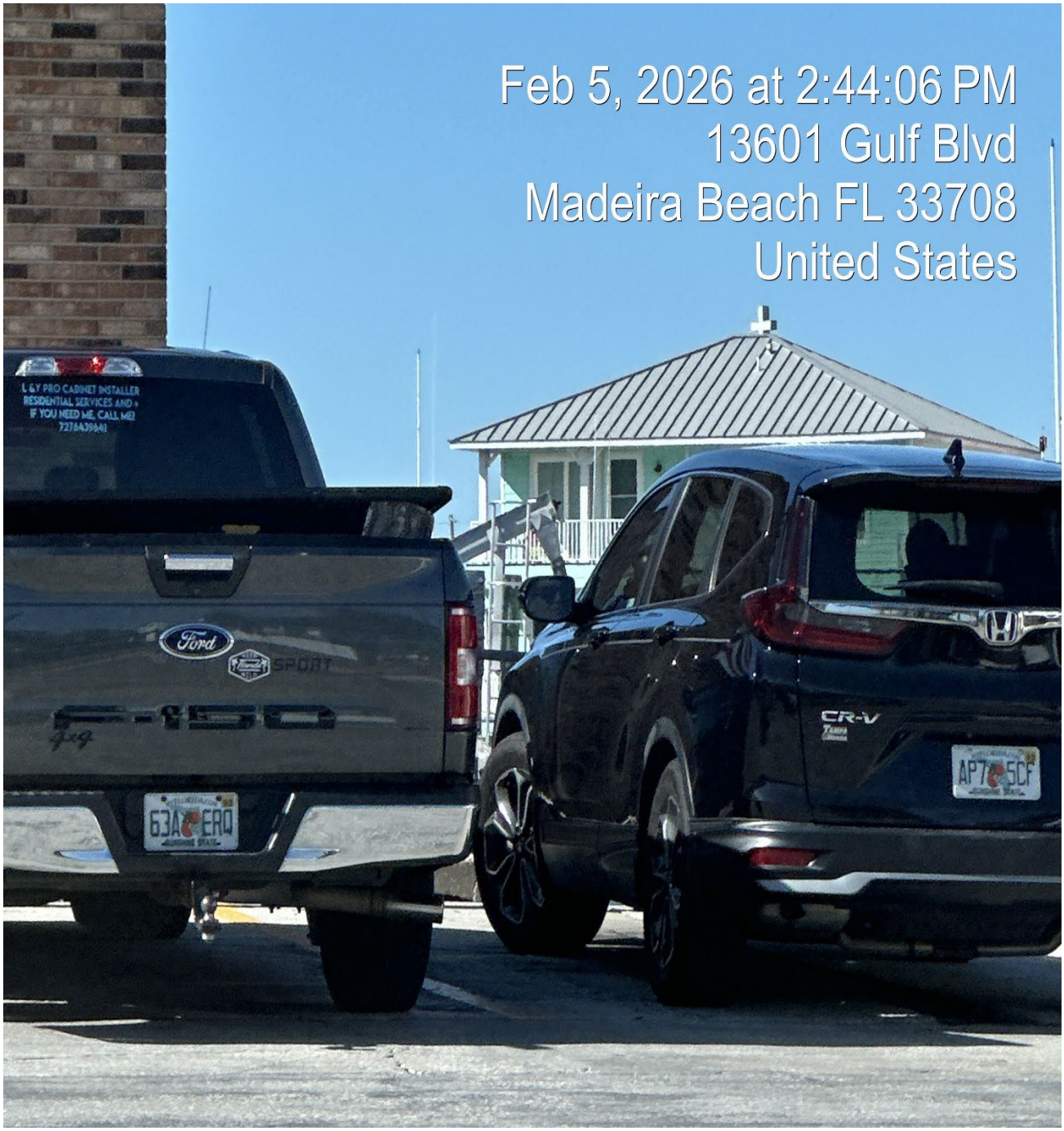


Both cars of the workers we met who were installing the cabinetry in kitchen.

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**CODE ENFORCEMENT**
**CITY OF MADEIRA BEACH**

FEBRUARY 20, 2026

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637 S FAIRFAX AVE UNIT 502
LOS ANGELES, CA 90036-5048
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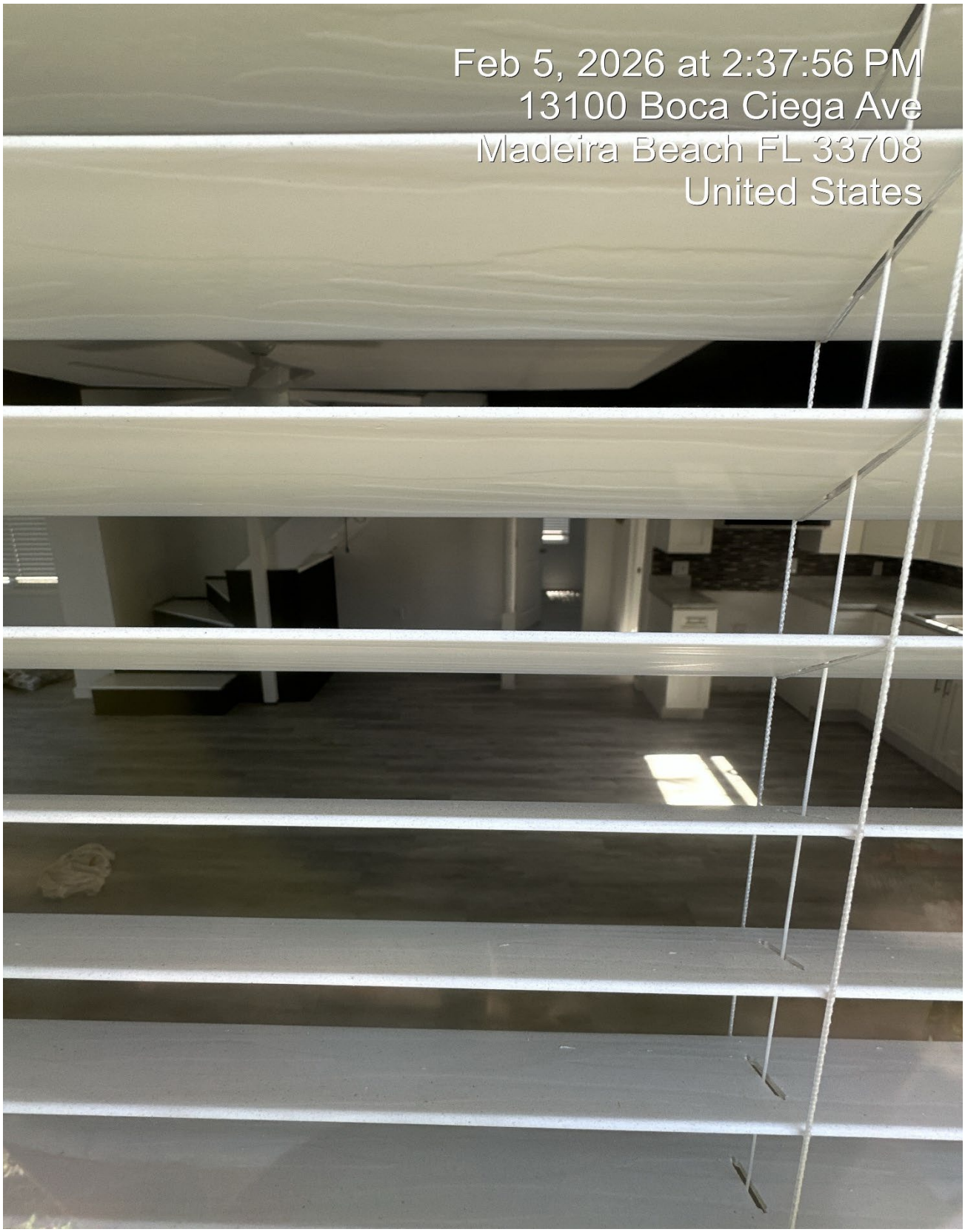


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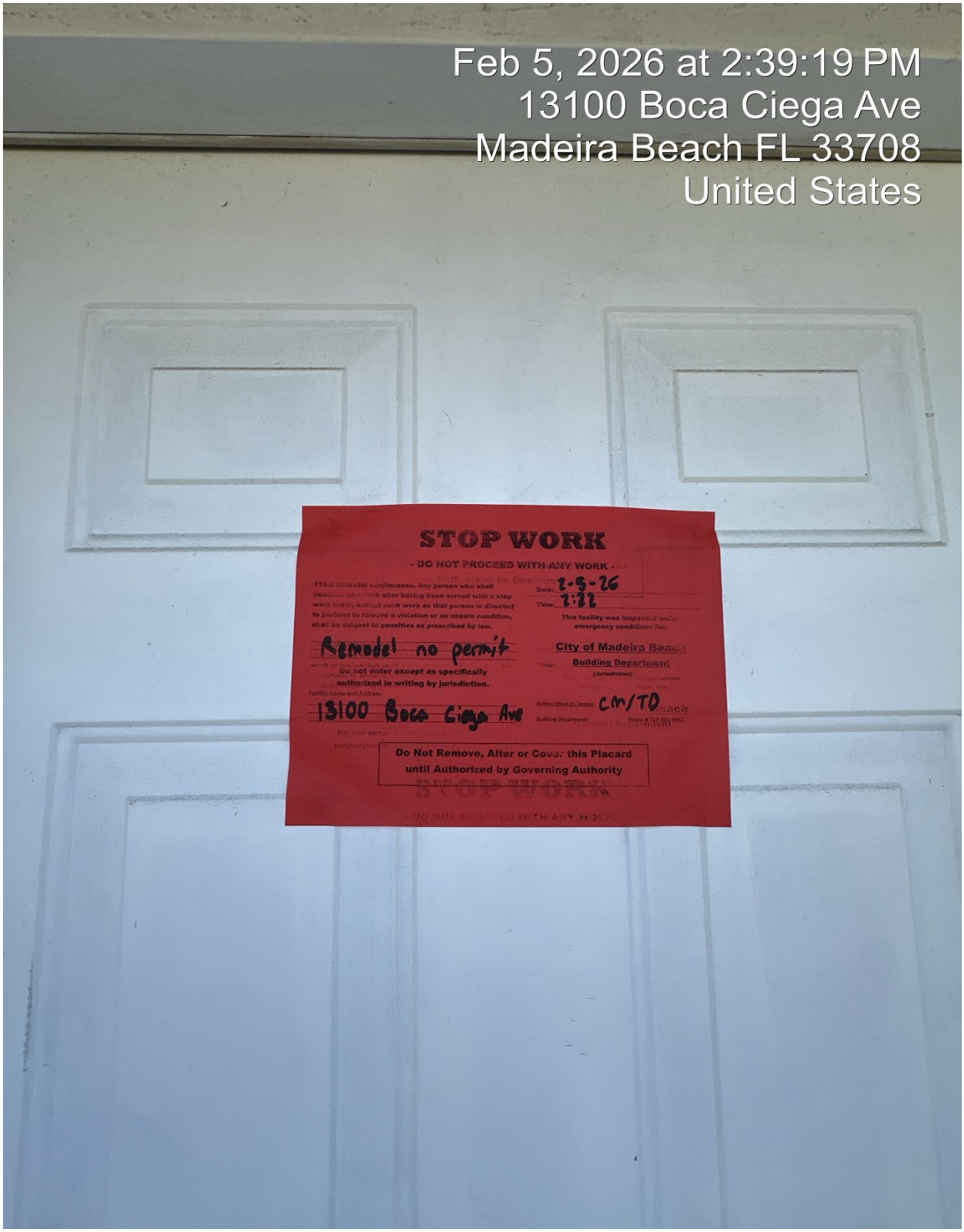


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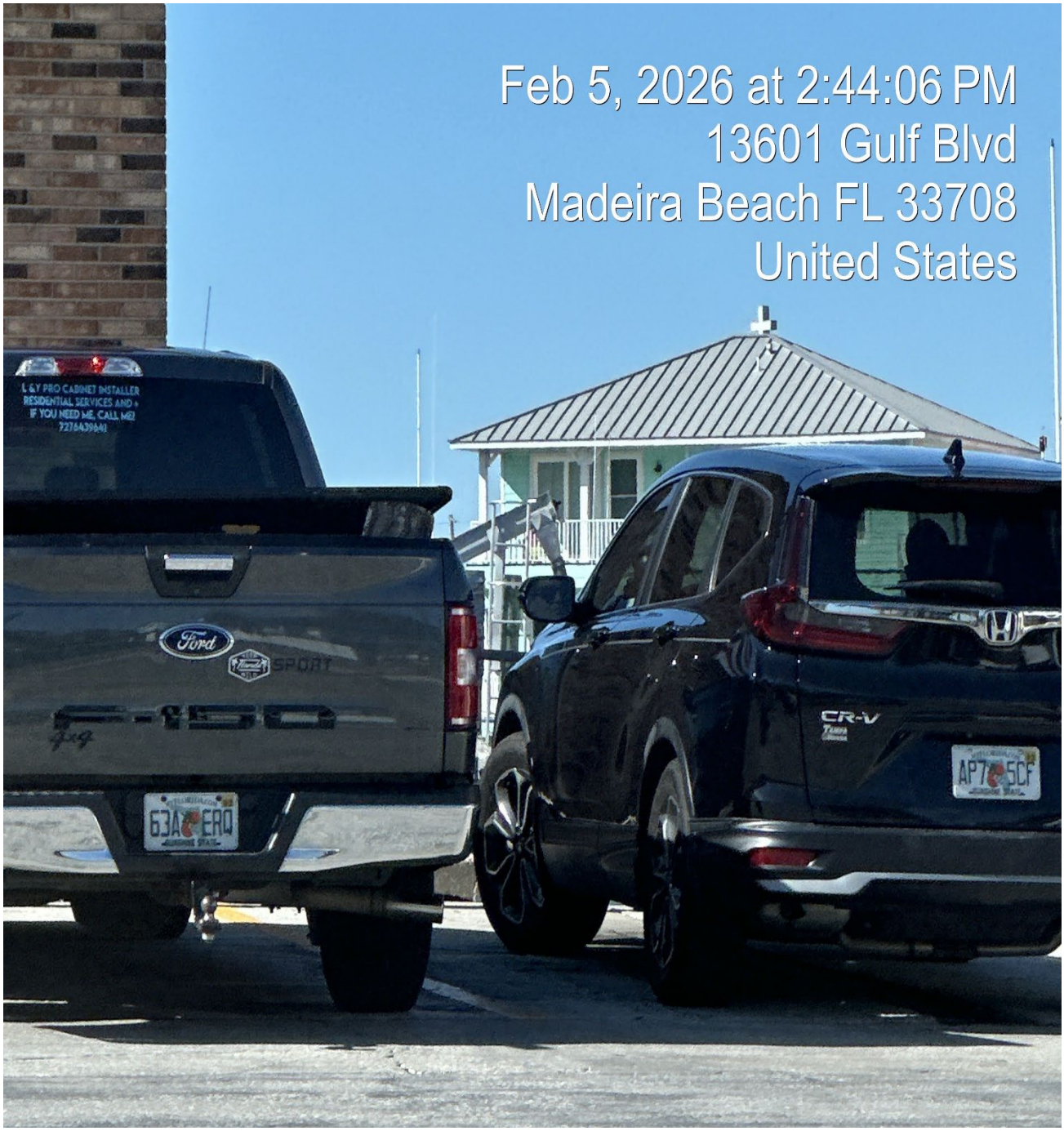


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CERTIFIED MAIL®

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FIRST-CLASS MAIL
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$010.44 0
02/20/2026 ZIP 33708
043M31233717

US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

MEDIA SOCIAL NETWORK LLC
637 S FAIRFAX AVE UNIT 502
LOS ANGELES, CA 90036-5048
Case Number: CE-26-18

CERTIFIED MAIL®

TAMPA FL 335

ZIP FEB 2026 PM 7

9589 0710 5270 3775 0305 45

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FIRST-CLASS MAIL
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$010.44 0
02/20/2026 ZIP 33708
043M31233717

US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

N/C
2/23/25

MEDIA SOCIAL NETWORK LLC
637 S FAIRFAX AVE UNIT 502
LOS ANGELES, CA 90036-5048
Case Number: CE-26-18

NIXIE 911 DE 1 0003/11/26
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33708191600 *2901-03453-20-40

UNC

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

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

Petitioner,

vs. CASE NO. CE-26-18

MEDIA SOCIAL NETWORK LLC
637 S FAIRFAX AVE UNIT 502
LOS ANGELES, CA 90036-5048

Respondents.

**RE Property:** 13100 BOCA CIEGA AVE **Parcel #**15-31-15-65304-017-0200

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 20

## 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 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13100 BOCA CIEGA AVE, Parcel #15-31-15-65304-017-0200 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ___ online notarization, this 1st day of June, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Samantha Arison

Print or type Name Samantha Arison

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

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

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

Petitioner,

vs. CASE NO. CE-26-18

MEDIA SOCIAL NETWORK LLC
637 S FAIRFAX AVE UNIT 502
LOS ANGELES, CA 90036-5048

Respondents.

**RE Property:** 13100 BOCA CIEGA AVE **Parcel #**15-31-15-65304-017-0200

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 20

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

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

Sec. 86-52. – When required.

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

Please bring the property into compliance by applying for and obtaining an "after-the-fact" building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail

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

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

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

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

June 11, 2026
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## NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June, 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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You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11 day of June, 2026.

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


13100
FOR RENT
310-927-3828


CITY OF MADEIRA BEACH
MEETING NOTICES
CITY OF MADEIRA BEACH
ELEVATOR

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

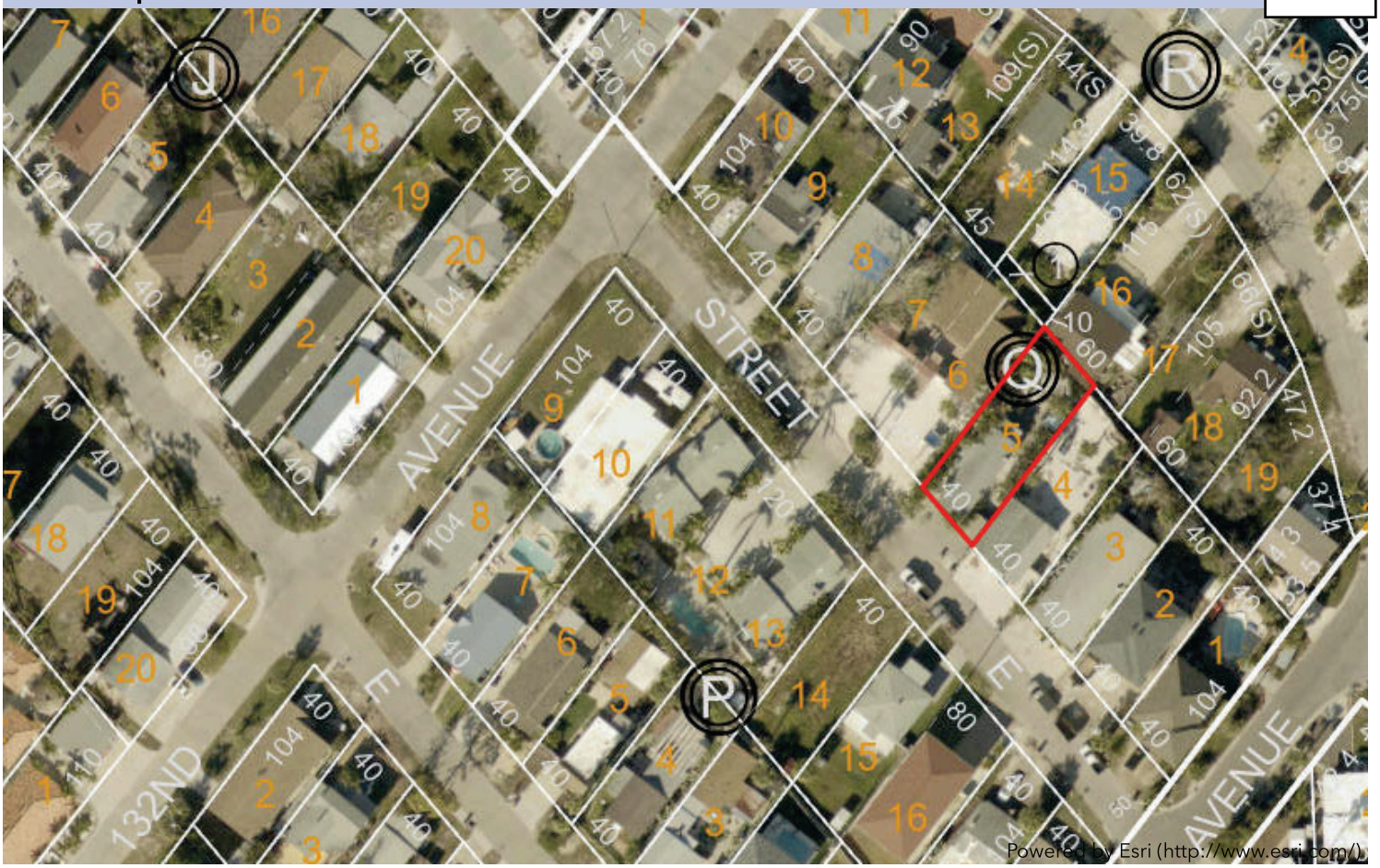
**Parcel Summary**
**(as of 08-Jun-2026)**

Parcel Number
## 15-31-15-65304-017-0050

- Owner Name
  **BILYK INVESTMENT GROUP LLC**
- Property Use
  **0110 Single Family Home**
- Site Address
  **13123 4TH ST E**
  **MADEIRA BEACH, FL 33708**
- Mailing Address
  **5143 CROWN HAVEN DR**
  **KISSIMMEE, FL 34746-4204**
- Legal Description
  **PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5**
- Current Tax District
  **MADEIRA BEACH (MB)**
- Year Built
  **1930**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **681** | **681** | **1** | **1** |

## Parcel Map




## Exemptions

| Year | Homestead | Use % | Status |
|---|---|---|---|
| 2027 | No | 0% | |
| 2026 | No | 0% | |
| 2025 | Yes | 100% | |

### 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 |
|---|---|---|---|---|---|---|---|
| 23316/1634 | $283,500 | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 20/69 |

## 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $246,171 | $168,640 | $117,918 | $143,640 | $117,918 |

## Value History

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | Y | $427,604 | $196,782 | $146,782 | $171,782 | $146,782 |
| 2023 | Y | $387,333 | $191,050 | $141,050 | $166,050 | $141,050 |
| 2022 | Y | $397,553 | $185,485 | $135,485 | $160,485 | $135,485 |
| 2021 | Y | $317,346 | $180,083 | $130,083 | $155,083 | $130,083 |
| 2020 | Y | $227,971 | $177,597 | $127,597 | $152,597 | $127,597 |

## 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 | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 29-Sep-2025 | $300,000 | Q | I | LUKO DEBORAH J | BILYK INVESTMENT GROUP LLC | 23316/1634 |
| 16-Dec-2016 | $200,000 | Q | I | SBAR TAMLYN S | LUKO DEBORAH J | 19469/1447 |
| 23-Mar-2012 | $118,900 | Q | I | POWELL ANDRIAN J | SBAR TAMLYN S | 17542/2620 |
| 15-Aug-2011 | $100 | U | I | JGP INVESTMENTS LLC TR | POWELL ANDRIAN J | 17333/1232 |
| 28-Dec-2006 | $100 | U | I | POWELL ANDRIAN J | 13123 4TH ST E LAND TRUST | 15556/2107 |

## 2025 Land Information

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

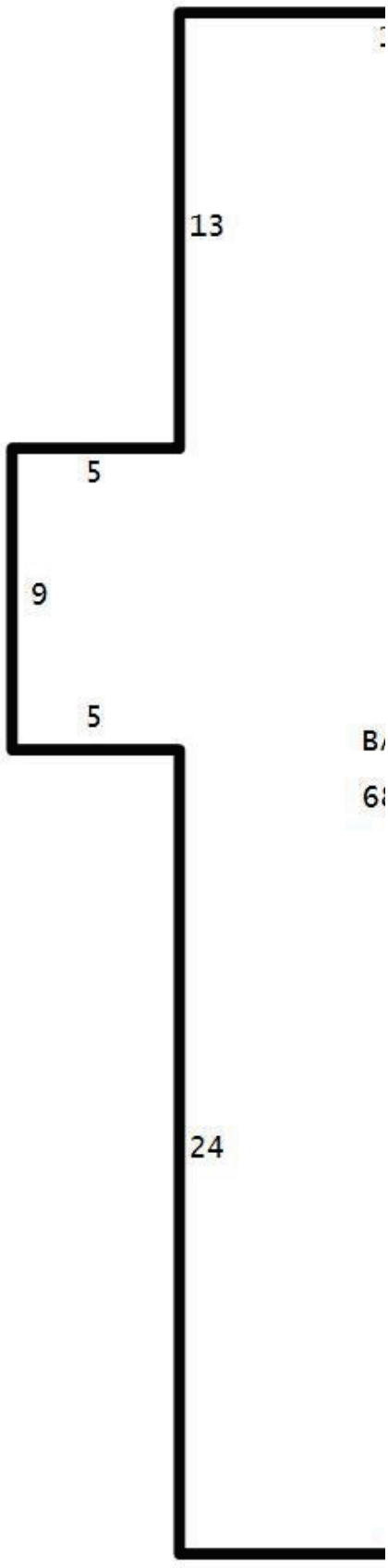
| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 40x104 | $5,800 | 40.00 | FF | 1.1845 | $274,804 |

## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | | Sub Area | Living Area SF | Gross Area SF |
|---|---|---|---|---|
| Foundation: | Piers | Base (BAS): | 681 | 681 |
| Floor System: | Wood | **Total Area SF:** | **681** | **681** |
| Exterior Walls: | Frame Stucco | | | |

**Structural Elements**

| | |
|---|---|
| Unit Stories: | 1 |
| Living Units: | 1 |
| Roof Frame: | Gable Or Hip |
| Roof Cover: | Shingle Composition |
| Year Built: | 1930 |
| Building Type: | Single Family |
| Quality: | Average |
| Floor Finish: | Carpet/Hardtile/Hardwood |
| Interior Finish: | Upgrade |
| Heating: | Central Duct |
| Cooling: | Cooling (Central) |
| Fixtures: | 3 |
| Effective Age: | 28 |




**2025 Extra Features**

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Y |
|---|---|---|---|---|---|
| PATIO/DECK | $15.00 | 144.0 | $2,160 | $1,080 | 2006 |
| PATIO/DECK | $28.00 | 320.0 | $8,960 | $4,480 | 2006 |
| SHED | $42.00 | 64.0 | $2,688 | $2,097 | 2012 |

## 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 |
|---|---|---|---|
| 201312183 | ROOF | 12/11/2013 | $5,000 |
| 9700069 | ROOF | 04/15/1997 | $1,750 |

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**

FEBRUARY 17, 2026

BILYK INVESTMENT GROUP LLC
5143 CROWN HAVEN DR
KISSIMMEE, FL 34746-4204
Case Number: CE-26-26

**RE Property:** 13123 4TH ST E **Parcel #**15-31-15-65304-017-0050

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5

## COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

**Ordinance(s):**

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

**Violation Detail(s):**

Work without a permit – hurricane remodel, now for sale.

**Corrective Action(s):**

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

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

Follow up date:
MARCH 3, 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.

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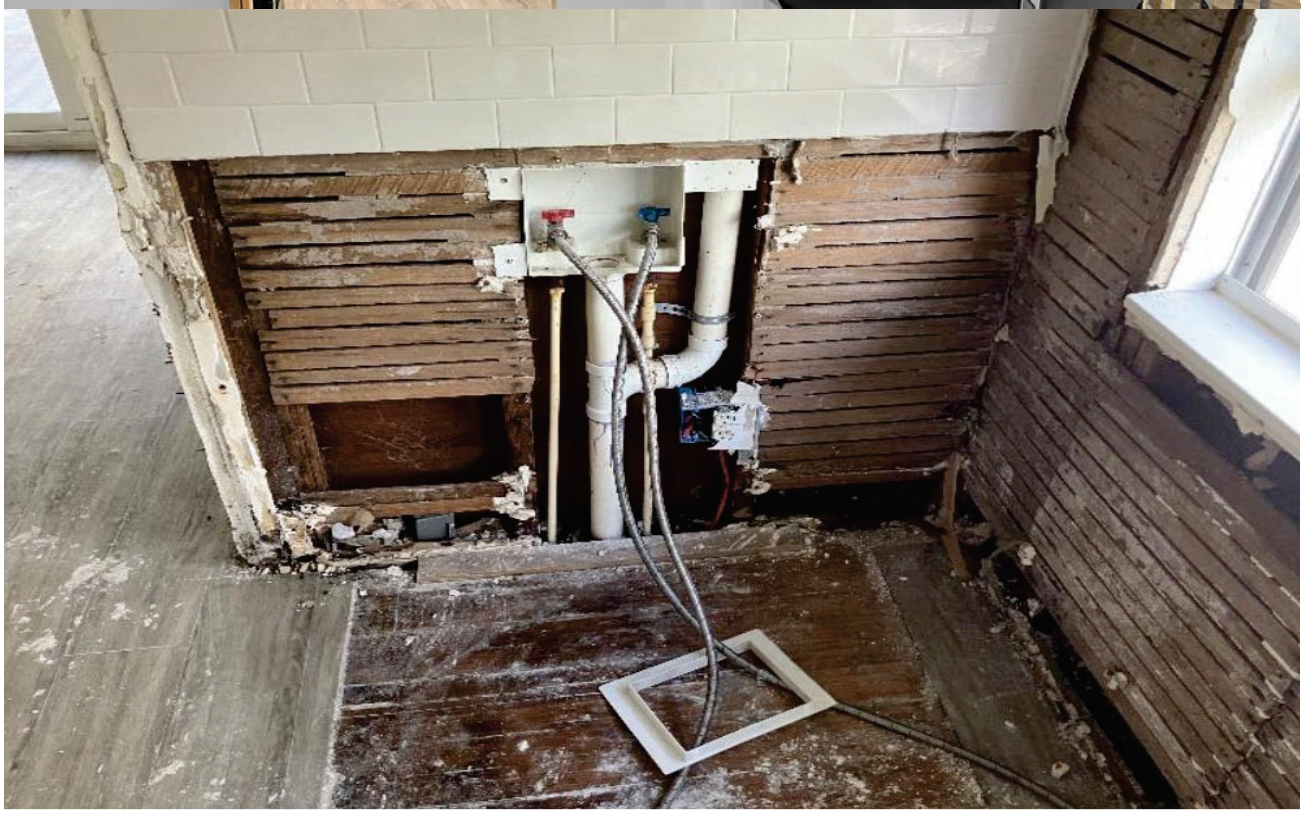

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**$495,000**
13123 4th St E, Madeira Beach, FL 33708

| 2 | 1 | 681 |
|---|---|---|
| beds | baths | sqft |

Est.: **$3,193/mo** Get pre-qualified

Request a tour
as early as today at 11:30 am

Contact agent

Single Family Residence | Built in 1930 | 4,060 Square Feet Lot

$-- Zestimate® | $727/sqft | $-- HOA

Sponsored

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**CODE ENFORCEMENT**
**CITY OF MADEIRA BEACH**

MARCH 3, 2026

BILYK INVESTMENT GROUP LLC
5143 CROWN HAVEN DR
KISSIMMEE, FL 34746-4204
Case Number: CE-26-26

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**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5

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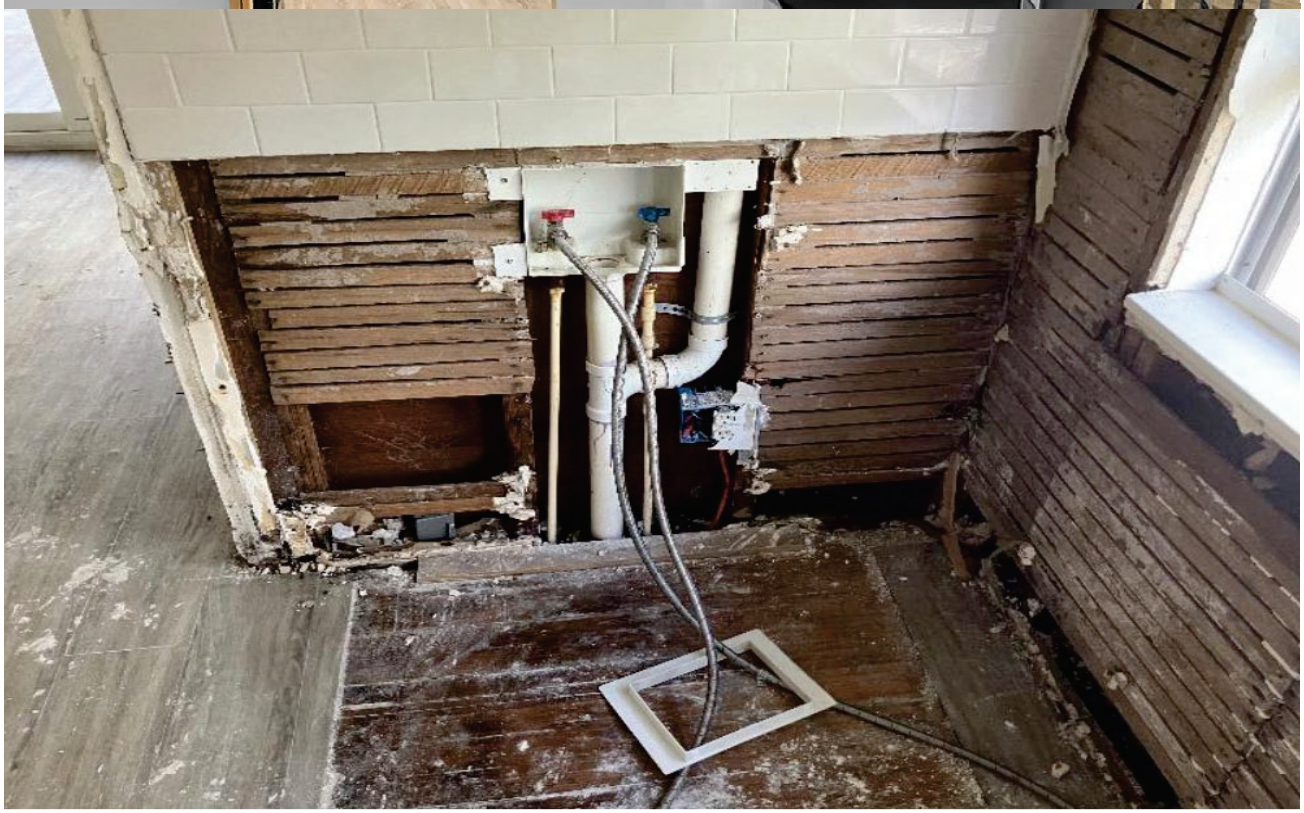

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CERTIFIED MAIL®

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FIRST-CLASS MAIL
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03/03/2026 ZIP 33708
043M31233717

US POSTAGE

300 Municipal Drive
Madeira Beach, Florida 33708

MARCH 3, 2026

BILYK INVESTMENT GROUP LLC
5143 CROWN HAVEN DR
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Case Number: CE-26-26

CERTIFIED MAIL®

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FIRST-CLASS MAIL
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03/03/2026 ZIP 33708
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US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

MARCH 3, 2026

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June 11, 2026
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vs. CASE NO. CE-26-26

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**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 11th day of June, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name. Samantha Arison

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

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

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

Petitioner,

vs. CASE NO. CE-26-26

BILYK INVESTMENT GROUP LLC
5143 CROWN HAVEN DR
KISSIMMEE, FL 34746-4204

Respondents.

**RE Property:** 13123 4TH ST E **Parcel** #15-31-15-65304-017-0050

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5

**STATEMENT OF VIOLATION/ REQUEST FOR HEARING**

To whom it may concern:

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

Sec. 86-52. – When required.

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

Please bring the property into compliance by applying for and obtaining an "after-the-fact" building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail

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

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

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

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

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

Petitioner,

vs. CASE NO. CE-26-26

BILYK INVESTMENT GROUP LLC
5143 CROWN HAVEN DR
KISSIMMEE, FL 34746-4204

Respondents.

**RE Property:** 13123 4TH ST E **Parcel #**15-31-15-65304-017-0050

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 5

## NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June, 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 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 11 day of June, 2026.

Taylor Davis

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


June 11, 2026 at 4:04:32
Item 5L.
1312 3
440


CITY OF MADEIRA BEACH
MEETING NOTICES
CITY OF MADEIRA BEACH
ELEVATOR

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

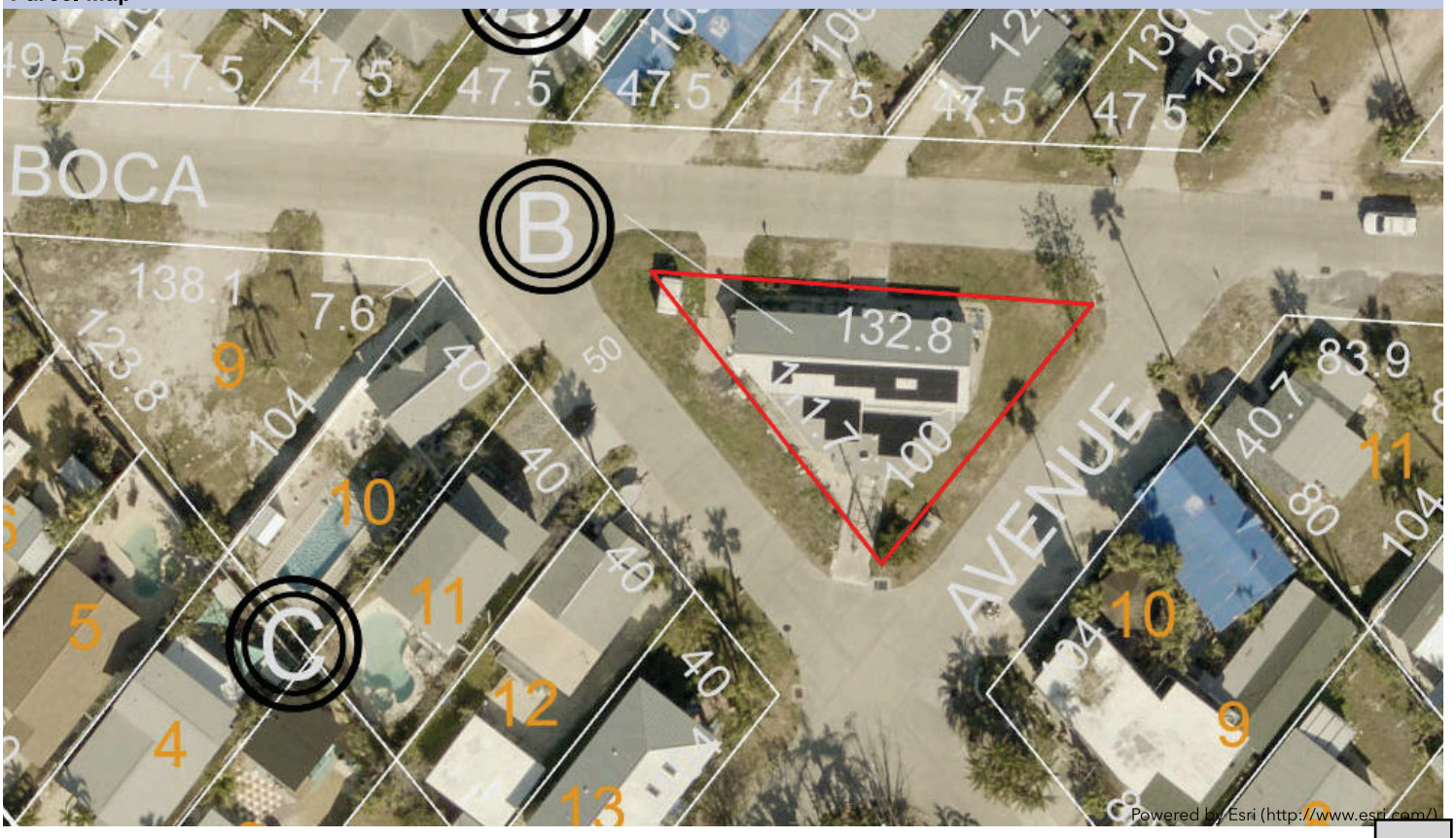
**Parcel Summary**
**(as of 09-Jun-2026)**

Parcel Number
## 15-31-15-65304-002-0010

- Owner Name
  **VOLPE, JOHN A REV LIV TRUST**
  **VOLPE, VINCENT III**
- Property Use
  **0820 Duplex-Triplex-Fourplex**
- Site Address
  **13406 BOCA CIEGA AVE**
  **MADEIRA BEACH, FL 33708**
- Mailing Address
  **13715 GULF BLVD**
  **MADEIRA BEACH, FL 33708-2532**
- Legal Description
  **PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B**
- Current Tax District
  **MADEIRA BEACH (MB)**
- Year Built
  **1955**

| Heated SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **1,714** | **2,285** | **4** | **1** |

**Parcel Map**



## Exemptions

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

## Miscellaneous Parcel Info

| Last Recorded Deed | Sales Comparison | Census Tract | Evacuation Zone | Flood Zone | Elevation Certificate | Zoning | Plat Bk/Pg |
|---|---|---|---|---|---|---|---|
| 22357/2648 | Find Comps | 278.02 | A | Current FEMA Maps | Check for EC | Zoning Map | 20/69 |

## 2025 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2025 | $400,000 | $380,208 | $380,208 | $400,000 | $380,208 |

## Value History

| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|---|
| 2024 | N | $700,000 | $345,644 | $345,644 | $700,000 | $345,644 |
| 2023 | N | $600,000 | $314,222 | $314,222 | $600,000 | $314,222 |
| 2022 | N | $487,000 | $285,656 | $285,656 | $487,000 | $285,656 |
| 2021 | N | $349,300 | $259,687 | $259,687 | $349,300 | $259,687 |
| 2020 | N | $301,121 | $236,079 | $236,079 | $301,121 | $236,079 |

## 2025 Tax Information

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

| Tax Bill | 2025 Millage Rate | Tax District |
|---|---|---|
| View 2025 Tax Bill | 16.2172 | (MB) |

## Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|---|---|---|---|---|---|---|
| 24-Feb-2023 | $100 | U | I | VOLPE JOHN A | VOLPE JOHN A REV LIV TRUST | 22355/2681 |
| 10-Feb-2023 | $0 | U | I | VOLPE VINCENT III | VOLPE JOHN A | 22357/2648 |
| 10-Feb-2023 | $0 | U | I | VOLPE JOHN A PR | VOLPE JOHN A TRE | 22350/2196 |
| 01-Dec-2017 | $100 | U | I | VOLPE VINCENT III | VOLPE VINCENT III | 19864/0115 |
| 27-Mar-2013 | $165,000 | Q | I | HICKSON RICHARD | VOLPE VINCENT III | 17949/1449 |

## 2025 Land Information

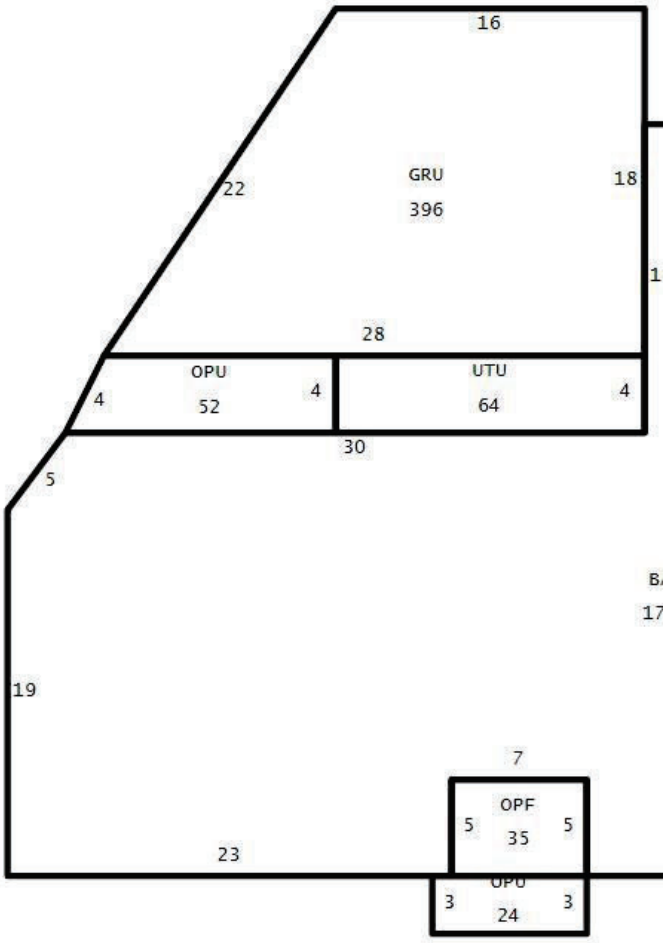
Land Area: ≅ 5,454 sf | ≅ 0.12 acres  Frontage and/or View: None  Seawall: No

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Multi-Fam <10 Units | 65x62 | $5,800 | 65.00 | FF | .8262 | $311,477 |

## 2025 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation: | Continuous Footing Poured |
| Floor System: | Slab On Grade |
| Exterior Walls: | Cb Stucco/Cb Reclad |
| Unit Stories: | 1 |
| Living Units: | 4 |
| Roof Frame: | Gable Or Hip |
| Roof Cover: | Concrete Tile/Metal |
| Year Built: | 1955 |
| Building Type: | Duplex - 4-Plex |
| Quality: | Average |
| Floor Finish: | Carpet/ Vinyl/Asphalt |
| Interior Finish: | Drywall/Plaster |
| Heating: | Central Duct |
| Cooling: | Cooling (Central) |
| Fixtures: | 15 |
| Effective Age: | 38 |

| Sub Area | Heated Area SF | Gross Area SF |
|---|---|---|
| Base (BAS): | 1,714 | 1,714 |
| Garage Unfinished (GRU): | 0 | 396 |
| Open Porch (OPF): | 0 | 35 |
| Open Porch Unfinished (OPU): | 0 | 76 |
| Utility Unfinished (UTU): | 0 | 64 |
| **Total Area SF**: | **1,714** | **2,285** |




## 2025 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| AIR COND | $13.00 | 1,065.0 | $13,845 | $5,538 | 1980 |
| PATIO/DECK | $15.00 | 220.0 | $3,300 | $1,452 | 1955 |
| SOLAR | 0.00 | 37.0 | $0 | $0 | 2024 |

## Permit Data

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

| Permit Number | Description | Issue Date | Estimated Value |
|---|---|---|---|
| 2024-2308-SOLA | SOLAR PANELS | 04/03/2024 | $89,669 |

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**

MARCH 4, 2026

VOLPE, JOHN A REV LIV TRUST
VOLPE, VINCENT IIIVOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
Case Number: CE-26-44

**RE Property:** 13406 BOCA CIEGA AVE **Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

## COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

**Ordinance(s):**

Sec. 86-52. – When required.

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

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

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

Sec. 14-130.4. - License required.
(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.
(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-58. - Citation for delinquency.
All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

**Violation Detail(s):**

Work without a permit – hurricane remodel.
Rental is operating without necessary business tax license.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit.
Business tax receipt must be obtained to avoid fines.

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

Follow up date:
MARCH 18, 2026

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

**City of Madeira Beach**
**Building Department**
**buildingdept@madeirabeachfl.gov**
**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.



**$2,000** per month

**13406 Boca Ciega Ave**
Madeira Beach, FL 33708



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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**

MARCH 30, 2026

VOLPE, JOHN A REV LIV TRUST
VOLPE, VINCENT IIIVOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
Case Number: CE-26-44

**RE Property:** 13406 BOCA CIEGA AVE **Parcel #**15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

## NOTICE OF CODE VIOLATION

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

**Ordinance(s):**

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Sec. 14-130.4. - License required.
(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.
(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-58. - Citation for delinquency.
All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

**Violation Detail(s):**

Work without a permit – hurricane remodel.
Rental is operating without necessary business tax license.

**Corrective Action(s):**

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit.
Business tax receipt must be obtained to avoid fines.

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

Follow up date:
APRIL 13, 2026

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

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

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**$2,000** per month

**13406 Boca Ciega Ave**
Madeira Beach, FL 33708



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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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CERTIFIED MAIL®

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FIRST-CLASS MAIL
IMI
$010.44 0
03/27/2026 ZIP 33708
043M31233717

US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
INCORPORATED 1947
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

VOLPE, JOHN A REV LIV TRUST
VOLPE, VINCENT IIIVOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532

CERTIFIED MAIL®

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FIRST-CLASS MAIL
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$010.44 0
03/27/2026 ZIP 33708
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US POSTAGE

CITY OF MADEIRA BEACH FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

FWD.

VOLPE, JOHN A REV LIV TRUST
VOLPE, ~~VINCENT~~ IIIVOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532

339 NFE 1 125C0004/03/26
FORWARD TIME EXP RTN TO SEND
VOLPE
165 174TH AVE E APT A
REDINGTN SHOR FL 33708-1379

RETURN TO SENDER

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

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

Petitioner,

vs. CASE NO. CE-26-44

VOLPE, JOHN A REV LIV TRUST
VOLPE, VINCENT IIIVOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532

Respondents.

**RE Property:** 13406 BOCA CIEGA AVE **Parcel** #15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

## AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13406 BOCA CIEGA AVE, Parcel #15-31-15-65304-002-0010 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

**Taylor Davis,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 11th day of June, 2026, by Taylor Davis, who is personally known to me, or produced 03-15-27 as identification. My Commission Expires: _____

Notary Public- State of Florida

Print or type Name Samantha Arison

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

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

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

Petitioner,

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

Sec. 86-52. – When required.

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

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

Sec. 14-130.4. - License required.
(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.
(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

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.

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

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

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

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

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

Petitioner,

vs. CASE NO. CE-26-44

VOLPE, JOHN A REV LIV TRUST
VOLPE, VINCENT IIIVOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532

Respondents.

**RE Property:** 13406 BOCA CIEGA AVE **Parcel** #15-31-15-65304-002-0010

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK B, UNSUBDIVIDED BLK B

## NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June**, **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. 62-33. - Compliance required.
It shall be unlawful for any person, either directly or indirectly, to conduct any business, profession or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine, or device, in whole or part, for which a local business tax receipt or permit is required by any law or ordinance of this city, without a local business tax receipt or permit therefor being first procured and kept in effect at all such times as required by this article.

Sec. 14-130.4. - License required.
(a)It shall be unlawful to rent or lease, or offer to rent or lease, any residential rental unit without a current residential rental license for the unit, a copy of which shall be posted or available at the residential rental property.
(b)No license shall be issued or renewed for a residential rental unit unless the residential rental property and unit are in compliance with the requirements of this article and applicable provisions of the Land Development Code.

Sec. 62-58. - Citation for delinquency.
All local business taxes not paid shall be considered delinquent and cited accordingly and covered under the provisions of section 62-59 and this Code.

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11 day of June, 2026.

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


June 11, 2026 at 4:08:34 PM
POSTED


CITY OF MADEIRA BEACH
MEETING NOTICES
CITY OF MADEIRA BEACH
ELEVATOR

I#: 2026058134 BK: 23473 PG: 1990, 03/04/2026 at 09:19 AM, RECORDING 3 PAGES
$27.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL
DEPUTY CLERK: CLKPR14



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: 2025.006

Petitioner,

vs.

PRUITT, DEAN A.
PRUITT, MARIA L.,
545 150th Ave. E.
Madeira Beach, FL 33708,

Respondents.
_____/

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

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on January 26, 2026, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

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

2. No one appeared on behalf of the Respondents.

3. No one provided public comment.

4. The property in question is located at 545 150th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28'E 1818FTTH S46D08'32"E SOFT FOR POBTH N43D51' 28"E 100FTTH S46D08'32"E 600FT(S)TH SW'LY 100FT ALONG BOCA CIEGA BAY TH N46D08'32"W 600FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228**

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*.

CERTIFIED TRUE COPY
OF AN ORIGINAL DOCUMENT
CITY CLERK'S OFFICE
SIGNED: Rebecca Van Blargan
DATE: 2/26/2026

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. 34-129. - Same—Allowing to remain on private property restricted.**
> No person in charge or control of any property within the city, whether as owner, tenant, occupant, lessee, or otherwise, shall allow any abandoned, wrecked, junked, or partially dismantled boat, vessel or watercraft to remain on such property within the city for longer than 72 hours, whether with or without current registration.
>
> Except that this section shall not apply with regard to a boat, vessel or watercraft:
>
> (1) In an enclosed building;
> (2) On the premises of a business enterprise operated specifically for the purpose of repairing or building boats, vessels, or watercraft in a lawful place and manner when necessary to the operation of such business enterprise; or
> (3) That by either size or design does not require current registration.

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 February 25, 2026.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 34-129, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before February 26, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to remove the vessels noted on the record, and show in Exhibit 1 of the agenda packet.

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

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after February 25, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

CERTIFIED TRUE COPY
OF AN ORIGINAL DOCUMENT
CITY CLERK'S OFFICE
SIGNED: Clara VanBlargan
DATE: 2/26/2026

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 11th day of February, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **PRUITT, DEAN A., and PRUITT, MARIA L., 545 150th Ave. E., Madeira Beach, FL 33708; and 1336 Bayview Dr., Clearwater, FL 33756**, 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 11th day of February, 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).

CERTIFIED TRUE COPY
OF AN ORIGINAL DOCUMENT
CITY CLERK'S OFFICE
SIGNED: Clara VanBlargan
DATE: 2/26/2026

# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## AFFIDAVIT OF SERVICE

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

Case # 2025.006

Vs.

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL 33756-1232

Respondent

**RE: Property:** 545 150TH AVE E MADEIRA BEACH FL 33708

**Parcel #:** 09-31-15-00000-140-0200

**LEGAL DESCRIPTION: :** UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28'E 1818FT TH S46D08'32"E 50FT FOR POB TH N43D51' 28"E 100FT TH S46D08'32"E 600FT(S) TH SW'LY 100FT ALONG BOCA CIEGA BAY TH N46D08'32"W 600FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statue 162.12,

On the 9th day of June 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via certified Mail, Return Receipt requested.

On the 9th day of June 2026, I mailed a copy of the attached **NOTICE OF HEARING/ORDER** via First Class Mail.

On the 9h day of June 2026, I posted a copy of the attached **NOTICE OF HEARING/ORDER** on the property located at 545 150th Ave . MADEIRA BEACH 33708

Parcel # 09-31-15-00000-140-0200

UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28'E 1818FT TH S46D08'32"E 50FT FOR POB TH N43D51' 28"E 100FT TH S46D08'32"E 600FT(S) TH SW'LY 100FT ALONG BOCA CIEGA BAY TH N46D08'32"W 600FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228

On the 9th day of June 2026, I caused the attached NOTICE OF HEARING/ORDER to be posted at the Municipal Government Offices, 300 MUNICIPAL DR, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Deputy Cory Snyder, Community Policing Officer

State of Florida
County of Pinellas
Before me on 9thday of June 2026, personally appeared Cory Snyder who executed the foregoing instrument and who is personally known to me.

Mary Ann Hearn
Notary

SEAL

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

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

June 9th, 2026

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

Petitioner,

vs. CASE NO. CE-2025-006

Dean Pruitt
Maria Pruitt
1336 Bayview Dr
Clearwater, Florida, 33756-1232

Respondents.

**AFFIDAVIT OF NON-COMPLIANCE**

I, Cory Snyder, Code enforcement Deputy, have personally examined the property described in:
Madeira Beach Notice of Violation: 09-09-2025
Madeira Beach Special Magistrate Hearing: 1-26-2026
Compliance Date: 2-25-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 34-129 of the Code of City of Madeira Beach, Florida, as of 02-25-2026.

**Cory Snyder, Code Enforcement Deputy**

**STATE OF FLORIDA**

COUNTY OF PINELLAS

Before me on the, 9th day of June 2026, Cory Snyder personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Notary

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

# CITY OF MADEIRA BEACH

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

## SPECIAL MAGISTRATE
## NOTICE OF HEARING

CASE # 2025.006

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

Petitioner,

vs.

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL, 33756-1232

Respondent,

**RE: PROPERTY:** 545 150th Ave, MADEIRA BEACH 33708-2435

**Parcel #:** 09-31-15-00000-140-0200

**Legal Description:** UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28"E 1818FT TH S46D08'32"E 50FT FOR POB TH N43D51' 28"E 100FT TH S46D08'32"E 600FT(S) TH SW'LY 100FT ALONG BOCA CIEGA BAY TH N46D08'32"W 600FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228

**YOU ARE HEREBY FORMALLY NOTIFIED** that at 12:00 pm on **MONDAY** the **22nd** day of **June** ,2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

**Violation Detail:**

**Sec. 34-129. - Same—Allowing to remain on private property restricted.**

No person in charge or control of any property within the city, whether as owner, tenant, occupant, lessee, or otherwise, shall allow any abandoned, wrecked, junked, or partially dismantled boat, vessel or watercraft to remain on such property within the city for longer than 72 hours, whether with or without current registration.

Except that this section shall not apply with regard to a boat, vessel or watercraft:
(1) In an enclosed building;
(2) On the premises of a business enterprise operated specifically for the purpose of repairing or building boats, vessels, or watercraft in a lawful place and manner when necessary to the operation of such business enterprise; or
(3) That by either size or design does not require current registration.
(Ord. No. 973, § 2, 9-24-02)

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

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

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

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

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

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

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

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

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

Dated this 9th day of June ,2026

Deputy

Cory Snyder, Code Enforcement Officer

5-27-26

MAGISTRATE APPEAL OF DECISION #2026-02

urtney Mcneal
urtney Mcneal
ty Rd. Madeira Beach, Florida 33708
90-000-0080
TES UNIT NO. 1 SEC A LOT 8
Residential (R-1), Residential Urban

n the waterfront rear yard adjacent to the street.

hedges, and walls.

average grade elevation along the entire length of the

om the required rear building line to the rear property
abutting or facing waterbodies must not exceed three
ceed four feet. Fences up to six feet are permitted
s, city pocket parks, and along residential property lines
ial uses. When deemed necessary by the permitting
and security however, a six-foot high solid or open fencing
the site plan review process for commercial and
s facing the Gulf of Mexico, open and sand fences must

cing that is wrought iron in appearance must not exceed six

wner that is denied an administrative waiver may, before
cuit court or other court of competent jurisdiction attacking the
y of its terms and provisions, shall first apply to the board of
ning the special magistrate for relief as in such cases made and

e you are a property owner within 300 feet of the subject
roval or disapproval of this application, you may attend the
ment to planning@madeirabeachfl.gov. *Any affected person can be entitled to present evidence at the hearing including nt exhibits and other documentary evidence and to cross-f intent to be a party with the Community Development the hearing. The notice, which is attached, can be filed in opment Department at Madeira Beach City Hall located at .* The application is on file in the Community Development 30 a.m. and 4:00 p.m.

City Hall, City of Madeira Beach website, and Gulf Beaches his application at https://madeirabeachfl.gov/plan-review-

meetings 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 City to transcribe verbatim minutes; 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 727-409-3226 or planning@madeirabeachfl.gov.

Page 3

15-31-15-58320-001-0090
15-31-15-58320-001-0140
15-31-15-58320-001-0160
15-31-15-58320-001-0170
15-31-15-58320-001-0190
15-31-15-58320-001-0200

The Development Agreement proposes to de
acres for the construction of the following:
Hotel: 87 units (24 studios, 32 one-bed
Retail: 7,550 square feet
1st Floor Restaurant: 3,350 square fee
1st Floor Cafe: 1,000 square feet
6th Floor Restaurant: 3,900 square fee
Event Space: 2,800 square feet
The applicant is requesting Planned Developm
Building height (roof of main building
Building height (roof of east stair towe
Number of stories: 5 stories over groun
level commercial
Front setback: 0 feet instead of 10 feet
Upper floor setbacks: 0 feet instead of
awnings & roof overhang located over
on north and south sides of building
Visibility Triangle: New building encro

intersection of East End Lane and 129th
Lane and Fisherman's Alley (2.6').

The Board of Commissioners, in approving a
limitation, to grant relief from any provision of
authorized to be waived, varied or granted by th

The development agreement, neighborhood me
review at: https://madeirabeachfl.gov/plan-re
Community Development Department, Madeir
Beach, Florida from 8:00 a.m. to 4:30 p.m. Mo

If you would like more information regarding
Community Development Department at Planni

The meeting will also be aired on Public Acces
the city's website at https://madeirabeachfl.gov/

Public comments can be submitted by email to

Persons who wish to appeal any decision mad
Agency) with respect to any matter considered
record of the proceedings, and for such purpos
proceedings is made, which record includes the
based. It is the responsibility of the person mak
court reporter or private court recording firm to

In accordance with Section 286.26, Florida S
accommodations to participate in this meeting s
no later than 48 hours prior to the meeting: 727-

CH

CITY OF MADEIRA BEACH

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

SPECIAL MAGISTRATE
NOTICE OF HEARING

CASE # 2025.006

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

Petitioner,

vs.

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL, 33756-1232

Respondent,

RE: PROPERTY: 545 150th Ave, MADEIRA BEACH 33708-2435

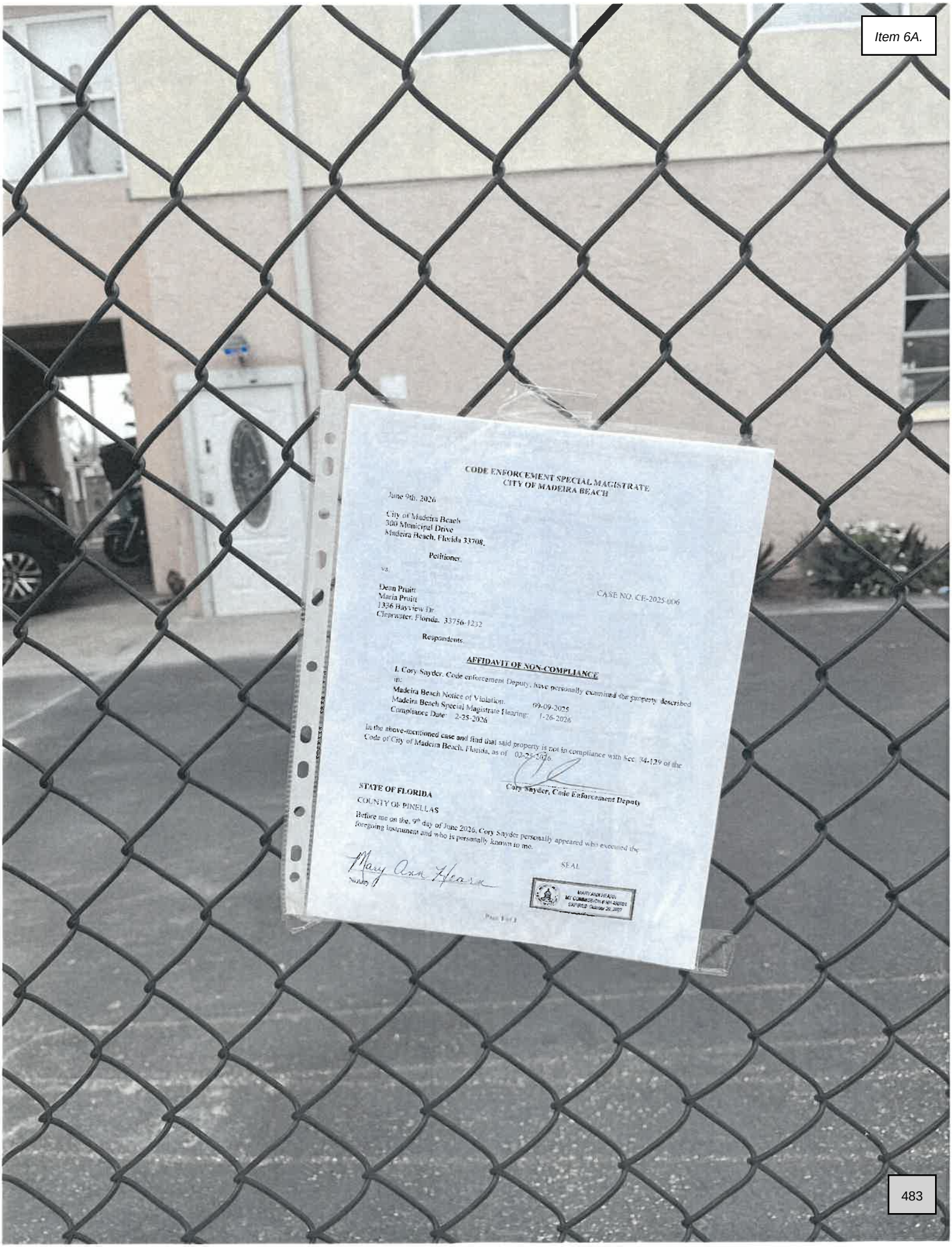
Parcel #: 09-31-15-00000-140-0200

**Legal Description:** UPLAND & SUBM LANDS IN GOVT LOT 1 & PT IN GOVT LOT 2 OF SEC 10-31-15 DESC FROM INTERSECTION OF S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N43D51' 28'E 1818FT TH S46D08'32"E 50FT FOR POB TH N43D51' 28"E 100FT TH S46D08'32"E 600FT(S) TH SW'LY 100FT ALONG BOCA CIEGA BAY TH N46D08'32"W 600FT(S) TO POB CONT 1.38 AC(C) SUBM LAND DEED NO. 20228

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 22nd day of June ,2026, there will be a public hearing at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, concerning the following:

Special Magistrate - Notice of Hearing (Evidentiary Hearing)

Page 1 of 3



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

June 9th, 2026

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

Petitioner,

vs.

Dean Pruitt
Maria Pruitt
1396 Bayview Dr
Clearwater, Florida, 33756-1232

CASE NO. CE-2025-006

Respondents.

**AFFIDAVIT OF NON-COMPLIANCE**

I, Cory Snyder, Code enforcement Deputy, have personally examined the property described in:

Madeira Beach Notice of Violation: 09-09-2025
Madeira Beach Special Magistrate Hearing: 1-26-2026
Compliance Date: 2-25-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 34-129 of the Code of City of Madeira Beach, Florida, as of 02-26-2026.

Cory Snyder, Code Enforcement Deputy

**STATE OF FLORIDA**

COUNTY OF PINELLAS

Before me on the, 9th day of June 2026, Cory Snyder personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Notary

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-167

Petitioner,

vs.

REAL ESTATE COMPANY, LLC,
515 129th Ave. E.
Madeira Beach, FL 33708,

Respondent.
_____/

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

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

**Findings of Fact:**

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

2. No one appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 515 129th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3**

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

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

**Sec. 14-130.2. - Definitions.**
International Property Maintenance Code or property maintenance code refers to the minimum standards for maintenance of residential properties as set forth in the 2009

edition of the International Property Maintenance Code, as it may be amended from time to time. Residential rental property means the contiguous lot or parcel of real property under single ownership on which one or more residential rental units are located. Residential rental unit means any building, structure, living unit, room, enclosure, mobile home, or part thereof, located within the city which is rented or offered for rent as the primary residence of any person, or which is rented or offered for rent to serve or which does serve as the residence of such person for a continuous period of more than 30 days. Residential rental unit does not include living quarters provided by any institution or facility, whether public or private, incidental to the provision of medical, geriatric, educational, counseling, religious, or similar services; a property or unit which is occupied under a contract for sale; transient lodgings occupied for less than a 30-day period and which are not the primary residence of the transient occupant.

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

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

(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

(3) Floors shall be considered to be structurally sound when capable of safely bearing imposed loads and shall be maintained at all times in a condition so as to be smooth, free from cracks, breaks and other hazards.

(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.

(9) All premises shall be properly connected to and be provided with electric power through safely insulated conductors and shall conform to al provisions of the National Electrical Code.

**Sec. 14-71. - Duties and responsibilities of operator.**

(c) Every operator shall be responsible for the elimination of infestation in and on the premises subject to his control.

**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 uncovered flat slabs of no greater than 50 square feet, for work of a 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 violation and bringing the Property into compliance is on or before May 6, 2026.

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

9. The Respondent, and the Property at the above mentioned location, are found to be in violations of Section 14-130.2, 14-70, 14-71, and 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 May 6, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

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

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

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

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

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Real Estate Company, LLC, 515 129th Ave. E., Madeira Beach, FL 33708, and 204 S.**

**Main St., Sioux Falls, SD 57104;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 14th day of April, 2026.

Bart R. Valdes

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APPEALS

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

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

January 16, 2026

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

Petitioner,

vs. CASE NO. CE-25-91

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E **Parcel #** 15-31-15-97866-002-0030

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

## AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 515 129TH AVE E, Parcel # 15-31-15-97866-002-0030 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 11th day of June, 2026, by Connor Mecko, ~~who~~ is personally known to me, or produced _____ as identification. My Commission ~~Expires:~~ 10/30/2027

Notary Public- State of Florida

Mary Ann Hearn

Print or type Name.

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

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

June 11, 2025

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

Petitioner,

vs. CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

**AFFIDAVIT OF NON-COMPLIANCE**

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

Madeira Beach Notice of Violation: 12-02-2025
Madeira Beach Special Magistrate Order: 05-06-2026

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 05-07-2026

Connor Mecko
**Connor Mecko, Building Compliance Specialist**

**STATE OF FLORIDA**

COUNTY OF PINELLAS

Before me on this 11th day of June 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Mary Ann Hearn
Notary

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

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E **Parcel #**15-31-15-97866-002-0030

**Legal Description:** WILLIAM'S, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**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 **22nd** day of __ **JUNE**__, **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 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 _11_ day of ____June_____, 2026.

Connor Mecko

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


June 11, 2026 at 3:54:47 PM
515
WARNING
24 HOUR VIDEO SURVEILLANCE
NO TRESPASSING
TOW AWAY ZONE
UNAUTHORIZED VEHICLES OR VESSELS WILL BE TOWED AWAY AT OWNERS EXPENSE
24 HRS A DAY 7 DAYS A WK
Leverocks NBC
727-391-3577
PRIVATE DRIVE
PRIVATE PROPERTY

# CITY OF MADEIRA BEACH

Madeira Beach FLORIDA

**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 **June 22, 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 2026-02**

**Application:** VAR 2026-02
**Applicant:** Jane Graham, Esq. Sunshine City Law
**Property Owner(s):** Robert Bello, Jr.
**Property Address:** 13301 Gulf Lane Madeira Beach, FL 33708
**Parcel ID:** 15-31-15-58320-007-0010
**Legal Description:** MITCHELL'S BEACH REVISED BLK 7, LOT 1
**Zoning/Future Land Use:** R-3, Medium Density Multifamily Residential/Resort Facilities Medium (RFM)

**Request:**
1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

**Specific Code Provisions:**

**Sec. 110-231. Setback requirements**. (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setback: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—Side yard of corner lot**. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility**. (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection.
(b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss**. (b)Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land.

**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 8:00 a.m. and 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/ .

Beach website, and Gulf Beaches

**NOTICE OF PUBLIC HEARING**
**CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER ADOPTING ORDINANCE VACATING A PORTION OF FISHERMAN'S ALLEY**

In accordance with the City of Madeira Beach Code of Ordinances: Chapter 112 - Vacations of Rights-of-Way and Easements and Florida Statute 166.041.

***NOTICE IS HEREBY GIVEN*** that the City of Madeira Beach Board of Commissioners will conduct a public hearing on Wednesday July 8, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the adoption of proposed Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley.

The title of the ordinance is:

**ORDINANCE 2026-06**

**AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 5 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

**Public Notice:** In the Madeira Beach Code of Ordinances *Sec. 112-92. – Notification for board of commissioners review.* At least seven days prior to public hearing before the board of commissioners, the city staff shall provide notice by U.S. Mail to property owners within 150 feet of the application for vacation and the date, time and place of the hearing thereon. For purposes of this section notification shall be deemed complete upon mailing. The city shall also place an advertisement in a newspaper of general circulation in the city, which provides notice of the time and date of the public hearing and which identifies the case. Failure to notify all of the abutting property owners, as shown on the records of the Pinellas County Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.

*Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley,* is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-409-2226 or planning@madeirabeachfl.gov. The meeting will be aired on public access channel Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/c/cityofmadeirabeach6532.

Any person who decides to appeal any decision of the Board of Commissioners with respect to any matter considered at the

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

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

Respondents.

**RE Property:** 530 LILLIAN DR **Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **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.

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

6/11/2026
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**

To whom it may concern:

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E **Parcel #15-31-15-97866-002-0030**

**Legal Description:** WILLIAMS, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**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 **22nd** day of **__JUNE__, 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.

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD **Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **__June__, 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,



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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

NOGAL CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

Respondents.

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

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SELY 47ET(S) OF LOT 1 & RIP RTS

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **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):

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

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

Respondents.

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

**Legal Description:** SUNNY SHORES LOT 56

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22th** day of June, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-178

Petitioner,

vs.

VIN INVESTMENT, LLC,
575 Normandy Rd.
Madeira Beach, FL 33708,

Respondent.
_____/

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

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on February 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 Connor Mecko provided testimony on behalf of the City.

2. No one appeared on behalf of the Respondent.

3. No one provided public comment.

4. The property in question is located at 575 Normandy Rd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**ISLAND ESTATES UNIT NO. 1 LOT 13**

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

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

**Sec. 86-52. – When required.**
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or

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

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 March 26, 2026.

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

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

10. The Respondent shall correct the above stated violation on or before March 26, 2026, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

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

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after March 26, 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 4th day of March, 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: **Vin Investment, LLC, 575 Normandy Rd., Madeira Beach, FL 33708, and 7380 70th Ave. N., Pinellas Park, FL 33781;** 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 4th day of March, 2026.

Bart R. Valdes

APPEALS

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

Petitioner,

vs.

VIN INVESTMENT, LLC,
575 Normandy Rd.
Madeira Beach, FL 33708,

Respondent.
_____/

CASE NUMBER: CE-25-178

**ORDER GRANTING REQUEST FOR ADDITIONAL TIME**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on April 6, 2026, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The Motion for Request for Additional Time is GRANTED.

2. The deadline for compliance set forth in the Findings of Fact, Conclusion of Law and Order Imposing Fine and Certifying Lien dated March 4, 2026, is extended to June 5, 2026.

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

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Vin Investment, LLC, 575 Normandy Rd., Madeira Beach, FL 33708, and 7380 70th Ave. N., Pinellas Park, FL 33781;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 14th day of April, 2026.

Bart R. Valdes

## APPEALS

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

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-390

Respondents.

**RE Property:** 154 154TH AVE **Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**AFFIDAVIT OF SERVICE**

I, Connor Mecko, Building 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 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 575 NORMANDY RD, Parcel #10-31-15-43272-000-0130 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 11th day of June, 2026, by Holden Pinkard, 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

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents,

## AFFIDAVIT OF COMPLIANCE

I, Connor Mecko, *Building Compliance Specialist,* have personally examined the property described in:

Madeira Beach Notice of Violation: 02-13-2026
Madeira Beach Special Magistrate Order: 06-05-2026

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 05-08-2026

Connor Mecko
**Connor Mecko, Building Compliance Specialist**

**STATE OF FLORIDA**

COUNTY OF PINELLAS

Before me on this 11th day of June 2026, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

Mary Ann Hearn
Notary

SEAL

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

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD **Parcel #**10-31-15-43272-000-0130

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of __ **June**__, **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 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 _11_ day of ____June_____, 2026.

Connor Mecko

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


June 11, 2026 at 4:14:20 PM

# CITY OF MADEIRA BEACH

City of Madeira Beach FLORIDA

**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 **June 22, 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 2026-02**

**Application:** VAR 2026-02
**Applicant:** Jane Graham, Esq. Sunshine City Law
**Property Owner(s):** Robert Bello, Jr.
**Property Address:** 13301 Gulf Lane Madeira Beach, FL 33708
**Parcel ID:** 15-31-15-58320-007-0010
**Legal Description:** MITCHELL'S BEACH REVISED BLK 7, LOT 1
**Zoning/Future Land Use:** R-3, Medium Density Multifamily Residential/Resort Facilities Medium (RFM)

**Request:**
1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

**Specific Code Provisions:**

**Sec. 110-231. Setback requirements**. (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setback: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—Side yard of corner lot**. Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility**. (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection.
(b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss**. (b)Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land.

**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 8:00 a.m. and 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/ .

Beach website, and Gulf Beaches

**NOTICE OF PUBLIC HEARING**
**CITY OF MADEIRA BEACH BOARD OF COMMISSIONERS - TO CONSIDER ADOPTING ORDINANCE VACATING A PORTION OF FISHERMAN'S ALLEY**

In accordance with the City of Madeira Beach Code of Ordinances: Chapter 112 - Vacations of Rights-of-Way and Easements and Florida Statute 166.041.

**NOTICE IS HEREBY GIVEN** that the City of Madeira Beach Board of Commissioners will conduct a public hearing on Wednesday July 8, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the adoption of proposed Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley.

The title of the ordinance is:

**ORDINANCE 2026-06**

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, VACATING THE PORTION OF FISHERMAN'S ALLEY ABUTTING LOTS 2 THROUGH 5 AND LOTS 14 THROUGH 19 OF BLOCK 1 OF MITCHELL'S BEACH JOHNS PASS THERETO; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

**Public Notice:** In the Madeira Beach Code of Ordinances *Sec. 112-92. – Notification for board of commissioners review.* At least seven days prior to public hearing before the board of commissioners, the city staff shall provide notice by U.S. Mail to property owners within 150 feet of the application for vacation and the date, time and place of the hearing thereon. For purposes of this section notification shall be deemed complete upon mailing. The city shall also place an advertisement in a newspaper of general circulation in the city, which provides notice of the time and date of the public hearing and which identifies the case. Failure to notify all of the abutting property owners, as shown on the records of the Pinellas County Property Appraiser's Office shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings, and shall not affect any action or proceeding on the application for vacation.

*Ordinance 2026-06, Vacation of Right-of-Way Request – Portion of Fisherman's Alley*, is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-409-2226 or planning@madeirabeachfl.gov. The meeting will be aired on public television Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/c/cityofmadeirabeach6532.

Any person who decides to appeal any decision of the Board of Commissioners with respect to any matter considered at the

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-153

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

Respondents.

**RE Property:** 530 LILLIAN DR **Parcel #10-31-15-19980-000-0590**

**Legal Description:** CRYSTAL ISLAND 1ST ADD LOT 59

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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.

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

6/11/2026
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**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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.

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-167

ABSOLUTE CONTROL TRUST
515 129TH AVE E
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 515 129TH AVE E **Parcel #15-31-15-97866-002-0030**

**Legal Description:** WILLIAMS, BILL MADEIRA HARBOR SUB 3RD ADD BLK 2, LOT 3

**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 **22nd** day of **__JUNE__, 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.

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

June 11, 2026

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

Petitioner,

vs. CASE NO. CE-25-178

VIN INVESTMENT LLC
7380 70TH AVE N
PINELLAS PARK, FL 33781-3904

Respondents.

**RE Property:** 575 NORMANDY RD **Parcel #10-31-15-43272-000-0130**

**Legal Description:** ISLAND ESTATES UNIT NO. 1 LOT 13

**NOTICE OF HEARING**
**AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **__June__, 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,



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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-182

NOGAL CHRISTOPHER
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

Respondents.

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

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SELY 47ET(S) OF LOT 1 & RIP RTS

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **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.

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

6/11/2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-26-37

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

Respondents.

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

**Legal Description:** SUNNY SHORES LOT 56

**NOTICE OF HEARING**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of June, **2026** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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

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

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

Petitioner,

vs.

MADEIRA BEACH GETAWAY LLC,
14503 N. Bayshore Dr.
Madeira Beach, FL 33708,

Respondent.
_____/

CASE NUMBER: CE-25-127

**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 October 27, 2025, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

**Findings of Fact:**

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

2. Steve Wheeler appeared on behalf of the Respondent as the Owner.

3. No one provided public comment.

4. The property in question is located at 14503 N. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**MADEIRA SHORES 1ST ADD LOT 45**

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

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

**Sec. 86-52. – When required.**
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or

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

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

8. A reasonable period of time for correcting the above violation and bringing the Property into compliance is on or before November 26, 2025.

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

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

10. The Respondent shall correct the above stated violation on or before November 26, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain an after-the-fact building permit.

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

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after November 26, 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 17th day of November, 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: **MADEIRA BEACH GETAWAY LLC, 14503 N. Bayshore Dr., Madeira Beach, FL 33708**; **and 4650 Huntington St. NE, St. Petersburg, FL 33703**, 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 17th day of November, 2025.

Bart R. Valdes

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APPEALS

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

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

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

Petitioner,

vs. CASE NO. CE-25-127

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

Respondents.

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

**Legal Description:** MADEIRA SHORES 1ST ADD LOT 45

## AFFIDAVIT OF SERVICE

I, 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 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14503 N BAYSHORE DR, Parcel #10-31-15-54324-000-0450 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ___ online notarization, this 11th day of June, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

Mary Ann Hearn

Print or type Name.



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

JUNE 12, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. 25-127

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

Respondents.

## AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 09-02-25
Madeira Beach Special Magistrate Order: 10-27-25

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 6-12-26

**Taylor Davis, Permit and Code Compliance Specialist**

**STATE OF FLORIDA**

COUNTY OF PINELLAS

Before me on this 12th day of June, 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

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

Notary

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

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

Petitioner,

vs. CASE NO. CE-25-127

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

Respondents.

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

**Legal Description:** MADEIRA SHORES 1ST ADD LOT 45

**NOTICE OF HEARING/AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June**, **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 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 11 day of June, 2026.

Taylor Davis

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

June 11, 2026 at 4:34:15 PM



June 11, 2026 at 5:01:53 PM

CITY OF MADEIRA BEACH

MEETING NOTICES

CITY OF MADEIRA BEACH

ELEVATOR

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-129

Petitioner,

vs.

OCEAN ENTERPRISES LC,
101 & 107 154th Ave., 15398 2nd St. E.
Madeira Beach, FL 33708,

Respondent.
_____/

**ORDER OF NON-COMPLIANCE AND**
**ORDER IMPOSING FINE AND CERTIFYING LIEN**

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on January 26, 2026, after due notice to the Respondent, and the Special Magistrate having reviewed all filings, received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS**:

1. The Respondent and the property located at 101 & 107 154th Ave., 15398 2nd St. E., Madeira Beach, FL 33708 (the "Property") were found to be in violation of Section(s) 86-52, of the Code of Ordinances of the City of Madeira Beach based on the Findings of Fact, Conclusion of Law and Order Imposing Fine dated November 17, 2025. The Property has not been brought into compliance.

2. A fine is imposed in the amount of $250.00, per day from November 26, 2025, through the date the Property is brought into compliance, as a result of the Respondent's violation of Section(s) 86-52, of the Code of Ordinances of the City of Madeira Beach.

3. If this fine is not paid within 30 days then the City of Madeira Beach may record this Order in the Official Records of Pinellas County.

4. Upon recording, this Order shall become a lien upon the above described real property, and other real property of Respondent in Pinellas County and any personal property of the Respondent, as provided by law.

5. 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 10th day of February, 2026.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **OCEAN ENTERPRISES LC, 101 154th Ave., Madeira Beach, FL 33708, 107 154th Ave., Madeira Beach, FL 33708, 15398 2nd St. E., Madeira Beach, FL 33708, and 5424 Bayshore Blvd., Tampa, FL 33611;** 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 10th day of February, 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. Ss. 162-11.

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

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

Petitioner,

vs. CASE NO. 25-129

OCEAN ENTERPRISE LLC
5424 BAYSHORE BLVD
TAMPA, FL 33611-4122

Respondents.

**RE Property:** 15398 2ND ST E, 101 & 107 154TH AVE **Parcel** #09-31-15-52614-028-0130

**Legal Description:** LONE PALM BEACH 5TH ADD BLK 28, LOTS 13 & 14 TOGETHER WITH THAT PART OF LOTS 1 & 2 DESC BEG MOST N'LY COR OF SD LOT 1 TH S49D39'E 84FT TH S40D21'W 16FT TH W'LY 118.9FT TO MOST W'LY COR OF LOT 1 TH N40D21'E 100FT TO POB

## AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 15398 2nd St E, Parcel #09-31-15-52614-028-0130 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 11th day of June 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.

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

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

JUNE 12, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. 25-129

OCEAN ENTERPRISE LLC
5424 BAYSHORE BLVD
TAMPA, FL 33611

Respondents.

## AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 09-09-25
Madeira Beach Special Magistrate Order: 10-27-25

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 6-12-26

**Taylor Davis, Permit and Code Compliance Specialist**

**STATE OF FLORIDA**

COUNTY OF PINELLAS

Before me on this 12th day of June, 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

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

Notary

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

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

Petitioner,

vs. CASE NO. CE-25-129

OCEAN ENTERPRISE LLC
5424 BAYSHORE BLVD
TAMPA, FL 33611-4122

Respondents.

**RE Property:** 15398 2ND ST E, 101 & 107 154TH AVE **Parcel** #09-31-15-52614-028-0130

**Legal Description:** LONE PALM BEACH 5TH ADD BLK 28, LOTS 13 & 14 TOGETHER WITH THAT PART OF LOTS 1 & 2 DESC BEG MOST N'LY COR OF SD LOT 1 TH S49D39'E 84FT TH S40D21'W 16FT TH W'LY 118.9FT TO MOST W'LY COR OF LOT 1 TH N40D21'E 100FT TO POB

**NOTICE OF HEARING/AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June**, **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 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 11 day of June, 2026.

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

June 11, 2026 at 3:44:23 PM

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

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

Petitioner,

vs. CASE NO. CE-25-129

OCEAN ENTERPRISE LLC
5424 BAYSHORE BLVD
TAMPA, FL 33611-4122

Respondents.

**RE Property:** 15398 2ND ST E, 101 & 107 154TH AVE **Parcel #**09-31-15-52614-028-0130

**Legal Description:** LONE PALM BEACH 5TH ADD BLK 28, LOTS 13 & 14 TOGETHER WITH THAT PART OF LOTS 1 & 2 DESC BEG MOST N'LY COR OF SD LOT 1 TH S49D39'E 84FT TH S40D21'W 16FT TH W'LY 118.9FT TO MOST W'LY COR OF LOT 1 TH N40D21'E 100FT TO POB

**NOTICE OF HEARING/AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June**, **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

June 11, 2026 at 5:01:53 PM

CITY OF MADEIRA BEACH

MEETING NOTICES

City Of Madeira Beach FLORIDA

OMMUNITY
MENT DEPARTMENT

ORCEMENT

CITY OF MADEIRA BEACH

ELEVATOR

727-572-6500

00760

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-144

Petitioner,

vs.

BARKER, MARY M.
RAGAN, PHILIP K.,
14097 E. Parsley 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 February 24, 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. Philip Ragan 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 14097 E. Parsley Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**GULF SHORES 6TH ADD BLK Z, LOT 37**

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. 110-719. - Fencing.**
All swimming pools shall be enclosed with a screen enclosure or a fence or wall having

a minimum height of four feet and in compliance with the provisions of article VI, division 3 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.

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 March 26, 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 110-719, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before March 26, 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 $150.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after March 26, 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 4th day of March, 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: **Mary Barker and Philip Ragan, 14097 E. Parsley Dr., Madeira Beach, Florida 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 4th day of March, 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**

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

Petitioner,

vs. CASE NO. CE-25-144

BARKER, MARY M
RAGAN, PHILIP K
14097 E PARSLEY DR
MADEIRA BEACH FL 33708-2301

Respondents.

**RE Property:** 14097 E PARSLEY DR **Parcel #**10-31-15-34416-026-0370

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 37

## 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 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14097 E PARSLEY DR, Parcel #10-31-15-34416-026-0370 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ___ online notarization, this 14th day of June, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.

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

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

JUNE 12, 2026
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. 25-144

BARKER, MARY M
RAGAN, PHILIP K
14097 E PARSLEY 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: 11-07-25
Madeira Beach Special Magistrate Order: 02-24-26

In the above-mentioned case and find that said property is in compliance with Sec. 110-719 of the Code of City of Madeira Beach, Florida, as of 6-12-26

**Taylor Davis, Permit and Code Compliance Specialist**

**STATE OF FLORIDA**

COUNTY OF PINELLAS

Before me on this 12th day of June, 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

Notary

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

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

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

Petitioner,

vs. CASE NO. CE-25-144

BARKER, MARY M
RAGAN, PHILIP K
14097 E PARSLEY DR
MADEIRA BEACH FL 33708-2301

Respondents.

**RE Property:** 14097 E PARSLEY DR **Parcel** #10-31-15-34416-026-0370

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 37

**NOTICE OF HEARING/AFFIDAVIT OF COMPLIANCE**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June**, **2026** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 110-719. - Fencing.
All swimming pools shall be enclosed with a screen enclosure or a fence or wall having a minimum height of four feet and in compliance with the provisions of article VI, division 3 of this chapter. The fence, wall or door to the screen enclosure shall be equipped with a self-closing and self-latching gate which operates from the interior of the swimming pool area only.

(Code 1983, § 20-610(3))

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11 day of June, 2026.

Taylor Davis

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

June 11, 2026 at 4:27:13 PM

June 11, 2026 at 5:01:53 PM

CITY OF MADEIRA BEACH

MEETING NOTICES

CITY OF MADEIRA BEACH

ELEVATOR

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

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

Petitioner,

vs.

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

Respondents.
_____/

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

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

**Findings of Fact:**

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

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

3. No one provided public comment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Bart R. Valdes

Special Magistrate

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

Bart R. Valdes

APPEALS

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

-----Original Message-----
From: Kathy Trador <ktrador@tampabay.rr.com>
Sent: Tuesday, April 28, 2026 8:09 AM
To: Pinkard, Holden <hpinkard@madeirabeachfl.gov>
Subject: Extension request

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

Dear Sir,

On April 6th we went before the magistrate and were given 30 days to obtain a permit for work that was completed without proper permitting. Three weeks have gone by and the contractor that originally failed to obtain the proper permits still hasn't submitted an application, and has told us multiple times he will have it submitted today or tomorrow. We are respectfully requesting an additional 30 days, as we are very concerned he won't get this submitted on time, and we may even have to seek a new contractor to get this accomplished for us.

Case number: CE-25-157
Compliance date: 05/06/26

Sincerely,
Paul & Kathy Trador

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public record request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

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

Petitioner,

vs.

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

Respondents.
_____/

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

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

**Findings of Fact:**

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

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

3. No one provided public comment.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Bart R. Valdes

Special Magistrate

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

Bart R. V

Bart R. Valdes

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APPEALS

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

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

JUNE 12, 2026

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

Petitioner,

vs. CASE NO. CE-25-157

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

Respondents.

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

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

**NOTICE OF HEARING**
**REQUEST FOR ADDITIONAL TIME**

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22ND** day of **JUNE, 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 12 day of JUNE, 2026.

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

June 11, 2026 at 3:49:50 PM

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

JUNE 12, 2026

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

Petitioner,

CASE NO. CE-25-157

vs.

TRAINOR, PAUL
TRAINOR, KATHERINE
10637 117TH LN
SEMINOLE, FL 33778

Respondents.

Parcel #15-31-15-58320-008-0180

RE Property: 13414 GULF BLVD

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

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 22ND day of JUNE, 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 in 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 36 square feet, for work of

Page 1 of 2

June 11, 2026 at 5:01:53 PM

CITY OF MADEIRA BEACH

MEETING NOTICES

CITY OF MADEIRA BEACH

ELEVATOR

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-25-160

Petitioner,

vs.

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA,
14190 W. Parsley 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 February 24, 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. Brian Rochowicz appeared on behalf of the Respondents.

3. No one provided public comment.

4. The property in question is located at 14190 W. Parsley Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7**

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

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

**Sec. 14-30. – Administration of the Florida Building Code.**
(a) Scope. The city hereby adopts and incorporates by reference herein the Florida

Building Code promulgated by the Florida Building Commission pursuant to Chapter 553, Part IV, Florida Statutes, as amended from time to time as well as Chapter 1 (Scope and Administration) of the 2017 Florida Building Code (6 th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

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

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

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 April 25, 2026.

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

9. The Respondents, and the Property at the above mentioned location, are found to be in violation of Section 14-30, of the Code of Ordinances of the City of Madeira Beach.

10. The Respondents shall correct the above stated violation on or before April 25, 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 $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 April 25, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

DONE AND ORDERED this 4th day of March, 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: **Brian Rochowicz and Liliana Rochowicz, 14190 W. Parsley Dr., Madeira Beach, Florida 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 4th day of March, 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**

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

Petitioner,

vs. CASE NO. CE-25-160

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 14190 W PARSLEY DR **Parcel #**10-31-15-34416-026-0080

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

## 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 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 14190 W PARSLEY DR, Parcel #10-31-15-34416-026-0080 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis

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

**STATE OF FLORIDA**

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or ____ online notarization, this 11th day of June, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.

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

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

JUNE 12, 2026

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

Petitioner,

vs. CASE NO. CE-25-160

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH, FL 33708

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: 01-09-2026
Madeira Beach Special Magistrate Order: 2-24-2026

In the above-mentioned case and find that said property is not in compliance with Sec. 14-30 of the Code of City of Madeira Beach, Florida, as of 6-12-26

**Taylor Davis, Permit and Code Compliance Specialist**

**STATE OF FLORIDA**

COUNTY OF PINELLAS

Before me on this 12th day of June 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

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

Notary

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

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

Petitioner,

vs. CASE NO. CE-25-160

ROCHOWICZ, BRIAN
ROCHOWICZ, LILIANA
14190 W PARSLEY DR
MADEIRA BEACH, FL 33708

Respondents.

**RE Property:** 14190 W PARSLEY DR **Parcel** #10-31-15-34416-026-0080

**Legal Description:** GULF SHORES 6TH ADD BLK Z, LOT 8 & W'LY 25FT OF LOT 7

## NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **22nd** day of **June, 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. 14-30. - Administration of the Florida Building Code.
(a)Scope. The city hereby adopts and incorporates by reference herein the Florida Building Code promulgated by the Florida Building Commission pursuant to Chapter 553, Part IV, Florida Statutes, as amended from time to time as well as Chapter 1 (Scope and Administration) of the 2017 Florida Building Code (6th Edition). The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city.

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

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

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

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

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

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

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

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11 day of June, 2026.



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

June 11, 2026 at 4:28:54 PM

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

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

CASE NO: CE-25-040

Petitioner,

vs.

ESCHENFELT, BRIAN
ESCHENFELT, LILIANA
14190 W PARK ST TR
MADEIRA BEACH, FL 33708

Respondent.

Parcel #19-31-14-39030-026-0060

RE: Property: 14190 W PARK ST TR AND BLK 2, LOT 5 & W 1/2 OF LOT 7

Legal Description: GULF BEACHES SUB AND BLK 2, LOT 5 & W 1/2 OF LOT 7

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 29th day of June, 2026 in 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 regarding the following code violation(s):

Sec. 14-38 - Administration of the Florida Building Code.
(a) Pursuant to the requirements of section 553.80, Florida Statutes, and applicable Florida Statutes, the city assumes the responsibility for enforcement and administration of the Florida Building Code and applicable portions of the Florida Fire Prevention Code within the municipal limits of the city.

R322.2.5 Elevated zone behind design flood elevation. Enclosed areas, including crawl spaces, that are below the design flood elevation shall:

Page 1 of 2

June 11, 2026 at 5:01:53 PM

CITY OF MADEIRA BEACH

MEETING NOTICES

City Of Madeira Beach FLORIDA

OMMUNITY
MENT DEPARTMENT

ORCEMENT

CITY OF MADEIRA BEACH

ELEVATOR

727-572-6500

00760

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-26-27

Petitioner,

vs.

RED RIVER PROPERTY GROUP, LLC,
13313 2nd St. E.
Madeira Beach, FL 33708,

Respondent.
_____/

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

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

**Findings of Fact:**

1. The City was represented by the City Attorney, and 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 13313 2nd St. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

**PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 7**

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

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

**Sec. 86-52. – When required.**
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or

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

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

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

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

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

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

11. Upon complying, the 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 May 6, 2026, and the fine shall continue to accrue until such time as the Property is brought into compliance.

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

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

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Red River Property Group, LLC, 13313 2nd St. E., Madeira Beach, FL 33708, and 3635 Montana Ave., Billings, MT 59101;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 14th day of April, 2026.

Bart R. Valdes

APPEALS

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

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

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

Petitioner,

vs. CASE NO. CE-26-27

RED RIVER PROPERTY GROUP LLC
3635 MONTANA AVE
BILLINGS, MT 59101

Respondents.

**RE Property:** 13313 2ND ST E **Parcel #**15-31-15-65304-005-0070

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

## 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 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 11 day of June, 2026, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 11 day of June, 2026, I posted a copy of the attached NOTICE OF HEARING on the property located at 13313 2ND ST E, Parcel #15-31-15-65304-005-0070 the City of Madeira Beach.
On the 11 day of June, 2026, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

**Taylor Davis,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 11th day of June, 2026, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 10/30/2027

Notary Public- State of Florida

MARY ANN HEARN

Print or type Name.

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

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

JUNE 12, 2026

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

Petitioner,

vs. CASE NO. CE-26-27

RED RIVER PROPERTY GROUP LLC
3635 MONTANA AVE
BILLINGS, MT 59101

Respondents.

**AFFIDAVIT OF NON-COMPLIANCE**

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

Madeira Beach Notice of Violation: 03-03-2026
Madeira Beach Special Magistrate Order: 4-6-2026

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 6-12-26

**Taylor Davis, Permit and Code Compliance Specialist**

**STATE OF FLORIDA**

COUNTY OF PINELLAS

Before me on this 12th day of June 2026, Taylor Davis personally appeared who executed the foregoing instrument and who is personally known to me.

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

Notary

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

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

Petitioner,

vs. CASE NO. CE-26-27

RED RIVER PROPERTY GROUP LLC
3635 MONTANA AVE
BILLINGS, MT 59101

Respondents.

**RE Property:** 13313 2ND ST E **Parcel #**15-31-15-65304-005-0070

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

**NOTICE OF HEARING/AFFIDAVIT OF NON-COMPLIANCE**

To whom it may concern:

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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.

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

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

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

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 11 day of June, 2026.

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

June 11, 2026 at 4:07:10 PM

June 11, 2026 at 5:01:53 PM

CITY OF MADEIRA BEACH

MEETING NOTICES

CITY OF MADEIRA BEACH

ELEVATOR