



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

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

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

1. CALL TO ORDER

2. PUBLIC COMMENT

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

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

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

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. SE 2025-01 Barefoot Beach Club

B. VAR 2025-05 13119 4th St E

C. CE-24-234 121 140th Ave. E

D. CE-24-253 249 144th Ave

E. CE-24-255 14239 W Parsley Dr

6. OLD BUSINESS

- A. CE-24-233 : 703 Sunset Cove - Request for additional time
- B. CE-24-106 : 40 140th Ave - Request for additional time
- C. CE-24-75 14110 E. Parsley Dr.: Affidavit of Non-Compliance
- D. CE-24-53 13063 Boca Ciega Ave: Affidavit of Compliance
- E. CE-24-63 435 S. Bayshore Dr.: Affidavit of Non-Compliance
- F. CE-24-264 633 Normandy Rd.: Affidavit of Compliance
- G. Case#2024.3764 – 13342 3rd St. E: Affidavit of 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 Holden Pinkard, Building Compliance Supervisor at 727-221-2786, or email a written request to hpinkard@madeirabeachfl.gov



SPECIAL MAGISTRATE – SPECIAL EXCEPTION USE REQUEST

SE 2025-01

Staff Report and Recommendation Special Magistrate Meeting – May 27, 2025

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4427, PAGE 201, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN O.R. BOOK 4453, PAGE 1135; LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.R. BOOK 4426, PAGE 489; LOT 18, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JULY 27, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1966 IN O.R. BOOK 2460, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Applicants' Request:

This special exception use request is for allowance of commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop and pool deck for hotel guests, thus necessitating this request.

Specific Code Provision:

Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

I. Background

Ordinance 2015-17 and the Barefoot Beach Club Development Agreement were adopted by the Madeira Beach Board of Commissioners on December 1, 2015. Ordinance 2015-17 rezoned the property to a Planned Development (PD) to allow for the construction of a five (5) stories over parking structure with rooftop ancillary space. This new structure

brought the total number of hotel rooms for Barefoot Beach Club up to 73 rooms. The intent of the rooftop facility at the time of rezoning (2017) was an ancillary space exclusive for hotel guests. The development agreement allowed for ancillary uses like a restaurant to only serve the hotel guests. Page two of the development agreement states the “ancillary rooftop bar/sun deck/ fitness room with typical and customary limited food service for hotel guests for their convenience only.” Further, the development agreement states that the roof deck, fitness room, and bar area are intended for the convenience of the hotel guests only. The development agreement for the property expired when the construction of the project was completed, and the certificate of occupancy was completed.

The adoption of Ordinance 2024-09 and Ordinance 2024-11 rezoned Barefoot Beach Club from Planned Development (PD) to the C-1, John’s Pass Village Activity Center Zoning District Transitional Character District. The Transitional Character District west of Gulf Boulevard is a mix of residential uses and temporary lodging uses located in low to mid-rise buildings. On the west side of Gulf Boulevard, commercial uses like restaurants must be an accessory use to a permitted use of the property and can only be up to 20% of the building floor area ratio. The current regulations on the west side of Gulf Boulevard Transitional Character District are similar to the previous zoning district (R-3 Zoning District) that Barefoot Beach Club had prior to the rezoning to Planned Development (PD).

Properties located on the west side of Gulf Boulevard are restricted to alcoholic beverage licenses that meet the definition for a restaurant as defined in Section 110-527. A restaurant must have more than 60% of its gross sales of non-alcoholic items. Even if the Development Agreement is expired, the proposed Special Exception Use would support what was previously approved in the Development Agreement and the original intent of the rooftop space.

II. Special Exception Use

(1) That the use is a permitted special use.

Findings: Any property in the Transitional Character District of the C-1, John’s Pass Village Activity Center Zoning District can apply for a special exception use for open rooftop use. Section D-105(6)c. requires that “open rooftop, balcony and

elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit” must retain a special exception from the special magistrate. The open rooftop use at Barefoot Beach Club requires a special exception since all hotel guests have access to the area and the alcoholic beverage use would expand the current use of the open rooftop area.

(2) That the use is so designed, located and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

Findings: When Barefoot Beach Club’s Development Agreement and Planned Development (PD) rezoning were approved, the ancillary uses for the property were exclusively for hotel guests. This was included in the previous Development Agreement to mitigate the potential impact on nearby residential properties. Since the Development Agreement is now expired, City Staff is recommending conditions to the special exception use to continue the intent of the Development Agreement and to protect health, safety, welfare, and convenience for the neighborhood.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Findings: The structure with the rooftop spans between Gulf Boulevard, which is a commercial corridor, and Gulf Lane which is mostly residential and temporary lodging uses. The older portion of the hotel is located between Gulf Lane and the beach. Most nearby properties are either residential uses or temporary lodging uses along Gulf Lane. There are mostly single-family and multifamily residential properties along Gulf Lane. The proposed rooftop commercial use and proposed city staff conditions would help protect property values of the surrounding neighborhood.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

Findings: The primary permitted use of the property would remain as temporary lodging. The open rooftop use would be ancillary to the hotel and only open for hotel guests. City staff are offering additional conditions that can be included in the Special Exception Use for additional mitigation to reduce the impact on nearby residential properties.

(5) That adequate landscaping and screening is provided as required in the land development regulations or otherwise required.

Findings: The rooftop has an enclosed area of air-conditioned space and a wall around the perimeter of the open rooftop. The property does have adequate landscaping and setbacks between the structure and nearby residential properties.

(6) That adequate off-street parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Findings: The property meets the parking requirements that were required when the Development Agreement and Planned Development (PD) zoning were approved. This special exception use would support what was described in the Development Agreement. Any expansion of commercial use beyond the intent of the previous Development Agreement will require additional parking or a shared parking agreement.

(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

Findings: The proposed open rooftop use is an allowed special exception use for the C-1, Zoning District and Transitional Character District.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

Findings: As of the date of this public hearing, a variance has not been requested. The applicant will be turning in an alcoholic beverage license permit application separately.

(9) Special exception use will not grant the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

Findings: Other neighboring properties could apply for an open roof top special exception use. The proposed special exception use would not grant the land more privilege than the best use available in a zone where the special exception use would be a principal permitted use. The primary permitted use of the property would still be as a hotel.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines, or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Code.

Findings: The applicant does not have any outstanding charges, fees, interest, fines, or penalties owed to the city.

III. Staff Recommendation:

Staff recommends the approval of SE 2025-01 with the following conditions:

1. No amplified music and no amplification of sound including but not limited to radios, stereos, karaoke machines, and televisions shall be permitted on the open rooftop.
2. No events that include non-hotel guests (less than 50 people) and no special events (50 or more people) shall be permitted on the rooftop. The definition of a “hotel guest” for this special exception use is a registered overnight hotel room occupant.

3. If an alcoholic beverage license is approved by the Board of Commissioners the following conditions shall apply: (a) the applicant must sell food, (b) the applicant must meet the restaurant definition (60% of sales from food and non-alcoholic items) for an alcoholic beverage license, and (c) the applicant shall only serve food and alcohol to hotel guests and cannot operate as a restaurant open to the public.
4. The commercial uses approved in this application will continue the intent of the Development Agreement dated December 1st, 2015, and recorded in OR Book 19105, Page 1649-1668 and allow the open rooftop use of a sundeck and the enclosed rooftop area to be used as a fitness room and/or a bar restaurant for hotel guests. These uses will be considered ancillary uses for the primary hotel use and shall not become primary uses of the property.
5. Any lighting used on the open rooftop must be compliant with the Madeira Beach Code of Ordinances, Section 110-505. - Lighting within the sea turtle conservation zone.
6. The Special Magistrate may revoke the special exception use if the conditions and safeguards made part of the special exception use approval are violated.

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

Attachments:

- 1) Application and Attachments
- 2) Development Agreement
- 3) Public Notice Mailing and Posting Packet

SMSE #: _____



CITY OF MADEIRA BEACH

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



SPECIAL MAGISTRATE – ARTICLE IV. - SPECIAL EXCEPTION USES

Application Request for Special Exception Use..... \$1,800.00

Applicant Name:

Amanda Huffman

Property Owner Name:

Barefoot Beach Resort South LLC

Applicant Address:

318 Ragdoll Run

Bradenton, FL 34212

Property Owner Address:

6301 Cliff Drive

Fort Smith, AR 72903

Telephone: 941-545-6115

Email: amanda@barefootbeachclub.com

Telephone: 918-671-9246

Email: officepalmer@me.com

Application for the property located at: (Street Address or location of the vacant lot)

13220 Gulf Blvd., Madeira Beach, FL 33708

Legal Description: See attached

Zoning District: C-1 Johns Pass Village Activity Center

Future Land Use: Activity Center

Request:

This special exception use request is for allowance of a commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop, thus necessitating this request.

The property owner also requests ability to serve drinks poolside.

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:

SITE PLAN, ANSWERS TO CRITERIA QUESTIONS, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

LEGAL DESCRIPTION:

LOTS 5, 6, 7, 8, 9, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4427, PAGE 201, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
AND LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN O.R. BOOK 4453, PAGE 1135; LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.R. BOOK 4426, PAGE 489; LOT 18, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JULY 27, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1966 IN O.R. BOOK 2460, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

****For City of Madeira Beach Use Only****Fee: \$1,800.00 ☒ Check # 2054 ☐ Cash ☐ Receipt # _____Date Received: 3/26/25 Received by: [Signature]

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: _____ ☐ Approved ☐ Denied_____
Date: _____

Community Development Staff

Date: _____

Robin Gomez, City Manager

This Special exception use application to the Special Magistrate is requesting permission to:

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 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 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.

Charles Palmer

Property Owner's Signature

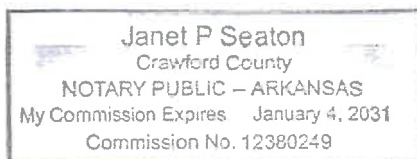
3-4-2025

Date

STATE OF Arkansas
COUNTY OF Crawford

Before me this 4th day of March, 2025, Charles Palmer
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]



Janet P Seaton
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.

Sec. 2-506. Special exception uses.

- (a) The special magistrate shall hear and decide special exception uses; decide such questions as are involved in determining if special exception uses should be granted; and grant special exception uses with appropriate conditions and safeguards; or to deny special exception uses when not in harmony with the purpose and intent of the city land development regulations.
- (b) In considering an application for special exception use, the special magistrate shall consider the "specific requirements" as outlined in chapter 110, article IV.
- (c) In granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest and that it meets all conditions set for the requested special exception throughout the Land Development Code. Such decision shall be reached only after receipt of a written report from the city planning official and after the holding of a public hearing. Failure of the city planning official to submit a written report within 30 days after a referral from the special magistrate shall be deemed as recommendation of no objection to the application by the city planning official. In granting any special exception use, the special magistrate, in addition to the standards enumerated in chapter 110, article IV, may prescribe appropriate conditions and safeguards in conformity with this division. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use 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 special exception use is required shall begin or be completed or both.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1050, § 3, 8-9-05; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06; Ord. No. 2019-16, § 1, 6-10-20)

ARTICLE IV. - SPECIAL EXCEPTION USES

Sec. 110-121. – Authorization by special magistrate.

Special exception uses shall be permitted only upon authorization by the special magistrate.

Sec. 110-122. – Denial.

The special magistrate may deny special exception uses when not in harmony with the purpose and intent of the City land development regulations as outlined in this article.

Sec. 110-123. – 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 a special exception use request.

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.

Sec. 110-124. – Standards and requirements.

- (a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards,

when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.

(b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:

- (1) That the use is a permitted special use.
- (2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
- (3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- (4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
- (5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.
- (6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
- (7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
- (8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
- (9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
- (10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

SPECIAL EXCEPTION USE APPLICATION – NARRATIVE RESPONSES

13220 GULF BOULEVARD
BAREFOOT BEACH RESORT SOUTH LLC

Section 110-124. Standards and requirements.

(b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:

(1) That the use is a permitted special use.

- The subject property is located in the C-1 John's Pass Activity Center Transitional zone. Under Section D-105(6)(c), "[o]pen rooftop, balcony and elevated terrace use" is a permitted special use "if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit." The hotel on the subject property would qualify under Section D-105(6)(c) and is therefore a permitted special use.

(2) That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

- The applicant has designed the use and intends to utilize the special use in a manner which comports to the protection of the public health, safety, welfare, and convenience.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

- The requested use will be a benefit to the value of other property in the neighborhood and will not cause substantial injury to property values. Rather, the requested use will assist in enhancing and revitalizing the neighborhood by drawing more business and tourism to the area.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

- The requested use will be compatible with adjoining development and the proposed character of the John's Pass Village Activity Center. As described in the Code, the John's Pass Village Activity Center Development Standards are an attempt to memorialize the character of this tourist, commercial, and cultural center, and to provide for future enhancement and revitalization. Approval of this requested use would further these goals by allowing for the subject property to utilize the rooftop for commercial uses which will enhance the hotel.

(5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.

- The applicant will comply with all landscaping and screening requirements as required in the land development regulations or as otherwise required by the City.

(6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

- The subject property has adequate off-street parking and loading and ingress/egress so that the requested use should cause minimum interference with traffic on abutting streets. The hotel currently operates without any traffic issues and the requested use will not create traffic issues for the subject property or the abutting streets.

(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

- The requested use conforms with all applicable regulations governing the district where the subject property is located.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

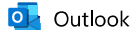
- No variance is requested at this time.

(9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

- Approval of this special exception use in this zoning district will not grant the subject property any more privilege than the best use available in a zone where the special exception use would be considered a principal permitted use.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Code.

- The applicant has no known outstanding charges, fees, interest, fines or penalties owing to the City.

**Re: Barefoot Beach Club SE 2025-01 and alcohol license permit application****From** Amanda Huffman <amanda@barefootbeachclub.com>**Date** Fri 4/11/2025 12:41 PM**To** Morris, Andrew <Amorris@madeirabeachfl.gov>**Cc** Jenny Silver <Jrowan@madeirabeachfl.gov>; Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>; Aaron Huffman <aaron@barefootbeachclub.com>

1 attachment (97 KB)

Rooftop Sun Deck.pdf;

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

Hello,

I have attached the roof deck drawing.

In regard to events:

We envision utilizing the rooftop for events of no more than fifty (50) persons which are also guests of the hotel. As a requirement to host an event, units must be rented within the hotel to ensure that events are for guests. Furthermore, we desire to maintain the character of the family-friendly environment we have cultivated at the hotel and will not be hosting large events at the site, nor will we allow amplified music for smaller events. If a guest party requests a larger event, we refer those requests to a local event company, West Events, to provide a more suitable location for such an event.

In regard to a kitchen:

We are not working on any kitchen plans at this time.

Please let me know if you have any questions or if there is anything else I need to do.

Thanks so much,

Amanda Huffman

941-545-6115

www.BarefootBeachClub.comOn Fri, Apr 4, 2025 at 4:33 PM Morris, Andrew <Amorris@madeirabeachfl.gov> wrote:

Amanda,

Will the rooftop be used for events? Are you still moving forward with installing a kitchen facility up there? Also, here is a copy of the alcohol license permit application and our amended alcohol ordinance. The alcohol license permit application will still require a public hearing at a BOC Regular Meeting. The next BOC Regular Meeting is May 14th, 2025. The Special Exception Use would be for the use of the roof top area and the alcohol license permit application would be for selling alcohol on the roof top and at the pool.

Best Regards,

Andrew Morris

Andrew Morris, AICP

Long Range Planner

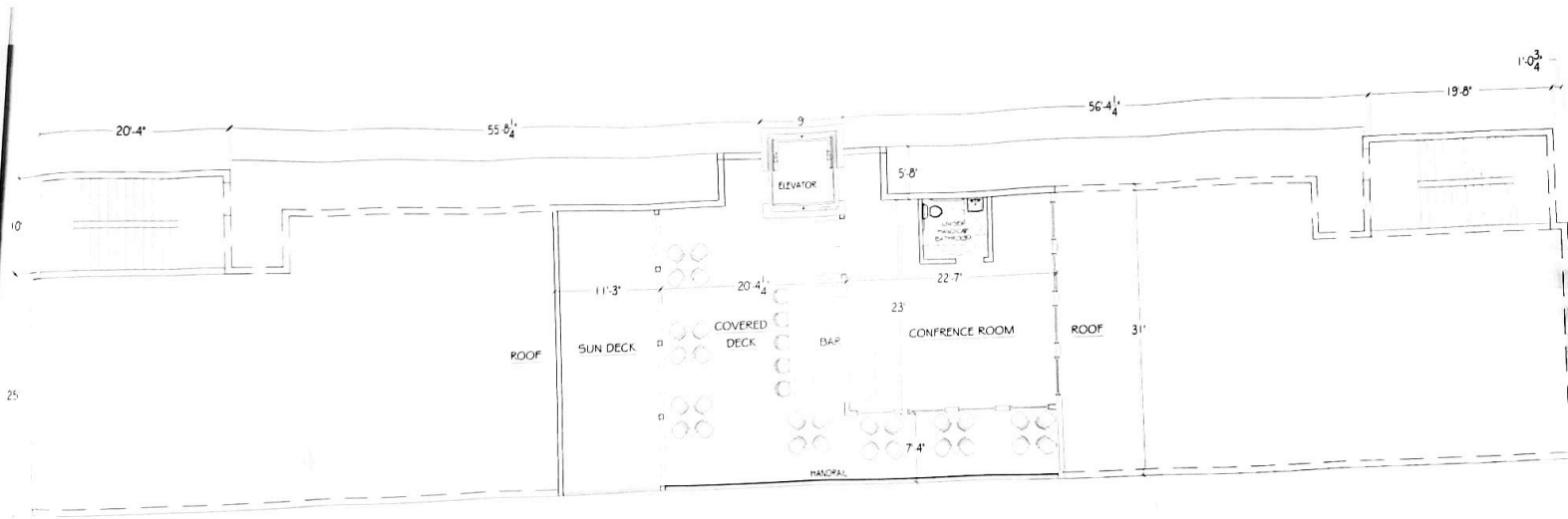
City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

O: 727-742-3701

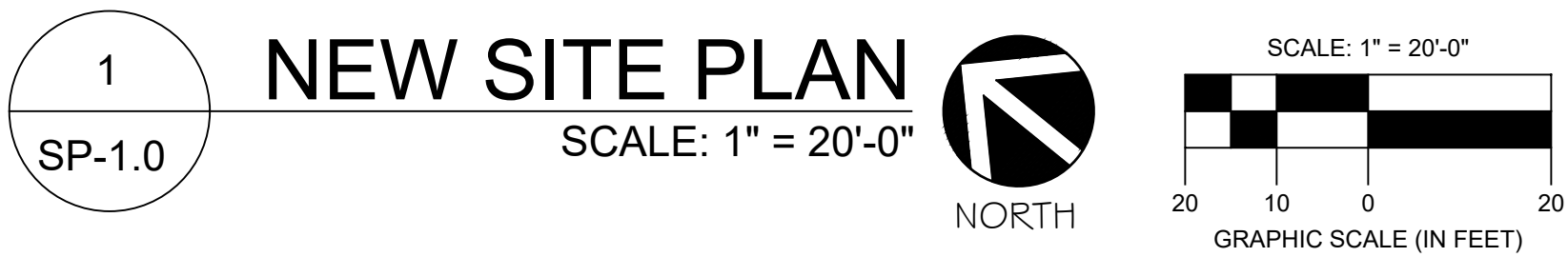
Email: amorris@madeirabeachfl.gov



ROOF FLOOR PLAN / WITH CONFERENCE & SUN DECK
 SCALE: 3/16" = 1'-0"

CATEGORY	ALLOWABLE	EXISTING	PROPOSED
ZONING	R-3	R-3	PD
LAND USE DISTRICT	RFM	RFM	RFM
USE		COMMERCIAL 4 TEMPORARY LODGING	TEMPORARY LODGING
SETBACKS	<p>"FRONT LOT FRONT: 15' 6" SIDE: 70'-6" + 156'-7" REAR: 19'-0"</p> <p>"REAR LOT FRONT: 15'-3" SIDE: 50'-0" REAR: 17'-45"</p> <p>FRONT: 25'-0" SIDE: 33% OF LOT WIDTH (20'-0" MIN) REAR: 25'-0"</p>	<p>"FRONT LOT FRONT: 15' 6" SIDE: 70'-6" + 156'-7" REAR: 19'-0"</p> <p>"REAR LOT FRONT: 15'-3" SIDE: 50'-0" REAR: 17'-45"</p>	<p>"FRONT LOT (NEW) FRONT: 20'-0" TO EXISTING 26'-0" TO MAIN STRUCTURE SIDE: 61'-0" + 40'-0" TOTAL SIDE: 1' 46'-0" (45.3%)</p> <p>"REAR LOT (EXISTING) FRONT: 15'-3" SIDE: 20'-0" REAR: 17'-45"</p>
B.F.E.		AC-13 WITH 1'-0" OF FREEBOARD	AC-13 WITH 1'-0" OF FREEBOARD
FINISHED FLOOR ELEVATION		4.54 NAVD REAR LOT 5.39'	FRONT LOT (NEW) 5.00 NAVD REAR (EXISTING) 5.39'
SITE AREA		FRONT LOT: 27,255.35 S.F. REAR LOT: 26,720.93 S.F. TOTAL SITE: 53,976.28 S.F. (1.24 ACRES)	FRONT LOT: 27,255.35 S.F. REAR LOT: 26,720.93 S.F. TOTAL SITE: 53,976.28 S.F. (1.24 ACRES)
DENSITY	60 UNITS PER ACRE (OVER 1 ACRE)	43 UNITS	73 UNITS
BUILDING FOOTPRINT	16,240 S.F. 30% SITE COVERAGE	12,173.7 S.F. 22.6% SITE COVERAGE	16,165 S.F. 29.9% SITE COVERAGE
FLOOR AREA RATIO (FAR)	1.5 (150%) MAX	FRONT LOT N/A REAR LOT TEMPORARY LODGING: 22,663 S.F. = 424 (42.4%)	FRONT LOT TEMP. LODGING EXISTING: 28,500 S.F. NEW ADDITION: 450.80 S.F. TOTAL: 28,950.80 S.F. REAR LOT TEMP. LODGING EXISTING: 22,663 S.F. NEW ADDITION: 149,443 S.F. TOTAL: 23,432.43 S.F. TOTAL (BOTH BLDGS): 51,383.23 S.F. 962 (96.2%)
BUILDING HEIGHT/ FLOORS	40'-0" MAX OR 3 STORES	FRONT LOT 1-STORY REAR LOT 3 STORES ABOVE PARKING	FRONT LOT (NEW) 5 STORES ABOVE PARKING C7-77' ABOVE B.F.E. REAR LOT (EXISTING) 3 STORES ABOVE PARKING
VEHICULAR & PEDESTRIAN USE AREA		FRONT LOT 14,816.45 S.F. REAR LOT 10,692.25 S.F.	FRONT LOT (NEW) 10,414.3 S.F. REAR LOT (EXISTING) 10,692.2 S.F. TOTAL = 21,127.1 S.F.
IMPERVIOUS SURFACE AREA (ISR)	.85 (85%) MAX	FRONT LOT 16,766.4 S.F. REAR LOT 6,513.9 S.F. TOTAL = 51,683.7 S.F. = 599 (58.8%)	FRONT LOT (NEW) 19,552.1 S.F. REAR LOT (EXISTING) 6,513.9 S.F. TOTAL = 34,065.1 = 713 (71.3%)
LANDSCAPE & GREEN SPACE	.15 (15%) MIN	FRONT LOT 6,465.03 S.F. REAR LOT 7,805.03 S.F. TOTAL = 16,513.9 S.F. = 344 (34.3%)	FRONT LOT (NEW) 7,703.25 S.F. REAR LOT (EXISTING) 7,805.03 S.F. TOTAL = 15,508.28 S.F. = 287 (28.7%)
LANDSCAPE BUFFERS	PER CHAPTER 106, ARTICLE 2	PER CHAPTER 106, ARTICLE 2	PER CHAPTER 106, ARTICLE 2
PARKING SPACES	TEMPORARY LODGING = 1 PARKING SPACE PER UNIT BICYCLE CREDIT = 1 PER 1, UP TO 3 UP TO 20% COMPACT ALLOWED OVER 10 SPACES 1 HOCP PARKING SPACE PER 25 REQUIRED	02 PARKING SPACES	REQUIRED (73 TOTAL PARKING SPACES) TEMPORARY LODGING: 73 UNITS = 3 PARKING SPACES PROVIDED (75 TOTAL PARKING SPACES) 55 STANDING SPACES 13 COMPACT SPACES 3 HOCP SPACES 4 BICYCLE SPACES

Xref ..\Details\xref Surge-Lightning Note.dwg



JOHN A. BODZIAK ARCHITECT AIA, PA ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT FLORIDA REGISTRATION NO. AR0005065 743 49th STREET, SUITE 100, MIAMI BEACH, FLORIDA 33710 TEL: (772) 327-1966 FAX: (772) 826-0968		SEAL	
DRAWN BY _____ UPDATED ON _____ May, 12, 23 DATE 04-08-2016 JAB PROJECT # 2014-029		SHEET # SP-1.0	

DEVELOPMENT AGREEMENT (BAREFOOT BEACH RESORT)

THIS AGREEMENT (the "Agreement") made and entered into this 1st day of December, 2015, by and between the **CITY OF MADEIRA BEACH**, a municipal corporation of the State of Florida hereinafter referred to as "City" and **BAREFOOT BEACH RESORT SOUTH L.L.C.**, a Florida Limited Liability Company authorized to transact business in the State of Florida, hereinafter referred to as "Developer".

FOR AND IN CONSIDERATION of the mutual promises made and agreed to be kept hereunder and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the approval of certain uses by the City and conditioned on the performance in all respects of this Agreement by each of the parties, it is hereby agreed between the parties as follows:

RECITALS

1. Developer is the current fee simple owner and Developer of that certain tract of land located within the City of Madeira Beach, Pinellas County, Florida, hereinafter referred to as the "Property" and more particularly described in Exhibit "A" attached hereto and made a part hereof.

2. The following development rights are hereby approved pursuant to this Agreement on the Property:

Category	Regulations
Future Land Use	Resort Facilities Medium
Zoning	PD Planned Development
Usage	Hotel (73 rooms/suites)
Density (Units per Acre)	60 Temp Lodging/Acre Allowed 59 Temp Lodging/Acre Actual
Lot Area	53,976 sq. ft. 1.24 Acres
Lot Width	(N) 314.0 ft. (S) 87.6 ft.
Maximum Building Width (street frontage)	176.0 ft.
Building Coverage (sq. ft. & % of gross site)	16,240 sq. ft. 30%
Gross Floor Area (sq. ft.) FAR (Floor Area Ratio)	50,992 sq. ft. 0.943 FAR
Setbacks: Front (East)	20'-0" Elevator / Stair Tower / First Level 26'-0" to Main Building (East Variance / PD)
Rear (West)	11'-0" Building / Balcony Above 17'-0" to Main Building

	(West Variance / PD)
Side (North)	85.78 ft./Hotel
Side (South)	61.01 ft./Hotel
Total side combined*	146.79 ft.
Front (East)	20'-0" Elevator / Stair Towers / First Level 26'-0" Main Building (East Variance / PD)
Rear (West)	Balconies above 11'-0" Main Building 17'-0" (West Variance/PD)
Building Height	68'-8 1/2" above BFE to top of roof / 5 stories over parking (Variance/PD)
Vehicular Use Area (V.U.A.)	23,034.4 sq. ft. 43%
Impervious Surface Area (ISR)	39,275 sq. ft. 72.8% ISR
Open Space (sq. ft. and % of gross site)	14,701 sq. ft. 27.2%
Parking Lot Interior Landscape (sq. ft. and % of V.U.A.)	3,075 sq. ft. 13%
Parking	84 spaces provided
Parking Calculations/Notes: 73 tourist room/suite @ 1 space/room required = <u>73 spaces</u> <div style="text-align: right;"> Provided 84 spaces 73 required </div> Allowable compact spaces = (84 x 20%) = 16.8 spaces allowed Ancillary Rooftop Bar / Sun Deck / Fitness Room with typical and customary limited food service for hotel guests for their convenience only.	

more particularly set forth in the Final Site Plan attached hereto as Exhibit "B" (hereinafter referred to as the "**Project**").

3. The development rights set forth in this Agreement, and Final Site Plan approval are subject to the following conditions:

- a. Approval of the rezoning of subject property from R-3, General Commercial, to PD, Planned Development concurrent with the finalization of this Development Agreement.
- b. The Developer shall provide a topographic survey with sufficient elevations to show detailed offsite drainage patterns.
- c. The following items shall be included or addressed within the Final Site Plan:
 - i. Sight visibility triangles at all access drive aisles pursuant to Section 106-39 and Section 110-423, Madeira Beach Code of Ordinances.
 - ii. Note on the Landscape Plans, "When an access way intersects a public right-of-way or other access way, or when the subject property abuts the intersection of two or more public right-of-ways, all landscaping within the triangular areas described as [or] referred to as the "cross-visibility area," shall provide unobstructed cross-visibility at a level between 36 inches and eight feet. Trees and plant material trimmed in such a manner that cross visibility is not hindered will be allowed, provided they are located so as not to create a traffic hazard, as determined by the City."
 - iii. Calculation showing the Developer will meet the required minimum of ten percent interior landscaped areas, which is exclusive of perimeter landscape buffers that are required around vehicular use areas but may include perimeter landscaping that is in excess; and calculation showing a minimum of one tree for each 400 square feet or fraction thereof of required landscape area, pursuant to Section 106-34, Madeira Beach Code of Ordinances.
 - iv. Proposed development phases, if applicable, pursuant to Section 110-393, Madeira Beach Code of Ordinances.
 - v. Provide the handicap parking calculation, the three required handicapped spaces and relocation of the handicapped parking space with a blind back-out.
 - vi. Adjust the most northeast parking space, which requires a 5 foot offset back-out.
 - vii. Provide dimensioned site plan for drive aisles and parking spaces.
 - viii. Provide a grading plan for the site.

- ix. Provide stormwater outfall control details and drainage connection detail to FDOT right of way.
 - x. Provide location and dimension of nearest fire hydrant.
 - xi. Provide detailed utility connections located within the FDOT right of way; FDOT utility permits may be required.
 - xii. Provide supporting drainage calculations for proposed increase in impervious (vehicular use area) which comply with the standards of Section 98-36, Madeira Beach Code of Ordinances.
- d. All utilities serving the proposed facility shall be underground. The plans shall be noted and connectivity shown.
- e. Where necessary to accommodate proposed development, the Developer shall be responsible for the removal and/or relocation of any and all public utilities located on the subject site, including the granting of easements as may be required. This is regardless of whether the public utilities are known at the time of site plan approval or discovered subsequent to such approval. Any required relocation will require approval from the City's Community Services Department.
- f. All construction associated with this project shall be subject to the current requirements of the Florida Building Code, Madeira Beach's land development regulations, the Florida Fire Prevention Code, all other technical codes adopted by the City of Madeira Beach, and FEMA.
- g. All on-site construction activities related to erosion control shall be applied as required by the Florida Building Code and the Madeira Beach Code of Ordinances.
- h. Proof of NPDES-BMP Permit being issued to Developer.
- i. Proof of SWFWMD approval or exemption of the drainage retention plan is required prior to building permits being issued.
- j. Final approval of the City's consulting engineer of the site plan prior to building permits being issued.
- k. Final approval of the Community Services Director of the plans for solid waste collection prior to building permits being issued.
- l. Proof of FDOT Drainage Connection Permit or exemption being issued to Developer.
- m. Proof of FDOT Access Permit being issued to Developer.

n. Final approval of the Community Development Department and the City's consulting civil engineer for the site's compliance with the approved site plan prior to the Certificate of Occupancy being issued.

o. The Developer shall provide revised plans or redline current plans in response to the City's consulting reviewers' comments.

p. Final Site Construction Plans must be submitted, signed and sealed by a Florida Registered Professional Engineer, meeting the requirements of the City of Madeira Beach's Code of Ordinances.

q. Prior to building permits being issued the Developer shall provide a letter from the potable water provider (Pinellas County) stating that adequate capacity is available for the fire sprinkler demand requirements.

r. Prior to building permits being issued the Developer shall provide a letter from the sanitary sewer service provider (Pinellas County) stating there is adequate capacity.

s. The proposed Roof Deck, Fitness Room, and Bar Area shall be clearly ancillary and subordinate to the principal hotel use. The proposed facilities are intended for the convenience of the hotel guest and as such shall operate in a manner that is customary and incidental to the operation of a hotel. It is understood that the practice of providing at least limited food service is a service expected by hotel guests and a service that is routinely provided by hotels. Such restaurant shall comply with the definition of ancillary use found in Section 82-2 of the Madeira Beach Code of Ordinances and noted below. Because of its limited nature, this ancillary restaurant does not increase the need for additional parking.

Ancillary use means a use which is either: Subordinate to and serves a principal building or use; subordinate in area, extent, and purpose to the principal building or use served; contributes to the comfort, convenience, or necessities of the users or occupants of the principal building or use; and is located on the same lot as the principal building or use. Unless otherwise specified, no ancillary use shall exceed 25 percent of the gross floor area of the principal building or use.

4. All calculations for infrastructure improvements and land use requirements, such as but not limited to, drainage calculations, parking requirements and other requirements, shall be based on the site and character of the Project.

5. Developer represents that to the best of its knowledge, as of the date of the execution of this Agreement that there are no liens, encumbrances, mortgages, equitable interest or other types property interests held by any other person, firm or corporation whose legal or equitable interest in the lands constituting the Property will be affected by the matters contained in this Agreement which are not subordinated to this Agreement.

The Developer has the full right and legal authority to enter into this Agreement and to agree to and execute all the legal obligations set forth herein. The Developer further represents and warrants that it shall not cause any rights or encumbrances on the Property to arise at any time between the execution of this Agreement and the recording of this Agreement in the Public Records of Pinellas County, Florida, which are not subordinate to this Agreement.

6. The City desires to have the Project developed as a unified development with each portion of the Project being treated as an integral part of a unified development. In furtherance of the Developer's development of the Project as a cohesive whole, the Developer agrees that no subdivision of the Property shall be allowed, other than the potential sale of transient hotel units shown on the site plan as part of a hotel/condominium.

7. The parties agree that both Sections 163.3220 through 163.3243 F.S. (2015), the **Florida Local Government Development Agreement Act ("Act")** and Sections 86-141 through 86-149 of the **Code of the City of Madelra Beach ("Code")**, are fully complied with in all respects by the parties. The provisions of said Act and Code provisions are incorporated herein by reference, and in the event of any conflict between the language of this Development Agreement and the above sections of the City's Zoning Code, such conflict will be resolved in favor of the provisions of the Code in effect as of the date of this Agreement. Changes to the Code regarding life/safety matters (building codes, fire codes, etc.) shall be enforceable as of the effective date thereof. The Act, referenced Code provisions, the Final Site Plan and terms of this Agreement shall govern the development of the Property and the relationship of the parties in the terms of this Agreement. Any matters required by State Statute, the Florida Administrative Code or City Code which are not specifically addressed as part of this Agreement shall, nevertheless, be complied with by the parties. The parties and their respective successors in title shall be responsible for the obligations as more particularly set forth under the terms of this Agreement and this Agreement shall act as a covenant running with the Property and shall be enforceable by the parties hereto.

The City shall have the absolute discretion to amend and/or enforce life safety codes of general applicability that may modify the provisions of this Agreement or may impose additional burdens on the Developer as is otherwise authorized by State Statutes, City ordinances or the regulation of governmental administrative agencies. The parties agree that the legislative discretion of the City Commission to adopt such life safety codes shall be superior to any agreements contained herein and such codes may be adopted without any special notice to the Developer and that the Developer shall not be entitled to any special hearing relative to the adoption of such codes.

8. The Project shall be developed in accordance with the Final Site Plan attached hereto as Exhibit "B" and incorporated herein by reference. For this reason, the compliance by the City, Developer and respective successors in title with the Final Site Plan, as described in Exhibit "B", on a continuing basis is of critical importance to the City and Developer, and any deviation therefrom shall be deemed to be a material breach of this Agreement and of the covenants which are entered into by the parties and are recorded for the long-term protection of the public.

9. The City hereby reserves the capacity in the public facilities necessary to serve the Project.

10. The Developer and City have agreed to the provisions, restrictions, limitations and requirements which are otherwise set forth in detail in this Agreement and any exhibits attached hereto.

11. It is of paramount importance to each of the parties hereto that the Property be developed as set forth in the Final Site Plan and in this Agreement and that the development of the Property be completed on a timely basis; that the Project be completed in its entirety; that the structures constructed on the Property be constructed in substantial compliance with the terms of the Final Site Plan and this Agreement; that the uses allowed on the Property be limited as set forth in the Final Site Plan and this Agreement; and that such restrictions and controls be continued in accordance with their terms and be applicable to and binding upon the parties hereto and their respective successors and assigns.

12. The City Commission finds that the development permitted pursuant to this Agreement is consistent with the City's Comprehensive Land Use Plan and the land development regulations of the City.

THE AGREEMENT BETWEEN THE PARTIES

13. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as fully enforceable agreements and representations by the parties hereto.

14. Authority. This Agreement is authorized by Section 163.3220, et seq. F.S. (2015) and Sections 86-141 through 86-149 of the Code of Ordinances of the City of Madeira Beach.

15. Effective Date. This Agreement shall be effective as of the day after it is fully executed and recorded in the Pinellas County public records ("Effective Date"). In the event that there is an appeal or legal proceeding challenging this Agreement or challenging the other matters affecting the purpose, intent, or the rights of the Developer or the City to develop the Property as contemplated hereby, the Effective Date of this Agreement shall be extended and shall commence upon the conclusion of such litigation, including appeals and upon all rights of appeal having expired. In the event that a Court decision materially changes any aspect of this Agreement or has made the performance of a portion of this Agreement impossible or unacceptable to one of the parties, either party may choose to terminate this Agreement upon thirty (30) days written notice to the other party and the parties shall assist each other in returning each party to the positions and legal status that it enjoyed immediately prior to the date of the entry into this Agreement; or, alternatively, the parties shall work together to restore the material benefit if such is reasonably possible.

In the event that this Agreement is subject to termination pursuant to the provisions hereof, either party may record an affidavit signed by all parties hereto or their respective successors and assigns in the Public Records of Pinellas County, Florida reflecting that such termination has occurred and that this Agreement is thereby terminated and by such affidavit, notice that the termination provisions of this Agreement pursuant to this paragraph have occurred. The party recording such affidavit shall send a copy of the recorded affidavit to the other party and this Agreement shall be terminated and shall be deemed void and of no further force and effect. In the event that the Developer's fee simple title is encumbered by any mortgages, liens or other rights of third persons which are not subordinated to the terms, conditions, covenants and restrictions set forth in this Agreement, said third party encumbrances shall be of no force and effect as to the provisions of this Agreement.

This Agreement shall be superior to any mortgages, liens or other rights of third persons. Any mortgages or liens or encumbrances on the Property created contemporaneously or after the transfer of title from the City to the Developer shall specifically provide that they are subject to and subordinate to the terms of this Agreement.

In the event that this Agreement is not executed by the Developer on or before 5:00 p.m. on the 31st day of December, 2015 this Agreement shall be null and void and of no further force and effect and any development permissions granted pursuant hereto shall no longer be valid.

16. Duration of Agreement. This Agreement shall terminate upon the earlier of the following dates: (i) the date on which construction of the Project is complete and issuance of a valid Certificate of Occupancy for the Project; or (ii) ten (10) years from the Effective Date. This time period may be extended by mutual agreement of the parties. The recordation of a valid Certificate of Occupancy by any party hereto or their successor in interest shall be conclusive evidence of the termination of this Agreement.

17. Third Party Rights. The parties represent, to their respective best knowledge, that nothing herein is barred or prohibited by any other contractual agreement to which it is a party, or by any Statute or rule of any governmental agency, or any third party's rights or by the rights of contract vendees, lien holders, mortgage holders or any other party with a direct or contingent interest in the Property, whether legal or equitable.

It shall be an absolute condition precedent to any obligation of the City under the terms of this Agreement that any mortgage holder consent to and subordinate its mortgage interest to the terms of this Agreement.

If the Developer has title to the Property prior to the execution of this Agreement, the Developer shall submit a title opinion by a title company or attorney at law certifying in writing as of the date of approval of this Agreement by the City Commission of the City of Madeira Beach as to the status of title of such lands including all lien holders, mortgagees or any other encumbrances. The City will rely on such certification. If any lienholder or mortgagee is shown by the title opinion, a satisfaction or subordination shall be received by the City of Madeira Beach prior to the time the City executes this

Agreement although the approval of the execution of this Agreement may be made by the City Commission contingent upon the receipt of such consent and subordination.

Any lienholder or mortgagee shall have the right to perform any term, covenant or condition and to remedy any default hereunder, and City shall accept such performance with the same force and effect as if furnished by Developer.

18. Law and Ordinance Compliance. The ordinances, policies and procedures of the City concerning development of the Property that are in existence as of the approval of this Agreement shall govern the development of the Project, and the same shall be in compliance with the applicable regulations of County, State and Federal agencies. No subsequently adopted ordinances, policies, or procedures shall apply to the Project except in accordance with the provisions of Section 163.3233(2), Florida Statutes (2015). Notwithstanding the foregoing, the City shall have the absolute discretion to amend and/or adopt life safety codes such as but not limited to fire codes, that may conflict with the provisions herein or may impose additional burdens on the Developer as is otherwise authorized by State Statutes or the regulations of governmental administrative agencies, provided that such life safety codes retroactively apply to all development similar to the Project in the City. The parties agree that such codes may be adopted without any special notice to the Developer and that the Developer shall not be entitled to any special hearing relative to the adoption of such codes. Failure of this Agreement to address a particular permit, condition, term, restriction, or to require a development permission shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions in any matter or thing required under existing Ordinances of the City or regulations of any other governmental agency, or any other entity having legal authority over the Property. Except as provided in this Agreement, all applicable impact fees, development review fees, building permit fees and all other fees of any type or kind shall be paid by Developer in accordance with their terms and in such amount applicable as they become due and payable net of any applicable credits for existing structure.

19. No Estoppel. The parties agree that prior to the approval of this Agreement by the City Commission, the City's interest in entering into this Agreement, the studies, surveys, environmental studies, consultant plans or investigations, the expenditure of substantial funds, the staff approval or recommendation relative to the proposed development and any other act in furtherance of this Agreement, shall not be used by the Developer or its successors in title in any way whatsoever as committing the City legally through a theory of equitable estoppel, action in reliance, or any other legal theory as to the approval of such proposed development in the event that this Agreement is not approved by the City Commission or for any other reason does not take effect in all material respects.

The parties further agree that any and all action by the Developer or its representatives in negotiation of this Agreement, including all acts or expenditures in the implementation of this Agreement or submittals to other governmental bodies shall in no way be deemed to be an action in reliance giving rise to an equitable estoppel.

20. **No Partnership or Joint Venture.** The City and Developer agree that the matters contained in this Agreement shall under no circumstances constitute a joint venture, partnership or agency between them. No third party shall be deemed to have any beneficial interest in this Agreement or any expectation of benefit or property rights or any other rights of any kind arising from this Agreement.

21. **Final Site Plan.** In order to avoid any adverse impacts from the development of the Property on the abutting property owners and on the residents of the City of Madeira Beach, the parties agree that the Property will be developed in substantial conformance with the Final Site Plan attached hereto as Exhibit "B" as such Final Site Plan may be modified by the requirements of other state and county governmental agencies having jurisdiction over the development of the Property. The appearance and use of the Property after development are the reasons that the City Commission exercised its legislative authority and entered into this Agreement. Except as may be authorized by the parties hereto, any material deviation from the commitments made by the parties herein shall be considered material defaults in this Agreement. The City of Madeira Beach shall not consent to any modification unless it deems that such is in the best interest of the public and in its discretion in reaching such decision it shall be deemed to be acting in a legislative capacity and within its sole and absolute discretion taking into account the public health, safety and welfare. The following specific requirements shall also be met:

- a. The Property shall be developed and landscaped in accordance with the Final Site Plan attached hereto as Exhibit "B" and incorporated herein. A detailed landscape plan is provided with the Final Site Plan and will be specifically adhered to. The landscaping within the Property shall be maintained by the Developer. The purpose of landscaping and the continued development and care of the landscaping on the Property is, in part, for the benefit of the abutting property owners and to screen light, noise and other possible negative aspects of the development. Such landscaping shall be provided prior to a certificate of occupancy being issued and will be maintained in good and healthy conditions at all times by the Developer.

There shall not be any material deviation from the provisions of the Final Site Plan unless such is approved by the City Commission of the City of Madeira Beach at a public hearing conducted for such purpose and this Agreement is modified in writing by the parties thereto for the purpose of agreeing to such deviation.

- b. The Property shall be developed substantially in accordance with the Final Site Plan (Exhibit "B") attached hereto and incorporated herein.
- c. All outdoor lighting on the Property shall be directed downward so as not to be disruptive to the residential neighborhoods abutting the Property and shall be oriented and shielded so that no light is cast directly on abutting property. Light cast onto abutting properties by reflection or otherwise shall be limited to an intensity that is substantially in conformance with the lighting

conditions in residential neighborhoods in the City of Madeira Beach. At no time shall the Developer allow a nuisance condition to exist on the Property.

- d. Dumpster and trash pickup will be contained within the Property and fully screened from adjacent residential properties.
- e. Ingress and egress to the Property shall be as shown on the Final Site Plan.
- f. Building heights, architectural style and location will be as shown on the Final Site Plan. The architectural style reflected as an attachment to or being part of the Final Site Plan shall be complied with in all material respects during the development of the Project.
- g. This Agreement and the Final Site Plan attached hereto specify certain minimum setbacks, building heights, sign sizes and similar dimensional requirements and agreements. No changes may be made in these agreed upon dimensional requirements or in any matter that is reflected on the Final Site Plan or addressed specifically in this Agreement through any appeal process to the Special Magistrate for a variance, special exception or other process which would serve to vary or change the terms of this Development Agreement and the Final Site Plan attached hereto. The only change which may be requested by the parties is for an amendment to this Agreement which revised amendment is legislatively considered by the City Commission and agreed to by the City Commission, set forth in writing as an amendment to this Agreement and executed by the parties hereto or their successors or assigns. The Developer, and its successors and assigns specifically waive and relinquish any right to change the terms of this Agreement through any administrative or legal process, including a decision by a court of competent jurisdiction, unless agreed to by the parties.

22. Public Infrastructure. The Developer or its successor in title, as appropriate, at its sole cost, shall design, construct and maintain, until acceptance by the City and conveyance by recordable instrument or bill of sale, as appropriate, to the City, all public infrastructure facilities and lands necessary to serve the Project, provided that said public infrastructure facilities have received construction plan approval and that all applicable review procedures have been complied with fully, inspected and accepted by the City. Public infrastructure facilities shall include those facilities to be located in rights-of-way or easement areas conveyed to the City, as shown on the approved engineering construction drawings and shall include, but not be limited to the following:

- a. Pedestrian ways, sidewalks, and crosswalks located on the Property, as shown on the Final Site Plan.
- b. Sewer collection systems, located on the Property, including any necessary pumping facilities providing for transmission of sewage flows generated by the Project.

- c. Water distribution system located on the Property including fire protection facilities and reclaimed water facilities as may be necessary to serve the Project.
- d. Stormwater drainage systems serving public facilities located on the Property, serving to conduct, transmit, channel or otherwise provide for stormwater flow from, through and to adjoining lands according to the natural site topography including retention/detention ponds or any other stormwater facilities required by the City of Madeira Beach or any other governmental agency with jurisdiction concerning such facilities. Any required easements or other rights of access to insure the continued maintenance and working condition of said retention/detention ponds shall be granted to City by the Developer or to Developer by City, as may be applicable.
- e. Street signage and pavement striping.
- f. Utility easements or rights-of-way.
- g. Other facilities deemed necessary for public use, including but not limited to off-site road and drainage facilities as identified in the site plan review process, building permit issuance process, engineering review, fire department review, or any other review process of the City or other governmental agency with jurisdiction over such development.

Public infrastructure facilities shall be complete, and approved for acceptance by the City prior to the issuance of any certificate of occupancy on the Property, or the Developer shall provide the appropriate letter of credit in a form satisfactory to the City Attorney, drawable on or through a local Pinellas County bank. Said letter of credit shall be deposited with the City to guarantee the completion of public infrastructure facilities prior to the time that certificates of occupancy are issued on the Property and public access and facilities to serve the proposed structures are available in accordance with City regulations.

23. Public Facilities. The City shall cause to be provided to the boundary of the Property the following available City owned and operated facilities, to wit: infrastructure and services for fire protection, potable water and sanitary sewer to meet domestic and fire flow levels of service as required for the Project by City and other applicable regulations.

24. Permits. Development permits, which may need to be approved and issued, include, but are not limited to the following:

- a. City of Madeira Beach building permits.
- b. Southwest Florida Water Management District surface water management permit.

- c. City of Madeira Beach Engineering construction permit.
- d. Florida Department of Environmental Protection NPDES permit.
- e. Florida Department of Health drinking water permit.
- f. Florida Department of Environmental Protection wastewater collection permit.
- g. All other approvals or permits as required by existing governmental regulations as they now exist.

Except as set forth in this Agreement, all development permits required to be obtained by the Developer for the Project will be obtained at the sole cost of the Developer and in the event that any required development permissions issued by entities other than the City are not received, no further development of the Property shall be allowed until such time as the City and the Developer have reviewed the matter and determined whether to modify or terminate this Agreement.

25. City Impact Fee Credits.

- a. Project. The City will compute and will grant certain impact fee credits for the Project to the Developer consistent with City ordinances and reflecting previous uses on the Property, which entitle the Developer to transportation, impact fee credits.

26. Recycling. The Developer and its successors-in-title will cooperate with City to encourage and promote recycling activities within the Project and such commitment will be reflected in a covenant running with the Project lands.

27. Annual Review. The City of Madeira Beach the City shall review the Project once every twelve (12) calendar months from the Effective Date.

28. Recordation. Not later than fourteen (14) days after the execution of this Agreement, the City shall record this Agreement with the Clerk of the Circuit Court in Pinellas County, Florida, and a copy of the recorded Agreement shall be submitted to the Florida Department of Economic Opportunity within fourteen (14) days after the Agreement is recorded. The burdens of this Agreement shall be binding upon, and the benefits of the Agreement shall inure to, all successors and assigns in interest to the parties to this Agreement.

29. Agreement as Covenant. This Agreement shall constitute a covenant running with the Property for the duration hereof and shall be binding upon the Developer and upon all persons deriving title by, through or under said Developer and upon its successors and assigns in title. The agreements contained herein shall benefit and limit all present and future owners of the Property, and the City for the term hereof.

30. **Legislative Act.** This Agreement is agreed to be a legislative act of the City in furtherance of its powers to regulate land use and development within its boundaries and, as such, shall be superior to the rights of existing mortgagees, lien holders or other persons with a legal or equitable interest in the Property and this Agreement and the obligations and responsibilities arising hereunder as to the Developer shall be superior to the rights of said mortgagees or lien holders and shall not be subject to foreclosure under the terms of mortgages or liens entered into or recorded prior to the execution and recordation of this Agreement. The execution of this Agreement or the consent to this Agreement by any existing mortgage holder, lien holder or other persons having an encumbrance on the Property shall be deemed to be in agreement with the matters set forth in this paragraph.

31. **Entire Agreement.** This Agreement constitutes the entire agreement and understanding between the parties and no modification hereof shall be made except by written agreement executed with the same formality as this Agreement. The parties agree that there are no outstanding agreements of any kind other than are reflected herein and, except as is otherwise specifically provided herein, for the term of the Agreement the Property shall be subject to the laws, ordinances and regulations of the City of Madeira Beach as they exist as of the date of this Agreement. Any reference in this Agreement to "Developer" contemplates and includes the fee simple title owners of record of the Property their heirs, assigns or successors in title and interest. Any oral agreements, agreements created by written correspondence or any other matter previously discussed or agreed upon between the parties are merged herein.

32. **Enforcement.** The parties agree that either party may seek legal and equitable remedies for the enforcement of this Agreement, provided however that neither the City nor the Developer may seek or be entitled to any monetary damages from each other as a result of any breach or default of this Agreement. In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs and attorneys fees at mediation, trial and through any appellate proceedings.

Except as provided above, the parties agree that any legislative and quasi-judicial decisions, if any are required, by the City regarding the appropriate land use or other development regulations impacting the Property shall, in no event or under any conditions, give rise to a claim for monetary damages or attorney fees against the City and any claim for such damages or fees by the Developer or its successors or assigns are specifically waived.

33. **Execution.** The Developer represents and warrants that this Agreement has been executed by all persons having equitable title in the subject Property.

The City represents that the officials executing this Agreement on behalf of the City have the legal authority to do so, that this Agreement has been approved in accordance with the ordinances and Charter of the City and applicable State law, that appropriate approval of this Agreement has been received in a public hearing and that the City Commission of the City of Madeira Beach has authorized the execution of this Agreement by the appropriate City officials.

34. **Severability.** In the event that any of the covenants, agreements, terms, or provisions contained in this Agreement shall be found invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity of the remaining covenants, agreements, terms, or provisions contained herein shall be in no way affected, prejudiced, or disturbed thereby.

35. **Estoppel Certificates.** Within twenty (20) days after request in writing by either party or any lender, the other party will furnish a written statement in form and substance reasonably acceptable to the requesting party, duly acknowledging the fact that (a) this Development Agreement is in full force and effect, (b) there are no uncured defaults hereunder by City or Developer, if that be the case, and (c) additional information concerning such other matters as reasonably requested. In the event that either party shall fail to deliver such estoppel certificate within such twenty (20) day period, the requesting party shall forward such request directly to the City Manager and the City Attorney or to the Developer with copies to the Developer's general counsel by certified mail, return receipt requested or by Federal Express or other delivery service in which delivery must be signed for. In the case where the Developer is the requesting party, the Developer may in its sole discretion but without obligation, appear at a public meeting and request the estoppel certificate to insure that the City Manager and staff are aware of the request and the Developer may rely on the statement of the City Manager at such public meeting or may request that the City Manager be directed by the City Commission to respond to the estoppel certificate request in a timely manner.

36. **Venue.** Venue for the enforcement of this Agreement shall be exclusively in Pinellas County, Florida.

37. **Default.** Upon default or breach of any substantive portion of this Agreement by any party, the non-defaulting party shall provide written notice via overnight, traceable delivery service of the default and opportunity to cure within sixty (60) days to the defaulting party. Upon the failure of the Developer to cure such defaults, the City shall provide notice via overnight traceable delivery service to Developer of its intent to terminate this Agreement on a date not less than sixty (60) days from the date of such notice and upon the expiration of such period, the City, unless ordered otherwise by a court of competent jurisdiction, may revoke the then existing development permits issued by it and the Developer shall have no claim for damages against the City arising from such revocation. Alternatively, the City may proceed in court to obtain any legal or equitable remedies available to it to enforce the terms of this Agreement. In the event of any default or breach of any substantive portion of this Agreement by the City, the Developer may: (i) give written notice via overnight traceable delivery service to the City of said default with an opportunity to cure within sixty (60) days of receipt of such notice. In the event City fails to cure within said time period, the Developer may thereafter proceed in a court of competent jurisdiction to institute proceedings for specific performance or to obtain any other legal or equitable remedy to cure the default of this Agreement by the City. In any litigation arising hereunder, the prevailing party shall be entitled to recover its costs and attorneys fees at mediation, trial and through any appellate proceedings.

38. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid or by Federal Express, Air Borne Express or similar overnight delivery services, addressed as follows:

To the Developer:
Barefoot Beach Resort South, LLC
P.O. Box 10210
Forth Smith, Arkansas 72917-0210
Attention: Charles Palmer

To the City:
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 34698
Attention: Shane Crawford,
City Manager

with copies to:

Thomas J. Trask, Esquire
City Attorney
Trask Daigneault, LLP
1001 S Fort Harrison Avenue,
Suite 201
Clearwater, FL 33756

Notice shall be deemed to have given upon receipt or refusal.

39. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors and assigns in interest to the parties of this Agreement.

40. Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and their respective seals affixed as of this day of December 1, 2015.

CITY OF MADEIRA BEACH

By: 
Travis Palladeno, Mayor


Witness


Witness

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1st day of December, 2015 by Travis Palladeno, Mayor of the City of Madeira Beach, who ☒ is personally known to me or who produced _____ as identification.



SEA S. MARSHALL-BARLEY
NOTARY PUBLIC, STATE OF FLORIDA

Shane Crawford
Shane Crawford, City Manager

Aimee Servedio
Aimee Servedio, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask
Thomas J. Trask, Esquire, City Attorney

BAREFOOT BEACH RESORT SOUTH, LLC

Brian Paul
Witness

By: Charles Palmer
Charles Palmer, its Manager

Joanis Brigger
Witness

STATE OF ~~FLORIDA~~ Arkansas
COUNTY OF ~~PINELLAS~~ Crawford

BEFORE ME, the undersigned authority, personally appeared Charles Palmer, as Manager of BAREFOOT BEACH RESORT SOUTH, LLC who ☒ is personally known to me or who produced _____ as identification and, being first duly sworn, acknowledges that he has read the foregoing and that the same is true and correct, and that he is duly authorized to execute this Agreement on behalf of BAREFOOT BEACH RESORT SOUTH, LLC this 1st day of Dec, 2015.


NOTARY PUBLIC, STATE OF FLORIDA

Arkansas

JANET P. SEATON
Notary Public-Arkansas
Crawford County
My Commission Expires 01-04-2021
Commission # 12380249

Exhibit "A"

Property Address: 13220 Gulf Boulevard
Madeira Beach, Florida 33708

Parcel ID Numbers: 15-31-15-02741-000-0010
15-31-15-02741-000-0020

Legal Description: LEGAL DESCRIPTION: LOT 5, 6, 7, 8 AND 9, BLOCK 6 MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL RIPARIAN RIGHTS APPERTAINING THERETO.

AND

LOT 11, 12 AND A PORTION OF LOT 13, BLOCK 6, MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PORTION TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 6 FOR A POINT OF BEGINNING AND THENCE RUN NORTH 38°15'59" EAST ALONG THE NORTH RIGHT-OF-WAY OF 133RD AVENUE, A DISTANCE OF 71.65 FEET TO A POINT OF INTERSECTION WITH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY TAKING (PROJECT #15100-2511); THENCE NORTH 89°37'28" EAST, ALONG SAID RIGHT-OF-WAY TAKING A DISTANCE OF 20.06 FEET; THENCE SOUTH 39°06'57" EAST, ALONG SAID RIGHT-OF-WAY TAKING, A DISTANCE OF 76.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY TAKING, SOUTH 38°59'04" WEST, A DISTANCE OF 87.44 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF GULF LANE (A 15 FOOT RIGHT-OF-WAY); THENCE NORTH 39°07'35" WEST, ALONG SAID EAST RIGHT-OF-WAY OF GULF LANE, A DISTANCE OF 91.64 FEET TO THE POINT OF BEGINNING.

Site Area: 53,796.29 sq. ft. (1.24 acres MOL)





PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE
REQUEST 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 **May 27, 2025, 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 SPECIAL EXCEPTION USE
REQUEST 2025-01

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4427, PAGE 201, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN O.R. BOOK 4453, PAGE 1135; LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.R. BOOK 4426, PAGE 489; LOT 18, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JULY 27, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1966 IN O.R. BOOK 2460, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Request: This special exception use request is for allowance of commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop, thus necessitating this request.

Specific Code Provision: Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

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 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 for SE 2025-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: May 15, 2025, 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/>



Item 5A.

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: _____

Applicants 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.



AFFIDAVIT OF MAILING

Date: 5/15/2025
 Mailings for Case # SE 2025-01

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

Lisa Scheumann
 Signature

STATE OF FLORIDA
 COUNTY OF PINELLAS

Sworn and subscribed before me this 15th day of May, 20 25.

Personally known or produced _____ as identification.



Samantha Arison
 Notary Public

5/15/25
 Date

*Copy of public notice is attached.

BATEY, JEAN B
55 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2449

GORDILLO, JUAN GORDILLO, JUAN
111 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2451

HOTEL B INVESTORS L
101 150TH AVE
ST PETERSBURG, FL 33708-2450

13302 MADERIA BEACH LLC
5965 VILLAGE WAY STE E105-712
SAN DIEGO, CA 92130-2475

TAGLIARINI, DAVID CANTRELL, JERRY J
13322 1ST ST E
MADEIRA BEACH, FL 33708-2402

AMMONS, LISA
13331 GULF BLVD
MADEIRA BEACH, FL 33708-2513

13325 GULF DEVELOPERS LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

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

BOSCIA REVOCABLE TRUST BOSCIA, MICHAEL
M TRE
1671 E GATE DANCER CIR
INVERNESS, FL 34453-3395

COSTA, MICHAEL A COSTA, ILEANA
13302 GULF BLVD
MADEIRA BEACH, FL 33708-2514

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

DE BORD, CLAUDE H JR DE BORD, JOANNE K
3990 61ST ST N
ST PETERSBURG, FL 33709-5259

KLABEN, GERALD L JR KLABEN, JOANN O
13303 GULF LN
MADEIRA BEACH, FL 33708-2535

BELLO, ROBERT JR
13301 GULF LN
MADEIRA BEACH, FL 33708-2535

13200 GULF LLC
5204 HAMPTON BEACH PL
TAMPA, FL 33609-2498

HARNEY, BRUCE C HARNEY, RENE O
140 174TH TERRACE DR E
ST PETERSBURG, FL 33708-1343

13255 GULF LAND LLC TRE 13255 GULF LANE
LAND TRUST
10208 GOLDEN EAGLE DR
LARGO, FL 33778-3829

LLAUGET, RONALD F LLAUGET, ROSE A
19905 READING RD
LUTZ, FL 33558-5006

KLINE FAMILY TRUST KLINE, JOHN MICHAEL
TRE
10 RIVAGE
NEWPORT COAST, CA 92657-0100

Homeowner
13201 GULF LN
MADEIRA BEACH, FL 33708

COSTA, MICHAEL A TRUST COSTA, ILEANA
TRUST
13302 GULF BLVD
MADEIRA BEACH, FL 33708-2514

DUNN, BRIAN P DUNN, MAY LEE H
2401 POWDERHORN DR
RICHMOND, VA 23231-7059

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

P V L LTD PTNSHP LLLP
1201 BAYSHORE BLVD
TAMPA, FL 33606-2910

DECONTI, PHILIP V JR TRE DECONTI, TAMERA
TRE
150 131ST AVE W
MADEIRA BEACH, FL 33708-2624

DECONTI, PHILIP V JR TRE DECONTI, TAMERA
TRE
150 131ST AVE W
MADEIRA BEACH, FL 33708-2624

ALVITI, ELIZABETH M CLARK, CHRISTOPHER
G
13195 GULF LN UNIT 502
MADEIRA BEACH, FL 33708-2556

RAY, BARBARA REVOCABLE LIVING TRUST
RAY, BARBARA TRE
PO BOX 47727
ST PETERSBURG, FL 33743-7727

PETERSON, JOYCE E
13195 GULF LN UNIT 402
MADEIRA BEACH, FL 33708-2556

FARRO, BEVERLY FARRO, MICHAEL
13195 GULF LN UNIT 401
MADEIRA BEACH, FL 33708-2555

JUNG, SHERRY CAMP
13195 GULF LN UNIT 302
MADEIRA BEACH, FL 33708-2556

YORK, MICHAEL S & ALTA C LIVING
YORK, MICHAEL S TRUST
6510 THOROUGHbred LOOP
ODESSA, FL 33556-1859

FERRARO, MICHAEL L FERRARO, ALDONA M
13195 GULF LN UNIT 202
MADEIRA BEACH, FL 33708-2556

PETRINI, RONALD R REV TRUST PETRINI,
RONALD R TRUST
2750 EAGLE AVE N
ST PETERSBURG, FL 33716-4106

CAMPBELL, MARTHA E
13195 GULF LN APT 102
MADEIRA BEACH, FL 33708-2555

SCOTT, CORY SCOTT, JACKIE
2885 COSTA DR
GALESBURG, IL 61401-1235

MADEIRA DEL SOL CONDO ASSN INC
600 S CLEVELAND MASSILLON RD
FAIRLAWN, OH 44333-3022

MEYER, JAMES MEYER, ANGELA
13307 GULF LN UNIT B
MADEIRA BEACH, FL 33708-2535

RAYBORN, SANDRA RAYBORN, MITCHELL
13307 GULF LN UNIT A
MADEIRA BEACH, FL 33708-2535

MADEIRA DUNES CONDO ASSN INC
13307 GULF LN
MADEIRA BEACH, FL 33708-2535

BRAINSNACKER LLC
1305 BAYSHORE BLVD
TAMPA, FL 33606-2911

LINDAUER, WILLIAM TRE LINDAUER,
MELINDA TRE
PO BOX 591
WAYNESVILLE, OH 45068-0591

PEKAR, VLADISLAV PEKAR, YELENA
5923 BROWDER RD
TAMPA, FL 33625-4128

JAQUETT, FRANK L JAQUETT, LISA L
22 FARMINGTON CIR
WEST GROVE, PA 19390-9542

BUDZBAN GREGORY & MARY ANN FAMILY JNT
REV TRUST BUDZBAN, GREGORY M TRUST
1565 MAPLEWOOD CT
EDWARDSVILLE, IL 62025-3186

GIANNINI, MARCANTONIO A
4657 VROOMAN DR
LEWISTON, NY 14092-1048

DAENENS, CEDRIC DAENENS, ALEXANDRA
SIMEONOVNA
3068 CLARKE DR
VIRGINIA BEACH, VA 23456-7927

BUCKLER, JAMES A BUCKLER, LYNNE M
24 MILLSTONE CRT
UNIONVILLE ON L3R 7M4, CANADA

ZBROZHEK, ALENA SAPOSHNIKOV, DMITRIY
1834 COUNTRY CLUB RD N
ST PETERSBURG, FL 33710-3806

RUDZIK FAMILY TRUST RUDZIK, ROBERT J TRUST
240 108TH AVE UNIT 302
TREASURE ISLAND, FL 33706-5068

DEXTER & CICI PROPERTIES LLC
1100 MONTEREY BLVD NE
ST PETERSBURG, FL 33704-2312

13235 GULF BLVD 512 LLC
8718 COBBLESTONE DR
TAMPA, FL 33615-4914

YUNIVER, STELLA
11909 MANDEVILLA CT
TAMPA, FL 33626-3305

AZZURI LTD
67 DECARIE CIR
ETOBICOKE ON M9B 3J1, CANADA

MADEIRA GULF LLC
1105 BLYTH HILL CT
TRINITY, FL 34655-7014

MCQUAID, JANE E LIVING TRUST
2615 RIO TIBER DR
PUNTA GORDA, FL 33950-6388

MARTINEZ, RICARDO H
13215 SERPENTINE WAY
SILVER SPRING, MD 20904-5347

GATOR NOLE LLC
520 CAPRI BLVD
TREASURE ISLAND, FL 33706-2944

WILSON, HALEIGH G TRUST WILSON, HALEIGH G
REVOCABLE TRUST
7601 W FRANKLIN RD
EVANSVILLE, IN 47712-9246

BELL, WILLIAM BELL, SANDRA
9600 ELIZABETH LAKE RD
WHITE LAKE, MI 48386-2723

SALZMAN, ROSA A
7616 SANDSTONE DR
ORLANDO, FL 32836-6330

BROOKS, SANDRA L LIV TRUS
SANDRA L TRE
327 E 5TH AVE
WINDERMERE, FL 34786-3500

TRAUB, ANGEL M TRAUB, TROY
560 S FAIRFIELD AVE
LOMBARD, IL 60148-2828

BLANG, EUGENIE M
435 NEW HAMPSHIRE AVE
NORFOLK, VA 23508-2128

STEWART, CHARLES STEWART, AUSILIA
484 CRIMSON OAK TRAIL
OAKVILLE ON L6H 7A3, CANADA

RAGHEB, EMAD
4333 WAKEFIELD CRESC
MISSISSAUGA ON L5C 4N3, CANADA

NAKAT, SAM S
8433 TIVOLI DR
ORLANDO, FL 32836-8759

BUDZIAK, CHRISTOPHER JAMES
8514 MARQUETTE DR
GROSSE ILE, MI 48138-1566

SUVAK, WILLIAM A JR SUVAK, NORMA LYNN
408 ROYAL CT
PITTSBURGH, PA 15234-1049

GUARINO, ROSS A JR GUARINO, LISA KLAS
3085 ANGLE RD
ORCHARD PARK, NY 14127-1401

THORNTON, CYNTHIA
300 CHLOE DR
LA FAYETTE, GA 30728-6298

HUZIOR PROPERTIES INC
536 RIVIERA BAY DR NE
ST PETERSBURG, FL 33702-2708

FRANCIS, ANTHONY A FRANCIS, MANDY J
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

ESPINOSA, PATRICK JR
7431 JOHNSON ST
ARVADA, CO 80005-4177

MINA, MANUEL MINA, VIRGINIA
C/O MINA, MANUEL
13000 GULF LN APT 504, MADEIRA BEACH, FL
33708-2694

MADEIRA RESORT CONDO LLC
11185 KAPOK GRAND CIR
MADEIRA BEACH, FL 33708-3015

ABRAMO, ANGELO ABRAMO, NANCY
192 GARDEN PKWY
BUFFALO, NY 14221-6628

DIFEO, FRANK DIFEO, KATHLEEN
23 OFFER ST
BRADFORD, MA 01835-7005

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

GERMANI, ENRIQUE FERNANDO HAZ,
PATRICIA ELIZABETH
6425 COACHFORD WAY
MISSISSAUGA ON L5N 3V8, CANADA

RUSSONIELLO, BRIAN F RUSSONIELLO, ALESIA
AMBROSE
PO BOX 247
HARVEYS LAKE, PA 18618-0247

WATSON, KATHLEEN COFFEY, KAREN LEE
4121 HELENE PL
VALRICO, FL 33594-5412

HARMON, ANJA HARMON, TYLER W
5893 STRATFORD GLEN CT SE
GRAND RAPIDS, MI 49546-3886

MARTIN, EDDY TRE MARTIN, MADELIN TRE
12531 CARDIFF DR
TAMPA, FL 33625-6593

OUR BEACH CONDO LLC
2483 OCEAN AVE
BELLMORE, NY 11710-3826

CALEFATO-GREENBLATT, DANIELA
GREENBLATT, JOHN
2062 NICHOLL AVE
SCOTCH PLAINS, NJ 07076-1343

NAPIER ESTATES LLC
3104 E 700 N
WHITELAND, IN 46184-9420

DUSTY TRAILS RVN LLC
8787 BOYSENBERRY DR
TAMPA, FL 33635

ROBINSON, CHERRIE L TRE ROBINSON,
CHERRIE L LIV TRUST
8461 MONARCH CIR
SEMINOLE, FL 33772-3953

PICOLO, BRONWYN
18325 GULF BLVD UNIT 201
REDINGTON SHORES, FL 33708-1056

YORK, ANDREA YORK, STEPHEN
15724 WOODSHED PL
TAMPA, FL 33624-1507

HUNIGAN, JAMIE HUNIGAN
62 SUNSET MEADOWS CT
GRAY, TN 37615-4297

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

WEISSHAPPEL, JOSEPH T WEISSHAPPEL,
KATHERINE A
3025 BIG TIMBER CIR
SUAMICO, WI 54313-7984

MULLINEAUX, WILLIAM T MULLINEAUX,
SUSANNE M
5000 CLAYTON CT
SAINT AUGUSTINE, FL 32092-3688

CROSS, JOHN R CROSS, LYNETTE KAY
1106 MOON VALLEY RD
BILLINGS, MT 59105-2024

TAVAREZ, TIFFANY
30 DUNCAN LN
ROCKAWAY, NJ 07866-2808

DEMPSEA VACATIONS LLC
5555 GULF BLVD UNIT 111
ST PETE BEACH, FL 33706-2330

1 3 2 3 5 GULF BLVD UNIT 210 LLC
3129 N 76TH CT
ELMWOOD PARK, IL 60707-1106

KOBETITSCH FAMILY TRUST KOBETITSCH,
THOMAS TRE
6061 COLLINS AVE APT 11C
MIAMI BEACH, FL 33140-2268

MELTON, PAUL MELTON, ANNE MARIE
14139 WATERVILLE CIR
TAMPA, FL 33626-1621

KUPRIANOV, ALEXANDER SNYDER, KRISTIN
30 RENAISSANCE DR
MAYS LANDING, NJ 08330-2362

ANTONAK, GEORGE H JR ANTONAK, JUDITH A
1131 IVYGLEN CIR
BLOOMFIELD HILLS, MI 48304-1236

SHIVES, ANDREW SHIVES, AMY E
13235 GULF BLVD UNIT 205
MADEIRA BEACH, FL 33708-2632

BINSTOCK, AARON J TRE BINSTOCK, KATRINA
A TRE
1081 SHIRE ST
NOKOMIS, FL 34275-1645

DE MELO, FIRMO DE MELO, TERESA
7 LINKS LANE
BRAMPTON ON L6Y 5G9, CANADA

NOROUZIAN, MIRYOUSEF KING, KATHLEEN C
1503 GINGER SNAP TRL
DELAND, FL 32720-0923

KUILAN, DEBORAH G KUILAN, KENNETH A
8 KENMERE BLVD
DANBURY, CT 06810-7251

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

NIKIFOROV, YULIA NIKIFOROV, ALEXEY
13235 GULF BLVD UNIT C1
MADEIRA BEACH, FL 33708-2632

MADEIRA BAY RESORT II CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

KAMERIC, LEO OMAR NGUYEN, AMIE ALEXA
129 PAXTON LN
ST DAVIDS ON L0S 1J1, CANADA

MEDEIRA BR 1708 LLC
580 S HIGH ST STE 330
COLUMBUS, OH 43215-5644

NGUYEN, MUI THI TRUST
163101 GULF BLVD UNIT 1707
MADEIRA BEACH, FL 33708

INTUIT OASIS PROPERTIES III LLC
13952 NOBLE PARK DR
ODESSA, FL 33556-1767

KUHN SQUAD LLC
1925 JOSEY WALES TRL
DU QUOIN, IL 62832-3704

NDL BEACH PROPERTY 1704 LLC
PO BOX 66689
ST PETE BEACH, FL 33736-6689

MARTIN, JULIO J GUERRERO, JOSEFA M
13101 GULF BLVD UNIT 1609
MADEIRA BEACH, FL 33708-2630

LOCKER, MICHAEL W LOCKER, STACY
814 W 5TH ST
DULUTH, MN 55806-3943

WESTEN APARTMENTS LLC
PO BOX 144
ROCKFIELD, KY 42274-0144

LUCKY TWO LLC
2396 BASSETT RD
WESTLAKE, OH 44145-2909

INTUIT OASIS PROPERTIES II LLC
13952 NOBLE PARK DR
ODESSA, FL 33556-1767

R & N PARTNERS LLC
8303 PINE RIVER RD
TAMPA, FL 33637-1011

VAN HOUTEN, GEORGE W SR VANHOUTEN,
GEORGE W JR
13101 GULF BLVD UNIT 1509
MADEIRA BEACH, FL 33708-2630

HERNANDEZ, ORLANDO A HERNANDEZ,
MARIA A
5503 LAKE LETA BLVD
TAMPA, FL 33624-2068

CALLAHAN, BRONWYN PICOLO
18325 GULF BLVD UNIT 201
REDINGTON SHORES, FL 33708-1056

TORRES, RICHARD TRE TORRES, JULIA A
HERRICK TRE
83 E HIDDEN BAY DR
DARTMOUTH, MA 02748-3023

BUJOUVES, PERRY ANGELO BUJOUVES, MARIA
VERGIRIS
1539 JIM ALLEN WAY
LONDON ON N6K 0E1, CANADA

ARTETA, ERNESTO TRE ARTETA, MARLENE
TRE
428 S FAIRVIEW
PARK RIDGE, IL 60068-4753

CAYEA, SHANNON G STAMP, WILLIAM D
13101 GULF BLVD UNIT 1409
MADEIRA BEACH, FL 33708-2630

MARTIN, CHRISTOPHER T MARTIN, GULSHAN
515 INLET WOODS CT
ALPHARETTA, GA 30005-6914

EVERNGAM, R SCOTT
13101 GULF BLVD UNIT 1407
MADEIRA BEACH, FL 33708-2630

MADEIRA BAY 1406 LLC
13101 GULF BLVD UNIT 1406
MADEIRA BEACH, FL 33708-2630

A WAVE FROM IT ALL LLC
2400 BRIARCLIFF DR
NEWBURGH, IN 47630-8602

FINZI LLC
17548 DEER ISLE CIR
WINTER GARDEN, FL 34787-9418

RK CAPITAL LLC
1819 ALICIA WAY
CLEARWATER, FL 33764-7511

THOMPSON, RICHARD LOURENCO, MONICA
32 SAWSTON CIR
BRAMPTON ON L7A 2N8, CANADA

13101 GULF BLVD MBFL LLC
834 3RD AVE S
TIERRA VERDE, FL 33715-2223

COMBS, HAROLD COMBS, BEATRICE
909 DUDLEY SQUARE WAY
LOUISVILLE, KY 40222-4372

BAYSIDE RETREATS LLC
13101 GULF BLVD UNIT 1304
MADEIRA BEACH, FL 33708-2630

MADEIRA BAY RESORT I CONDO ASSN INC
2325 ULMERTON RD STE 20
CLEARWATER, FL 33762-3373

PETERSON, COURTNEY D PETERSON, CAROL J
807 8TH ST N
VIRGINIA, MN 55792-2317

COTO, FRANK III TRE COTO, NICOLE TRE
15306 LAKE MAURINE DR
ODESSA, FL 33556-3112

NAPARIU, JOHN S
13336 GULF BLVD UNIT 503
MADEIRA BEACH, FL 33708-2553

BARBAS, CAMERON
13336 GULF BLVD UNIT 502
ST PETERSBURG, FL 33708-2553

HUZIOR, RYSZARD HUZIOR, JANINA
13336 GULF BLVD UNIT 501
MADEIRA BEACH, FL 33708-2553

MPF BENEFICIARIES LLC
6112 N FLORIDA AVE
TAMPA, FL 33604-6624

HOUSH, WILLIAM M III HOUSH, LYNN C
13336 GULF BLVD APT 404
MADEIRA BEACH, FL 33708-2552

MEEHAN, FRANCES C
13336 GULF BLVD APT 403
ST PETERSBURG, FL 33708-2552

ADAMS, JAMES M ADAMS, LINDA L
10565 57TH AVE N
PLYMOUTH, MN 55442-1661

KILCOYNE, ELIZABETH J KILCOYNE
4939 W TOKAY DR
LAPORT, IN 46350-8463

BDA44 LLC
503 TOMAHAWK TRL
BRANDON, FL 33511-8085

BARRERA, ZOE JACQUILINE TRE BARRERA,
ZOE JACQUILINE REV TRUST
PO BOX 364
HILLSBORO, OH 45133-0364

WATKINS, MYRON C WATKINS, LIESEL C
4503 OLD STAGE RD APT 303
KINGSPORT, TN 37664-2938

SULLIVAN, JASON LAWRENCE SULLIVAN,
JULIE PATRICIA
PO BOX 405
BAY BULLS NL A0A 1C0, CANADA

FULKERSON, KAREN
PO BOX 311
CLARKSON, KY 42726-0311

FLEGAL, RONALD W
768 S COMMERCIAL ST
NEENAH, WI 54956-3314

SOUTHWAY MINI STORAGE LLC
PO BOX 80105
CANTON, OH 44708-0105

MINZATESCU, NADIA
5633 N NEWARK AVE
CHICAGO, IL 60631-3138

STUART, LESLEY A TRE STUART, LESLEY A
TRUST
4403 ALLEN RD
FRUITLAND PARK, FL 34731-5602

ALVARODIAZ, WILLIAM CABRERA, DAVID
401 N OREGON AVE UNIT 10
TAMPA, FL 33606-1625

NOT UNDER THE BRIGE LLC
1610 NE HILLSIDE CT
ANKNEY, IA 50021-2504

JUEDES, GAYLE A
13336 GULF BLVD APT 104
MADEIRA BEACH, FL 33708-2550

MCLENAGHAN, KRISTA LAWLEY, KELLY
PO BOX 311
225 SECOND ST RODNEY ON N0L 2CO, CANADA

PETERSON, CHRISTOPHER E PETERSON,
SHANNON R
500 173RD AVE
ST PETERSBURG, FL 33708-1337

MIGONE, RUBEN A MIGONE, ANA B
13336 GULF BLVD UNIT 101
MADEIRA BEACH, FL 33708-2550

CHAMBRE CONDO ASSN INC
1155 PASADENA AVE S STE H
SOUTH PASADENA, FL 33707-2878

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

FL INT IMP FUND TRE
C/O AMERIS REALTY OF FL
1114 17TH AVE S STE 205 NASHVILLE, TN 37212-2215

BBRS CONDO ASSN INC
13238 GULF BLVD
MADEIRA BEACH, FL 33708-2633



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-02741-000-0010

Radius: 300 feet

Parcel Count: 140

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

MCLENAGHAN, KRISTA
LAWLEY, KELLY
PO BOX 311
225 SECOND ST
RODNEY ON NOL 2CO,

SULLIVAN, JASON LAWRENCE
SULLIVAN, JULIE PATRICIA
PO BOX 405
BAY BULLS NL A0A 1C0,
CANADA

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

DIFEO, FRANK
DIFEO, KATHLEEN
23 OFFER ST
BRADFORD, MA 01835-7005

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, MIRYUSEF
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

STUART, LESLEY A TRE
STUART, LESLEY A TRUST
4403 ALLEN RD
FRUITLAND PARK, FL 34731-5602

SCOTT, CORY
SCOTT, JACKIE
2885 COSTA DR
GALESBURG, IL 61401-1235

HARMON, ANJA
HARMON, TYLER W
5893 STRATFORD GLEN CT SE
GRAND RAPIDS, MI 49546-3886

HUNIGAN, JAMIE
HUNIGAN, DONNA
62 SUNSET MEADOWS CT
GRAY, TN 37615-4297

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

WATKINS, MYRON C
WATKINS, LIESEL C
4503 OLD STAGE RD APT 303
KINGSPORT, TN 37664-2938

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

TAGLIARINI, DAVID
CANTRELL, JERRY J
13322 1ST ST E
MADEIRA BEACH, FL 33708-2402

GORDILLO, JUAN
GORDILLO, JUAN
111 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2451

COSTA, MICHAEL A
COSTA, ILEANA
13302 GULF BLVD
MADEIRA BEACH, FL 33708-2514

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

KLABEN, GERALD L JR
KLABEN, JOANN O
13303 GULF LN
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 APT 404
MADEIRA BEACH, FL 33708-2552

HUZIOR, RYSZARD
HUZIOR, JANINA
13336 GULF BLVD UNIT 501
MADEIRA BEACH, FL 33708-2553

FARRO, BEVERLY
FARRO, MICHAEL
13195 GULF LN UNIT 401
MADEIRA BEACH, FL 33708-2555

FERRARO, MICHAEL L
FERRARO, ALDONA M
13195 GULF LN UNIT 202
MADEIRA BEACH, FL 33708-2556

ALVITI, ELIZABETH M
CLARK, CHRISTOPHER G
13195 GULF LN UNIT 502
MADEIRA BEACH, FL 33708-2556

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

KUPRIANOV, ALEXANDER
SNYDER, KRISTIN
30 RENAISSANCE DR
MAYS LANDING, NJ 08330-2362

KOBETITSCH FAMILY TRUST
KOBETITSCH, THOMAS TRE
6061 COLLINS AVE APT 11C
MIAMI BEACH, FL 33140-2268

GERMANI, ENRIQUE FERNANDO
HAZ, PATRICIA ELIZABETH
6425 COACHFORD WAY
MISSISSAUGA ON L5N 3V8,
CANADA

FL INT IMP FUND TRE
C/O AMERIS REALTY OF FL
1114 17TH AVE S STE 205
NASHVILLE, TN 37212-2215

KLINE FAMILY TRUST
KLINE, JOHN MICHAEL TRE
10 RIVAGE
NEWPORT COAST, CA 92657-0100

BINSTOCK, AARON J TRE
BINSTOCK, KATRINA A TRE
1081 SHIRE ST
NOKOMIS, FL 34275-1645

STEWART, CHARLES
STEWART, AUSILIA
484 CRIMSON OAK TRAIL
OAKVILLE ON L6H 7A3,
CANADA

YORK, MICHAEL S & ALTA C LIVING TRUST
YORK, MICHAEL S TRE
6510 THOROUGHbred LOOP
ODESSA, FL 33556-1859

COTO, FRANK III TRE
COTO, NICOLE TRE
15306 LAKE MAURINE DR
ODESSA, FL 33556-3112

GUARINO, ROSS A JR
GUARINO, LISA KLAS
3085 ANGLE RD
ORCHARD PARK, NY 14127-1401

SUVAK, WILLIAM A JR
SUVAK, NORMA LYNN
408 ROYAL CT
PITTSBURGH, PA 15234-1049

ADAMS, JAMES M
ADAMS, LINDA L
10565 57TH AVE N
PLYMOUTH, MN 55442-1661

DUNN, BRIAN P
DUNN, MAY LEE H
2401 POWDERHORN DR
RICHMOND, VA 23231-7059

MULLINEAUX, WILLIAM T
MULLINEAUX, SUSANNE M
5000 CLAYTON CT
SAINT AUGUSTINE, FL 32092-3688

CALEFATO-GREENBLATT, DANIELA
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
500 173RD AVE
ST PETERSBURG, FL 33708-1337

HARNEY, BRUCE C
HARNEY, RENE O
140 174TH TERRACE DR E
ST PETERSBURG, FL 33708-1343

DE BORD, CLAUDE H JR
DE BORD, JOANNE K
3990 61ST ST N
ST PETERSBURG, FL 33709-5259

ZBROZHEK, ALENA
SAPOSHNIKOV, DMITRIY
1834 COUNTRY CLUB RD N
ST PETERSBURG, FL 33710-3806

PETRINI, RONALD R REV TRUST
PETRINI, RONALD R TRE
2750 EAGLE AVE N
ST PETERSBURG, FL 33716-4106

RAY, BARBARA REVOCABLE LIVING TRUST
RAY, BARBARA TRE
PO BOX 47727
ST PETERSBURG, FL 33743-7727

WEISSHAPPEL, JOSEPH T
WEISSHAPPEL, KATHERINE A
3025 BIG TIMBER CIR
SUAMICO, WI 54313-7984

ALVARODIAZ, WILLIAM
CABRERA, DAVID
401 N OREGON AVE UNIT 10
TAMPA, FL 33606-1625

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
4121 HELENE PL
VALRICO, FL 33594-5412

DAENENS, CEDRIC
DAENENS, ALEXANDRA SIMEONOVNA
3068 CLARKE DR
VIRGINIA BEACH, VA 23456-7927

PETERSON, COURTNEY D
PETERSON, CAROL J
807 8TH ST N
VIRGINIA, MN 55792-2317

LINDAUER, WILLIAM TRE
LINDAUER, MELINDA TRE
PO BOX 591
WAYNESVILLE, OH 45068-0591

JAQUETT, FRANK L
JAQUETT, LISA L
22 FARMINGTON CIR
WEST GROVE, PA 19390-9542

BELL, WILLIAM
BELL, SANDRA
9600 ELIZABETH LAKE RD
WHITE LAKE, MI 48386-2723

BROOKS, SANDRA L LIV TRUST
BROOKS, SANDRA L TRE
327 E 5TH AVE
WINDERMERE, FL 34786-3500

SOUTHWAY MINI STORAGE LLC
PO BOX 80105
CANTON, OH 44708-0105

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

BLANG, EUGENIE M
435 NEW HAMPSHIRE AVE
NORFOLK, VA 23508-2128

THORNTON, CYNTHIA
300 CHLOE DR
LA FAYETTE, GA 30728-6298

DEMPSEA VACATIONS LLC
5555 GULF BLVD UNIT 111
ST PETE BEACH, FL 33706-2330

HOTEL B INVESTORS LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

NAPARIU, JOHN S
13336 GULF BLVD UNIT 503
MADEIRA BEACH, FL 33708-2553

FLEGAL, RONALD W
768 S COMMERCIAL ST
NEENAH, WI 54956-3314

PETERSON, JOYCE E
13195 GULF LN UNIT 402
MADEIRA BEACH, FL 33708-2556

BATEY, JEAN B
55 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2449

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

SALZMAN, ROSA A
7616 SANDSTONE DR
ORLANDO, FL 32836-6330

NAKAT, SAM S
8433 TIVOLI DR
ORLANDO, FL 32836-8759

DUSTY TRAILS RVN LLC
8787 BOYSENBERRY DR
TAMPA, FL 33635

MADEIRA BAY RESORT II CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

BARBAS, CAMERON
13336 GULF BLVD UNIT 502
ST PETERSBURG, FL 33708-2553

BDA44 LLC
503 TOMAHAWK TRL
BRANDON, FL 33511-8085

FULKERSON, KAREN
PO BOX 311
CLARKSON, KY 42726-0311

MADEIRA DUNES CONDO ASSN INC
13307 GULF LN
MADEIRA BEACH, FL 33708-2535

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

P V L LTD PTNSHP LLLP
1201 BAYSHORE BLVD
TAMPA, FL 33606-2910

MARTINEZ, RICARDO H
13215 SERPENTINE WAY
SILVER SPRING, MD 20904-5347

MADEIRA DEL SOL CONDO ASSN INC
600 S CLEVELAND MASSILLON RD
FAIRLAWN, OH 44333-3022

CAMPBELL, MARTHA E
13195 GULF LN APT 102
MADEIRA BEACH, FL 33708-2555

13235 GULF BLVD 512 LLC
8718 COBBLESTONE DR
TAMPA, FL 33615-4914

MCQUAID, JANE E LIVING TRUST
2615 RIO TIBER DR
PUNTA GORDA, FL 33950-6388

OUR BEACH CONDO LLC
2483 OCEAN AVE
BELLMORE, NY 11710-3826

MEEHAN, FRANCES C
13336 GULF BLVD APT 403
ST PETERSBURG, FL 33708-2552

NOT UNDER THE BRIGE LLC
1610 NE HILLSIDE CT
ANKNEY, IA 50021-2504

CHAMBRE CONDO ASSN INC
1155 PASADENA AVE S STE H
SOUTH PASADENA, FL 33707-2878

BBRS CONDO ASSN INC
13238 GULF BLVD
MADEIRA BEACH, FL 33708-2633

BELLO, ROBERT JR
13301 GULF LN
MADEIRA BEACH, FL 33708-2535

JUNG, SHERRY CAMP
13195 GULF LN UNIT 302
MADEIRA BEACH, FL 33708-2556

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

MINZATESCU, NADIA
5633 N NEWARK AVE
CHICAGO, IL 60631-3138

JUEDES, GAYLE A
13336 GULF BLVD APT 104
MADEIRA BEACH, FL 33708-2550

DAVEROE PROPERTIES LLC
3822 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG, FL 33703-4649

13325 GULF DEVELOPERS LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

13200 GULF LLC
5204 HAMPTON BEACH PL
TAMPA, FL 33609-2498

DEXTER & CICI PROPERTIES LLC
1100 MONTEREY BLVD NE
ST PETERSBURG, FL 33704-2312

ESPINOSA, PATRICK JR
7431 JOHNSON ST
ARVADA, CO 80005-4177

MADEIRA RESORT CONDO LLC
11185 KAPOK GRAND CIR
MADEIRA BEACH, FL 33708-3015

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

AMMONS, LISA
13331 GULF BLVD
MADEIRA BEACH, FL 33708-2513

13302 MADERIA BEACH LLC
5965 VILLAGE WAY STE E105-712
SAN DIEGO, CA 92130-2475

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

GIANNINI, MARCANTONIO A
4657 VROOMAN DR
LEWISTON, NY 14092-1048

YUNIVER, STELLA
11909 MANDEVILLA CT
TAMPA, FL 33626-3305

GATOR NOLE LLC
520 CAPRI BLVD
TREASURE ISLAND, FL 33706-2944

BUDZIAK, CHRISTOPHER JAMES
8514 MARQUETTE DR
GROSSE ILE, MI 48138-1566

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

NAPIER ESTATES LLC
3104 E 700 N
WHITELAND, IN 46184-9420

PICOLO, BRONWYN
18325 GULF BLVD UNIT 201
REDINGTON SHORES, FL 33708-1056

MPF BENEFICIARIES LLC
6112 N FLORIDA AVE
TAMPA, FL 33604-6624

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

BRAINSNACKER LLC
1305 BAYSHORE BLVD
TAMPA, FL 33606-2911

MADEIRA GULF LLC
1105 BLYTH HILL CT
TRINITY, FL 34655-7014

TAVAREZ, TIFFANY
30 DUNCAN LN
ROCKAWAY, NJ 07866-2808

MADEIRA BAY RESORT I CONDO ASSN INC
2325 ULMERTON RD STE 20
CLEARWATER, FL 33762-3373



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-02741-000-0001

Radius: 300 feet

Parcel Count: 172

Total pages: 7

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

MCLENAGHAN, KRISTA
LAWLEY, KELLY
PO BOX 311
225 SECOND ST
RODNEY ON NOL 2CO,

MARTIN, CHRISTOPHER T
MARTIN, GULSHAN
515 INLET WOODS CT
ALPHARETTA, GA 30005-6914

SULLIVAN, JASON LAWRENCE
SULLIVAN, JULIE PATRICIA
PO BOX 405
BAY BULLS NL A0A 1C0,
CANADA

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

DIFEO, FRANK
DIFEO, KATHLEEN
23 OFFER ST
BRADFORD, MA 01835-7005

DE MELO, FIRMO
DE MELO, TERESA
7 LINKS LANE
BRAMPTON ON L6Y 5G9,
CANADA

THOMPSON, RICHARD
LOURENCO, MONICA
32 SAWSTON CIR
BRAMPTON ON L7A 2N8,
CANADA

ABRAMO, ANGELO
ABRAMO, NANCY
192 GARDEN PKWY
BUFFALO, NY 14221-6628

RAGHEB, EMAD
4333 WAKEFIELD CRESC
MISSISSAUGA ON L5C 4N3,
CANADA

AZZURI LTD
67 DECARIE CIR
ETOBICOKE ON M9B 3J1,
CANADA

KUILAN, DEBORAH G
KUILAN, KENNETH A
8 KENMERE BLVD
DANBURY, CT 06810-7251

TORRES, RICHARD TRE
TORRES, JULIA A HERRICK TRE
83 E HIDDEN BAY DR
DARTMOUTH, MA 02748-3023

NOROUZIAN, MIRYUSEF
KING, KATHLEEN C
1503 GINGER SNAP TRL
DELAND, FL 32720-0923

LOCKER, MICHAEL W
LOCKER, STACY
814 W 5TH ST
DULUTH, MN 55806-3943

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

STUART, LESLEY A TRE
STUART, LESLEY A TRUST
4403 ALLEN RD
FRUITLAND PARK, FL 34731-5602

SCOTT, CORY
SCOTT, JACKIE
2885 COSTA DR
GALESBURG, IL 61401-1235

HARMON, ANJA
HARMON, TYLER W
5893 STRATFORD GLEN CT SE
GRAND RAPIDS, MI 49546-3886

HUNIGAN, JAMIE
HUNIGAN, DONNA
62 SUNSET MEADOWS CT
GRAY, TN 37615-4297

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

WATKINS, MYRON C
WATKINS, LIESEL C
4503 OLD STAGE RD APT 303
KINGSPORT, TN 37664-2938

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

BUJOUVES, PERRY ANGELO
BUJOUVES, MARIA VERGIRIS
1539 JIM ALLEN WAY
LONDON ON N6K 0E1,
CANADA

COMBS, HAROLD
COMBS, BEATRICE
909 DUDLEY SQUARE WAY
LOUISVILLE, KY 40222-4372

LLAUGET, RONALD F
LLAUGET, ROSE A
19905 READING RD
LUTZ, FL 33558-5006

TAGLIARINI, DAVID
CANTRELL, JERRY J
13322 1ST ST E
MADEIRA BEACH, FL 33708-2402

GORDILLO, JUAN
GORDILLO, JUAN
111 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2451

COSTA, MICHAEL A TRUST
COSTA, ILEANA TRUST
13302 GULF BLVD
MADEIRA BEACH, FL 33708-2514

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

MEYER, JAMES
MEYER, ANGELA
13307 GULF LN UNIT B
MADEIRA BEACH, FL 33708-2535

RAYBORN, SANDRA
RAYBORN, MITCHELL
13307 GULF LN UNIT A
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 APT 404
MADEIRA BEACH, FL 33708-2552

HUZIOR, RYSZARD
HUZIOR, JANINA
13336 GULF BLVD UNIT 501
MADEIRA BEACH, FL 33708-2553

FARRO, BEVERLY
FARRO, MICHAEL
13195 GULF LN UNIT 401
MADEIRA BEACH, FL 33708-2555

ALVITI, ELIZABETH M
CLARK, CHRISTOPHER G
13195 GULF LN UNIT 502
MADEIRA BEACH, FL 33708-2556

FERRARO, MICHAEL L
FERRARO, ALDONA M
13195 GULF LN UNIT 202
MADEIRA BEACH, FL 33708-2556

DECONTI, PHILIP V JR TRE
DECONTI, TAMERA TRE
150 131ST AVE W
MADEIRA BEACH, FL 33708-2624

DECONTI, PHILIP V JR TRE
DECONTI, TAMERA TRE
150 131ST AVE W
MADEIRA BEACH, FL 33708-2624

CAYEA, SHANNON G
STAMP, WILLIAM D
13101 GULF BLVD UNIT 1409
MADEIRA BEACH, FL 33708-2630

MARTIN, JULIO J
GUERRERO, JOSEFA M
13101 GULF BLVD UNIT 1609
MADEIRA BEACH, FL 33708-2630

VAN HOUTEN, GEORGE W SR
VANHOUTEN, GEORGE W JR
13101 GULF BLVD UNIT 1509
MADEIRA BEACH, FL 33708-2630

NIKIFOROV, YULIA
NIKIFOROV, ALEXEY
13235 GULF BLVD UNIT C1
MADEIRA BEACH, FL 33708-2632

SHIVES, ANDREW
SHIVES, AMY E
13235 GULF BLVD UNIT 205
MADEIRA BEACH, FL 33708-2632

KUPRIANOV, ALEXANDER
SNYDER, KRISTIN
30 RENAISSANCE DR
MAYS LANDING, NJ 08330-2362

KOBETITSCH FAMILY TRUST
KOBETITSCH, THOMAS TRE
6061 COLLINS AVE APT 11C
MIAMI BEACH, FL 33140-2268

GERMANI, ENRIQUE FERNANDO
HAZ, PATRICIA ELIZABETH
6425 COACHFORD WAY
MISSISSAUGA ON L5N 3V8,
CANADA

FL INT IMP FUND TRE
C/O AMERIS REALTY OF FL
1114 17TH AVE S STE 205
NASHVILLE, TN 37212-2215

KLINE FAMILY TRUST
KLINE, JOHN MICHAEL TRE
10 RIVAGE
NEWPORT COAST, CA 92657-0100

BINSTOCK, AARON J TRE
BINSTOCK, KATRINA A TRE
1081 SHIRE ST
NOKOMIS, FL 34275-1645

STEWART, CHARLES
STEWART, AUSILIA
484 CRIMSON OAK TRAIL
OAKVILLE ON L6H 7A3,
CANADA

YORK, MICHAEL S & ALTA C LIVING TRUST
YORK, MICHAEL S TRE
6510 THOROUGHbred LOOP
ODESSA, FL 33556-1859

COTO, FRANK III TRE
COTO, NICOLE TRE
15306 LAKE MAURINE DR
ODESSA, FL 33556-3112

GUARINO, ROSS A JR
GUARINO, LISA KLAS
3085 ANGLE RD
ORCHARD PARK, NY 14127-1401

ARTETA, ERNESTO TRE
ARTETA, MARLENE TRE
428 S FAIRVIEW
PARK RIDGE, IL 60068-4753

SUVAK, WILLIAM A JR
SUVAK, NORMA LYNN
408 ROYAL CT
PITTSBURGH, PA 15234-1049

ADAMS, JAMES M
ADAMS, LINDA L
10565 57TH AVE N
PLYMOUTH, MN 55442-1661

DUNN, BRIAN P
DUNN, MAY LEE H
2401 POWDERHORN DR
RICHMOND, VA 23231-7059

MULLINEAUX, WILLIAM T
MULLINEAUX, SUSANNE M
5000 CLAYTON CT
SAINT AUGUSTINE, FL 32092-3688

CALEFATO-GREENBLATT, DANIELA
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

KAMERIC, LEO OMAR
NGUYEN, AMIE ALEXA
129 PAXTON LN
ST DAVIDS ON LOS 1J1,
CANADA

PETERSON, CHRISTOPHER E
PETERSON, SHANNON R
500 173RD AVE
ST PETERSBURG, FL 33708-1337

HARNEY, BRUCE C
HARNEY, RENE O
140 174TH TERRACE DR E
ST PETERSBURG, FL 33708-1343

DE BORD, CLAUDE H JR
DE BORD, JOANNE K
3990 61ST ST N
ST PETERSBURG, FL 33709-5259

ZBROZHEK, ALENA
SAPOSHNIKOV, DMITRIY
1834 COUNTRY CLUB RD N
ST PETERSBURG, FL 33710-3806

PETRINI, RONALD R REV TRUST
PETRINI, RONALD R TRE
2750 EAGLE AVE N
ST PETERSBURG, FL 33716-4106

RAY, BARBARA REVOCABLE LIVING TRUST
RAY, BARBARA TRE
PO BOX 47727
ST PETERSBURG, FL 33743-7727

WEISSHAPPEL, JOSEPH T
WEISSHAPPEL, KATHERINE A
3025 BIG TIMBER CIR
SUAMICO, WI 54313-7984

ALVARODIAZ, WILLIAM
CABRERA, DAVID
401 N OREGON AVE UNIT 10
TAMPA, FL 33606-1625

YORK, ANDREA
YORK, STEPHEN
15724 WOODSHED PL
TAMPA, FL 33624-1507

HERNANDEZ, ORLANDO A
HERNANDEZ, MARIA A
5503 LAKE LETA BLVD
TAMPA, FL 33624-2068

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
4121 HELENE PL
VALRICO, FL 33594-5412

DAENENS, CEDRIC
DAENENS, ALEXANDRA SIMEONOVNA
3068 CLARKE DR
VIRGINIA BEACH, VA 23456-7927

PETERSON, COURTNEY D
PETERSON, CAROL J
807 8TH ST N
VIRGINIA, MN 55792-2317

LINDAUER, WILLIAM TRE
LINDAUER, MELINDA TRE
PO BOX 591
WAYNESVILLE, OH 45068-0591

JAQUETT, FRANK L
JAQUETT, LISA L
22 FARMINGTON CIR
WEST GROVE, PA 19390-9542

BELL, WILLIAM
BELL, SANDRA
9600 ELIZABETH LAKE RD
WHITE LAKE, MI 48386-2723

BROOKS, SANDRA L LIV TRUST
BROOKS, SANDRA L TRE
327 E 5TH AVE
WINDERMERE, FL 34786-3500

MPF BENEFICIARIES LLC
6112 N FLORIDA AVE
TAMPA, FL 33604-6624

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

BRAINSNACKER LLC
1305 BAYSHORE BLVD
TAMPA, FL 33606-2911

MADEIRA GULF LLC
1105 BLYTH HILL CT
TRINITY, FL 34655-7014

TAVAREZ, TIFFANY
30 DUNCAN LN
ROCKAWAY, NJ 07866-2808

LUCKY TWO LLC
2396 BASSETT RD
WESTLAKE, OH 44145-2909

13101 GULF BLVD MBFL LLC
834 3RD AVE S
TIERRA VERDE, FL 33715-2223

NDL BEACH PROPERTY 1704 LLC
PO BOX 66689
ST PETE BEACH, FL 33736-6689

R & N PARTNERS LLC
8303 PINE RIVER RD
TAMPA, FL 33637-1011

INTUIT OASIS PROPERTIES II LLC
13952 NOBLE PARK DR
ODESSA, FL 33556-1767

CALLAHAN, BRONWYN PICOLO
18325 GULF BLVD UNIT 201
REDINGTON SHORES, FL 33708-1056

EVERNGAM, R SCOTT
13101 GULF BLVD UNIT 1407
MADEIRA BEACH, FL 33708-2630

A WAVE FROM IT ALL LLC
2400 BRIARCLIFF DR
NEWBURGH, IN 47630-8602

MADEIRA BAY RESORT I CONDO ASSN INC
2325 ULMERTON RD STE 20
CLEARWATER, FL 33762-3373

SOUTHWAY MINI STORAGE LLC
PO BOX 80105
CANTON, OH 44708-0105

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

BLANG, EUGENIE M
435 NEW HAMPSHIRE AVE
NORFOLK, VA 23508-2128

THORNTON, CYNTHIA
300 CHLOE DR
LA FAYETTE, GA 30728-6298

DEMPSEA VACATIONS LLC
5555 GULF BLVD UNIT 111
ST PETE BEACH, FL 33706-2330

RK CAPITAL LLC
1819 ALICIA WAY
CLEARWATER, FL 33764-7511

HOTEL B INVESTORS LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

NAPARIU, JOHN S
13336 GULF BLVD UNIT 503
MADEIRA BEACH, FL 33708-2553

FLEGAL, RONALD W
768 S COMMERCIAL ST
NEENAH, WI 54956-3314

PETERSON, JOYCE E
13195 GULF LN UNIT 402
MADEIRA BEACH, FL 33708-2556

BATEY, JEAN B
55 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2449

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

SALZMAN, ROSA A
7616 SANDSTONE DR
ORLANDO, FL 32836-6330

NAKAT, SAM S
8433 TIVOLI DR
ORLANDO, FL 32836-8759

DUSTY TRAILS RVN LLC
8787 BOYSENBERRY DR
TAMPA, FL 33635

MADEIRA BAY RESORT II CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

MADEIRA BAY 1406 LLC
13101 GULF BLVD UNIT 1406
MADEIRA BEACH, FL 33708-2630

NGUYEN, MUI THI TRUST
163101 GULF BLVD UNIT 1707
MADEIRA BEACH, FL 33708

BARBAS, CAMERON
13336 GULF BLVD UNIT 502
ST PETERSBURG, FL 33708-2553

BDA44 LLC
503 TOMAHAWK TRL
BRANDON, FL 33511-8085

FULKERSON, KAREN
PO BOX 311
CLARKSON, KY 42726-0311

MADEIRA DUNES CONDO ASSN INC
13307 GULF LN
MADEIRA BEACH, FL 33708-2535

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

P V L LTD PTNSHP LLLP
1201 BAYSHORE BLVD
TAMPA, FL 33606-2910

MARTINEZ, RICARDO H
13215 SERPENTINE WAY
SILVER SPRING, MD 20904-5347

KUHN SQUAD LLC
1925 JOSEY WALES TRL
DU QUOIN, IL 62832-3704

MADEIRA DEL SOL CONDO ASSN INC
600 S CLEVELAND MASSILLON RD
FAIRLAWN, OH 44333-3022

CAMPBELL, MARTHA E
13195 GULF LN APT 102
MADEIRA BEACH, FL 33708-2555

13235 GULF BLVD 512 LLC
8718 COBBLESTONE DR
TAMPA, FL 33615-4914

MCQUAID, JANE E LIVING TRUST
2615 RIO TIBER DR
PUNTA GORDA, FL 33950-6388

OUR BEACH CONDO LLC
2483 OCEAN AVE
BELLMORE, NY 11710-3826

BAYSIDE RETREATS LLC
13101 GULF BLVD UNIT 1304
MADEIRA BEACH, FL 33708-2630

MEEHAN, FRANCES C
13336 GULF BLVD APT 403
ST PETERSBURG, FL 33708-2552

NOT UNDER THE BRIGE LLC
1610 NE HILLSIDE CT
ANKNEY, IA 50021-2504

CHAMBRE CONDO ASSN INC
1155 PASADENA AVE S STE H
SOUTH PASADENA, FL 33707-2878

BELLO, ROBERT JR
13301 GULF LN
MADEIRA BEACH, FL 33708-2535

JUNG, SHERRY CAMP
13195 GULF LN UNIT 302
MADEIRA BEACH, FL 33708-2556

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

MEDEIRA BR 1708 LLC
580 S HIGH ST STE 330
COLUMBUS, OH 43215-5644

MINZATESCU, NADIA
5633 N NEWARK AVE
CHICAGO, IL 60631-3138

JUEDES, GAYLE A
13336 GULF BLVD APT 104
MADEIRA BEACH, FL 33708-2550

DAVEROE PROPERTIES LLC
3822 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG, FL 33703-4649

13325 GULF DEVELOPERS LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

13200 GULF LLC
5204 HAMPTON BEACH PL
TAMPA, FL 33609-2498

DEXTER & CICI PROPERTIES LLC
1100 MONTEREY BLVD NE
ST PETERSBURG, FL 33704-2312

ESPINOSA, PATRICK JR
7431 JOHNSON ST
ARVADA, CO 80005-4177

MADEIRA RESORT CONDO LLC
11185 KAPOK GRAND CIR
MADEIRA BEACH, FL 33708-3015

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

AMMONS, LISA
13331 GULF BLVD
MADEIRA BEACH, FL 33708-2513

13302 MADERIA BEACH LLC
5965 VILLAGE WAY STE E105-712
SAN DIEGO, CA 92130-2475

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

GIANNINI, MARCANTONIO A
4657 VROOMAN DR
LEWISTON, NY 14092-1048

YUNIVER, STELLA
11909 MANDEVILLA CT
TAMPA, FL 33626-3305

GATOR NOLE LLC
520 CAPRI BLVD
TREASURE ISLAND, FL 33706-2944

BUDZIAK, CHRISTOPHER JAMES
8514 MARQUETTE DR
GROSSE ILE, MI 48138-1566

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

NAPIER ESTATES LLC
3104 E 700 N
WHITELAND, IN 46184-9420

PICOLO, BRONWYN
18325 GULF BLVD UNIT 201
REDINGTON SHORES, FL 33708-1056

INTUIT OASIS PROPERTIES III LLC
13952 NOBLE PARK DR
ODESSA, FL 33556-1767

FINZI LLC
17548 DEER ISLE CIR
WINTER GARDEN, FL 34787-9418

WESTEN APARTMENTS LLC
PO BOX 144
ROCKFIELD, KY 42274-0144



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-02741-000-0020

Radius: 300 feet

Parcel Count: 170

Total pages: 7

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

MCLENAGHAN, KRISTA
 LAWLEY, KELLY
 PO BOX 311
 225 SECOND ST
 RODNEY ON NOL 2CO,

MARTIN, CHRISTOPHER T
 MARTIN, GULSHAN
 515 INLET WOODS CT
 ALPHARETTA, GA 30005-6914

SULLIVAN, JASON LAWRENCE
 SULLIVAN, JULIE PATRICIA
 PO BOX 405
 BAY BULLS NL A0A 1C0,
 CANADA

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

DIFEO, FRANK
 DIFEO, KATHLEEN
 23 OFFER ST
 BRADFORD, MA 01835-7005

DE MELO, FIRMO
 DE MELO, TERESA
 7 LINKS LANE
 BRAMPTON ON L6Y 5G9,
 CANADA

THOMPSON, RICHARD
 LOURENCO, MONICA
 32 SAWSTON CIR
 BRAMPTON ON L7A 2N8,
 CANADA

ABRAMO, ANGELO
 ABRAMO, NANCY
 192 GARDEN PKWY
 BUFFALO, NY 14221-6628

RAGHEB, EMAD
 4333 WAKEFIELD CRES
 MISSISSAUGA ON L5C 4N3,
 CANADA

AZZURI LTD
 67 DECARIE CIR
 ETOBICOKE ON M9B 3J1,
 CANADA

KUILAN, DEBORAH G
 KUILAN, KENNETH A
 8 KENMERE BLVD
 DANBURY, CT 06810-7251

TORRES, RICHARD TRE
 TORRES, JULIA A HERRICK TRE
 83 E HIDDEN BAY DR
 DARTMOUTH, MA 02748-3023

NOROUZIAN, MIRYUSEF
 KING, KATHLEEN C
 1503 GINGER SNAP TRL
 DELAND, FL 32720-0923

LOCKER, MICHAEL W
 LOCKER, STACY
 814 W 5TH ST
 DULUTH, MN 55806-3943

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

STUART, LESLEY A TRE
 STUART, LESLEY A TRUST
 4403 ALLEN RD
 FRUITLAND PARK, FL 34731-5602

SCOTT, CORY
 SCOTT, JACKIE
 2885 COSTA DR
 GALESBURG, IL 61401-1235

HARMON, ANJA
 HARMON, TYLER W
 5893 STRATFORD GLEN CT SE
 GRAND RAPIDS, MI 49546-3886

HUNIGAN, JAMIE
 HUNIGAN, DONNA
 62 SUNSET MEADOWS CT
 GRAY, TN 37615-4297

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

WATKINS, MYRON C
 WATKINS, LIESEL C
 4503 OLD STAGE RD APT 303
 KINGSFORT, TN 37664-2938

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

BUJOUVES, PERRY ANGELO
BUJOUVES, MARIA VERGIRIS
1539 JIM ALLEN WAY
LONDON ON N6K 0E1,
CANADA

COMBS, HAROLD
COMBS, BEATRICE
909 DUDLEY SQUARE WAY
LOUISVILLE, KY 40222-4372

LLAUGET, RONALD F
LLAUGET, ROSE A
19905 READING RD
LUTZ, FL 33558-5006

GORDILLO, JUAN
GORDILLO, JUAN
111 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2451

COSTA, MICHAEL A TRUST
COSTA, ILEANA TRUST
13302 GULF BLVD
MADEIRA BEACH, FL 33708-2514

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 APT 404
MADEIRA BEACH, FL 33708-2552

HUZIOR, RYSZARD
HUZIOR, JANINA
13336 GULF BLVD UNIT 501
MADEIRA BEACH, FL 33708-2553

FARRO, BEVERLY
FARRO, MICHAEL
13195 GULF LN UNIT 401
MADEIRA BEACH, FL 33708-2555

ALVITI, ELIZABETH M
CLARK, CHRISTOPHER G
13195 GULF LN UNIT 502
MADEIRA BEACH, FL 33708-2556

FERRARO, MICHAEL L
FERRARO, ALDONA M
13195 GULF LN UNIT 202
MADEIRA BEACH, FL 33708-2556

DECONTI, PHILIP V JR TRE
DECONTI, TAMERA TRE
150 131ST AVE W
MADEIRA BEACH, FL 33708-2624

DECONTI, PHILIP V JR TRE
DECONTI, TAMERA TRE
150 131ST AVE W
MADEIRA BEACH, FL 33708-2624

CAYEA, SHANNON G
STAMP, WILLIAM D
13101 GULF BLVD UNIT 1409
MADEIRA BEACH, FL 33708-2630

VAN HOUTEN, GEORGE W SR
VANHOUTEN, GEORGE W JR
13101 GULF BLVD UNIT 1509
MADEIRA BEACH, FL 33708-2630

MARTIN, JULIO J
GUERRERO, JOSEFA M
13101 GULF BLVD UNIT 1609
MADEIRA BEACH, FL 33708-2630

NIKIFOROV, YULIA
NIKIFOROV, ALEXEY
13235 GULF BLVD UNIT C1
MADEIRA BEACH, FL 33708-2632

SHIVES, ANDREW
SHIVES, AMY E
13235 GULF BLVD UNIT 205
MADEIRA BEACH, FL 33708-2632

KUPRIANOV, ALEXANDER
SNYDER, KRISTIN
30 RENAISSANCE DR
MAYS LANDING, NJ 08330-2362

KOBETITSCH FAMILY TRUST
KOBETITSCH, THOMAS TRE
6061 COLLINS AVE APT 11C
MIAMI BEACH, FL 33140-2268

GERMANI, ENRIQUE FERNANDO
HAZ, PATRICIA ELIZABETH
6425 COACHFORD WAY
MISSISSAUGA ON L5N 3V8,
CANADA

FL INT IMP FUND TRE
C/O AMERIS REALTY OF FL
1114 17TH AVE S STE 205
NASHVILLE, TN 37212-2215

KLINE FAMILY TRUST
KLINE, JOHN MICHAEL TRE
10 RIVAGE
NEWPORT COAST, CA 92657-0100

BINSTOCK, AARON J TRE
BINSTOCK, KATRINA A TRE
1081 SHIRE ST
NOKOMIS, FL 34275-1645

STEWART, CHARLES
STEWART, AUSILIA
484 CRIMSON OAK TRAIL
OAKVILLE ON L6H 7A3,
CANADA

YORK, MICHAEL S & ALTA C LIVING TRUST
YORK, MICHAEL S TRE
6510 THOROUGHbred LOOP
ODESSA, FL 33556-1859

COTO, FRANK III TRE
COTO, NICOLE TRE
15306 LAKE MAURINE DR
ODESSA, FL 33556-3112

GUARINO, ROSS A JR
GUARINO, LISA KLAS
3085 ANGLE RD
ORCHARD PARK, NY 14127-1401

ARTETA, ERNESTO TRE
ARTETA, MARLENE TRE
428 S FAIRVIEW
PARK RIDGE, IL 60068-4753

SUVAK, WILLIAM A JR
SUVAK, NORMA LYNN
408 ROYAL CT
PITTSBURGH, PA 15234-1049

ADAMS, JAMES M
ADAMS, LINDA L
10565 57TH AVE N
PLYMOUTH, MN 55442-1661

DUNN, BRIAN P
DUNN, MAY LEE H
2401 POWDERHORN DR
RICHMOND, VA 23231-7059

MULLINEAUX, WILLIAM T
MULLINEAUX, SUSANNE M
5000 CLAYTON CT
SAINT AUGUSTINE, FL 32092-3688

CALEFATO-GREENBLATT, DANIELA
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

KAMERIC, LEO OMAR
NGUYEN, AMIE ALEXA
129 PAXTON LN
ST DAVIDS ON LOS 1J1,
CANADA

PETERSON, CHRISTOPHER E
PETERSON, SHANNON R
500 173RD AVE
ST PETERSBURG, FL 33708-1337

HARNEY, BRUCE C
HARNEY, RENE O
140 174TH TERRACE DR E
ST PETERSBURG, FL 33708-1343

DE BORD, CLAUDE H JR
DE BORD, JOANNE K
3990 61ST ST N
ST PETERSBURG, FL 33709-5259

ZBROZHEK, ALENA
SAPOSHNIKOV, DMITRIY
1834 COUNTRY CLUB RD N
ST PETERSBURG, FL 33710-3806

PETRINI, RONALD R REV TRUST
PETRINI, RONALD R TRE
2750 EAGLE AVE N
ST PETERSBURG, FL 33716-4106

RAY, BARBARA REVOCABLE LIVING TRUST
RAY, BARBARA TRE
PO BOX 47727
ST PETERSBURG, FL 33743-7727

WEISSHAPPEL, JOSEPH T
WEISSHAPPEL, KATHERINE A
3025 BIG TIMBER CIR
SUAMICO, WI 54313-7984

ALVARODIAZ, WILLIAM
CABRERA, DAVID
401 N OREGON AVE UNIT 10
TAMPA, FL 33606-1625

YORK, ANDREA
YORK, STEPHEN
15724 WOODSHED PL
TAMPA, FL 33624-1507

HERNANDEZ, ORLANDO A
HERNANDEZ, MARIA A
5503 LAKE LETA BLVD
TAMPA, FL 33624-2068

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, LYNN E M
24 MILLSTONE CRT
UNIONVILLE ON L3R 7M4,
CANADA

WATSON, KATHLEEN
COFFEY, KAREN LEE
4121 HELENE PL
VALRICO, FL 33594-5412

DAENENS, CEDRIC
DAENENS, ALEXANDRA SIMEONOVNA
3068 CLARKE DR
VIRGINIA BEACH, VA 23456-7927

PETERSON, COURTNEY D
PETERSON, CAROL J
807 8TH ST N
VIRGINIA, MN 55792-2317

LINDAUER, WILLIAM TRE
LINDAUER, MELINDA TRE
PO BOX 591
WAYNESVILLE, OH 45068-0591

JAQUETT, FRANK L
JAQUETT, LISA L
22 FARMINGTON CIR
WEST GROVE, PA 19390-9542

BELL, WILLIAM
BELL, SANDRA
9600 ELIZABETH LAKE RD
WHITE LAKE, MI 48386-2723

BROOKS, SANDRA L LIV TRUST
BROOKS, SANDRA L TRE
327 E 5TH AVE
WINDERMERE, FL 34786-3500

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

BRAINSNACKER LLC
1305 BAYSHORE BLVD
TAMPA, FL 33606-2911

MADEIRA GULF LLC
1105 BLYTH HILL CT
TRINITY, FL 34655-7014

TAVAREZ, TIFFANY
30 DUNCAN LN
ROCKAWAY, NJ 07866-2808

LUCKY TWO LLC
2396 BASSETT RD
WESTLAKE, OH 44145-2909

13101 GULF BLVD MBFL LLC
834 3RD AVE S
TIERRA VERDE, FL 33715-2223

NDL BEACH PROPERTY 1704 LLC
PO BOX 66689
ST PETE BEACH, FL 33736-6689

R & N PARTNERS LLC
8303 PINE RIVER RD
TAMPA, FL 33637-1011

INTUIT OASIS PROPERTIES II LLC
13952 NOBLE PARK DR
ODESSA, FL 33556-1767

CALLAHAN, BRONWYN PICOLO
18325 GULF BLVD UNIT 201
REDINGTON SHORES, FL 33708-1056

EVERNGAM, R SCOTT
13101 GULF BLVD UNIT 1407
MADEIRA BEACH, FL 33708-2630

A WAVE FROM IT ALL LLC
2400 BRIARCLIFF DR
NEWBURGH, IN 47630-8602

MADEIRA BAY RESORT I CONDO ASSN INC
2325 ULMERTON RD STE 20
CLEARWATER, FL 33762-3373

SOUTHWAY MINI STORAGE LLC
PO BOX 80105
CANTON, OH 44708-0105

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

BLANG, EUGENIE M
435 NEW HAMPSHIRE AVE
NORFOLK, VA 23508-2128

THORNTON, CYNTHIA
300 CHLOE DR
LA FAYETTE, GA 30728-6298

DEMPSEA VACATIONS LLC
5555 GULF BLVD UNIT 111
ST PETE BEACH, FL 33706-2330

RK CAPITAL LLC
1819 ALICIA WAY
CLEARWATER, FL 33764-7511

HOTEL B INVESTORS LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

NAPARIU, JOHN S
13336 GULF BLVD UNIT 503
MADEIRA BEACH, FL 33708-2553

FLEGAL, RONALD W
768 S COMMERCIAL ST
NEENAH, WI 54956-3314

PETERSON, JOYCE E
13195 GULF LN UNIT 402
MADEIRA BEACH, FL 33708-2556

BATEY, JEAN B
55 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2449

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

SALZMAN, ROSA A
7616 SANDSTONE DR
ORLANDO, FL 32836-6330

NAKAT, SAM S
8433 TIVOLI DR
ORLANDO, FL 32836-8759

DUSTY TRAILS RVN LLC
8787 BOYSENBERRY DR
TAMPA, FL 33635

MADEIRA BAY RESORT II CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

MADEIRA BAY 1406 LLC
13101 GULF BLVD UNIT 1406
MADEIRA BEACH, FL 33708-2630

NGUYEN, MUI THI TRUST
163101 GULF BLVD UNIT 1707
MADEIRA BEACH, FL 33708

BARBAS, CAMERON
13336 GULF BLVD UNIT 502
ST PETERSBURG, FL 33708-2553

BDA44 LLC
503 TOMAHAWK TRL
BRANDON, FL 33511-8085

FULKERSON, KAREN
PO BOX 311
CLARKSON, KY 42726-0311

MADEIRA DUNES CONDO ASSN INC
13307 GULF LN
MADEIRA BEACH, FL 33708-2535

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

P V L LTD PTNSHP LLLP
1201 BAYSHORE BLVD
TAMPA, FL 33606-2910

MARTINEZ, RICARDO H
13215 SERPENTINE WAY
SILVER SPRING, MD 20904-5347

KUHN SQUAD LLC
1925 JOSEY WALES TRL
DU QUOIN, IL 62832-3704

MADEIRA DEL SOL CONDO ASSN INC
600 S CLEVELAND MASSILLON RD
FAIRLAWN, OH 44333-3022

CAMPBELL, MARTHA E
13195 GULF LN APT 102
MADEIRA BEACH, FL 33708-2555

13235 GULF BLVD 512 LLC
8718 COBBLESTONE DR
TAMPA, FL 33615-4914

MCQUAID, JANE E LIVING TRUST
2615 RIO TIBER DR
PUNTA GORDA, FL 33950-6388

OUR BEACH CONDO LLC
2483 OCEAN AVE
BELLMORE, NY 11710-3826

BAYSIDE RETREATS LLC
13101 GULF BLVD UNIT 1304
MADEIRA BEACH, FL 33708-2630

MEEHAN, FRANCES C
13336 GULF BLVD APT 403
ST PETERSBURG, FL 33708-2552

NOT UNDER THE BRIGE LLC
1610 NE HILLSIDE CT
ANKNEY, IA 50021-2504

CHAMBRE CONDO ASSN INC
1155 PASADENA AVE S STE H
SOUTH PASADENA, FL 33707-2878

BBRS CONDO ASSN INC
13238 GULF BLVD
MADEIRA BEACH, FL 33708-2633

BELLO, ROBERT JR
13301 GULF LN
MADEIRA BEACH, FL 33708-2535

JUNG, SHERRY CAMP
13195 GULF LN UNIT 302
MADEIRA BEACH, FL 33708-2556

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

MEDEIRA BR 1708 LLC
580 S HIGH ST STE 330
COLUMBUS, OH 43215-5644

MINZATESCU, NADIA
5633 N NEWARK AVE
CHICAGO, IL 60631-3138

JUEDES, GAYLE A
13336 GULF BLVD APT 104
MADEIRA BEACH, FL 33708-2550

DAVEROE PROPERTIES LLC
3822 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG, FL 33703-4649

13325 GULF DEVELOPERS LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

13200 GULF LLC
5204 HAMPTON BEACH PL
TAMPA, FL 33609-2498

DEXTER & CICI PROPERTIES LLC
1100 MONTEREY BLVD NE
ST PETERSBURG, FL 33704-2312

ESPINOSA, PATRICK JR
7431 JOHNSON ST
ARVADA, CO 80005-4177

MADEIRA RESORT CONDO LLC
11185 KAPOK GRAND CIR
MADEIRA BEACH, FL 33708-3015

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

13302 MADERIA BEACH LLC
5965 VILLAGE WAY STE E105-712
SAN DIEGO, CA 92130-2475

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

GIANNINI, MARCANTONIO A
4657 VROOMAN DR
LEWISTON, NY 14092-1048

YUNIVER, STELLA
11909 MANDEVILLA CT
TAMPA, FL 33626-3305

GATOR NOLE LLC
520 CAPRI BLVD
TREASURE ISLAND, FL 33706-2944

BUDZIAK, CHRISTOPHER JAMES
8514 MARQUETTE DR
GROSSE ILE, MI 48138-1566

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

NAPIER ESTATES LLC
3104 E 700 N
WHITELAND, IN 46184-9420

PICOLO, BRONWYN
18325 GULF BLVD UNIT 201
REDINGTON SHORES, FL 33708-1056

INTUIT OASIS PROPERTIES III LLC
13952 NOBLE PARK DR
ODESSA, FL 33556-1767

FINZI LLC
17548 DEER ISLE CIR
WINTER GARDEN, FL 34787-9418

WESTEN APARTMENTS LLC
PO BOX 144
ROCKFIELD, KY 42274-0144

MPF BENEFICIARIES LLC
6112 N FLORIDA AVE
TAMPA, FL 33604-6624



AFFIDAVIT OF POSTING

Date: 5/15/2025
 Postings for: SE 2025-01

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

Lisa Sherman
 Signature

STATE OF FLORIDA
 COUNTY OF PINELLAS

Sworn to and subscribed before me this 15th day of May, 2025.

Personally known or produced _____ as identification.



Samantha Arison
 Notary Public

5/15/25
 Date

*Copy of public notice is attached.



72

[illegible]

madeirabeachfl.gov/plan-review-documents/

Help New Edit Page Live Editor Duplicate Post

Services Events News Meetings Departments Public Records Requests Public R


2025 RESIDENT PARKING PASS REGISTRATION


Community Development Department / Community Development Documents / Plan Review Documents


< Back

Plan Review Documents


John's Pass Village Activity Center Plan

 Jenny Silver
Director of Community Development

 (727) 391-9951 x244

 planning@madeirabeachfl.gov

 300 Municipal Drive

 Monday - Friday
8:30 am - 4:00 pm

Plan Review Documents

Special Magistrate Variances and Special Exception Uses

5/27/25 Special Magistrate Meeting 12 PM

Variances

VAR 2025-05 13119 4th St E

[VAR 2025-05 13119 4th St E Application Final](#)

[Public Notice VAR 2025-05 13119 4th St E](#)

Special Exception Uses

[SE 2025-01 Barefoot Beach Club Application](#)

[Public Notice SE 2025-01 Barefoot Beach Club 5 27 25](#)



SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-05

Staff Report and Recommendation Special Magistrate Meeting – May 27, 2025

Application: VAR 2025-05
Applicant: Kel Properties LLC
Property Owner(s): Phillip St. Louis
Property Address: 13119 4th Street East
Parcel ID: 15-31-15-65304-017-0030
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front yard setback from 20 feet to 11 feet and 4 feet 9 inches. To reduce the parking spaces required from 2 spaces per unit to 1 space per unit.

Specific Code Provisions:

Sec. 110-206. - Setback requirements. Front yard: 20 feet.

Sec. 110-971. Number of spaces.

TABLE OF REQUIRED PARKING SPACES

Use Categories	Number of Parking Spaces	Spaces Per Unit of Measure
Residential use	2.0	Per dwelling unit

I. Background

The requested variances for the property at 13119 4th Street East are to reduce the front yard setback from 20 feet to 11 feet and 4 feet 9 inches and to reduce the required two (2) parking spaces per unit to one (1) space per unit. The applicant is requesting these variances to allow for a fourplex to be rebuilt after a catastrophic loss from Hurricane Helene. The existing structure received substantial damage from Hurricane Helene's storm surge. For the fourplex to be able to be rebuilt, the requested variance would be required. Located below is a summary table that shows the required setbacks, existing setbacks, and proposed setbacks. Also located below is a table that shows the required and proposed parking counts.

<u>SETBACK</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED SETBACKS</u>
FRONT	20 feet	11 feet and 5 feet	11 feet and 4 feet 9 inches
SIDE	5 feet	4.4 feet and 7.8 feet	5 feet 3 inches and 5 feet 4 inches
REAR	25 feet	24.6 feet	25 feet 2 inches to 31 feet 3 inches

<u>PARKING USE CATEGORY</u>	<u>REQUIRED</u>	<u>PROPOSED VARIANCE</u>
Residential use	2 Parking Spaces Per Dwelling Unit	1 Parking Spaces Per Dwelling Unit

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 lot is less than the minimum required dimensions for a 4-unit residential structure in the R-2 Zoning District. Both the lot plat and structure pre-date the lot dimension requirements for the R-2, Zoning District.
- c.) The proposed variance would allow for the new structure to support maintaining the existing residential neighborhood character. Many neighboring properties have similar nonconforming front yard setbacks since they were built before the R-2, Zoning District setback requirements were adopted. The new structure would promote traditional development patterns of a block face.
- e.) The existing fourplex was substantially damaged during Hurricane Helene. The existing structure had nearly 5 feet of water inside the structure from storm surge. The new fourplex would be disaster resistant because it would need to meet all the applicable Florida Building Code and FEMA requirements.

(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 plat for the lot was approved in 1935. The existing fourplex located on the lot was built in 1945. Both the lot and the existing fourplex predates the R-2, Low Density Multifamily Residential Zoning District and the Land Development Regulations in the Madeira Beach Code of Ordinances. The applicant's request would not be considered 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:

For rebuilding after a catastrophic loss, duplexes, triplexes, or multifamily structures on nonconforming lots are required to meet the front yard setback. Many nearby R-2, Zoning District properties would require a similar variance to allow for a duplex, triplex, or multifamily structure to be rebuilt on a nonconforming sized lot. Granting this application would not give the applicant any special privilege.

- (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:

The existing fourplex was substantially damaged during Hurricane Helene. It would not be possible for the applicant to be able to build back their fourplex if they were required to meet the current front yard setback and parking requirements. Other neighboring properties with nonconforming structures would need to apply for similar variances. The literal interpretation of the code would deprive the applicant the right to rebuild after a catastrophic loss and create an unnecessary and undue hardship on the applicant.

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

Staff Findings:

The applicant is proposing a front yard setback variance that is similar to the front yard setback of the current structure. The side yard setback and rear yard setback of the new structure would meet the minimum required in the R-2, Zoning District. The proposed parking space variance would still give each unit has one (1) parking space and there would also be a bike rack. The variance granted would be the minimum variance required to make possible a 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.**

Staff Findings:

The proposed variance is in harmony with the general intent and purpose of the city land development regulations. The R-2, Zoning District is a residential zoning district that does allow for low density multifamily structures. The new fourplex would not be injurious to the area involved or otherwise detrimental to the public welfare.

III. Staff Recommendation:

City Staff recommends the approval of VAR 2025-05: 13119 4th Street East with the following conditions.

- 1) The parking for the apartment units must be on property.
- 2) The driveway must meet the requirements in Article II. - Sidewalks And Driveways of the Madeira Beach Code of Ordinances.

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 APPLICATION

*Applicant: Name and Address

KEL PROPERTIES LLC

13119 4TH ST E.

MADEIRA BEACH 33708

Telephone: (727) 225-0725

Email: _____

*Property Owner: Name and Address

PHILLIP ST. LOUIS

2288 EDYTHE DR.

DUNEDIN, FL 34698

Telephone: (727) 225-0725

Email: _____

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

13119 4TH ST E

Legal Description: PAGE'S REPLAT OF MITCHELL'S

BEACH BLK Q, LOT 3

Lot Area: 4060 SF Width: 40' ft. Depth: 104' ft.

Zoning District: R-2

Present Structures on Property: 4 PLEX APT BLDG

Present Use of Property: RESIDENTIAL (R-2) APARTMENT

Date Building Permit Request denied: N/A - FLOOD DAMAGE

Variance(s) needed from the zoning requirements: SEE ATTACH A & B

PARKING - EXIST (3) PROP 4 + BIKE RACK

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

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.



Special Magistrate Case #: _____

Item 5B.

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

Fee: 2,000 ☐ Check # 2944 ☐ Cash ☐ Receipt # _____

Date Received: 4 / 8 / 2025 Received by: Lisa Selan

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 Multi-Family, Tourist Dwellings or Commercial \$2,000.00 per Variance
____ After-the-fact Variance \$3,600.00 per Variance

X _____
Jenny Rowan, Community Development Director

Date: ____ / ____ / ____

X _____
Robin Gomez, City Manager

Date: ____ / ____ / ____

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.

Special Magistrate Case #:

APPLICATION (Must submit the following analysis)

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

RE-CONSTRUCT EXIST (4) UNIT APT BLDG

ABOVE FLOOD PLAIN. DUE TO FLOOD

DAMAGE > 50%

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

DISCLAIMER: According to Florida 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.

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. HURRICANE DAMAGE
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. ALL DAMAGED
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. LOSS OF UNITS
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. SEE LAND USE DATA

SEE NEXT PAGE

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.



PATTI THE ARCHITECT, INC.
1634 SAN ROY DRIVE* DUNEDIN, FL 34698* (727)733-3769

STATEMENT OF COMPLIANCE

April 8, 2025

4 UNIT APARTMENT
13119 4TH ST E
MADEIRA BACH, FL

In an effort to reconstruct the above referenced **Flood totaled Commercial Apartment Building** We respectfully request approval of our new building as shown on the attached plan .

We are in Compliance with the requirements of City Code Sec. 2-507 and meet more than (1) of the requirements under Criteria #1 and Comply with Criteria #2 thru #6.

#1 c. The Character of the existing neighborhood as established will not be deviated from in regard to existing **established** Front setback, building height and all dimensional requirements as indicated in our Land Use Data See C-1.

#1 e. Through elevating the building above the base flood elevation (AE 10') The new structure and all components including Impact resistant Windows and all Florida "Product approved" elements will render the project **more disaster resistant** per FEMA, State of Florida and City Standards.

2. The Hurricane Damage and subsequent flooding was not applicant created.
3. The retaining of the original Front setback is compatible with other bldgs. In the district.
4. The Elimination of Rental units would be an unnecessary hardship on the occupants.
5. Nothing in excess of the previous building size, height and location is being requested.
6. The City Land Development regulations allow for the re-establishment of the building. The Reconstruction will be in conformance with new flood plain and Fla. bldg. code regulations.

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  _____
Property Owner's Signature

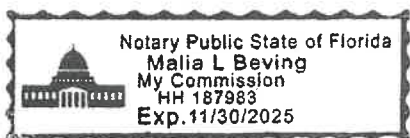
Date: 9 / 8 / 2025

STATE OF Florida

COUNTY OF Pinellas

Before me this 8th day of April, 2025, Philip St. Louis 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.

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.

NON-OWNER (AGENT) CERTIFICATION

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

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

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

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

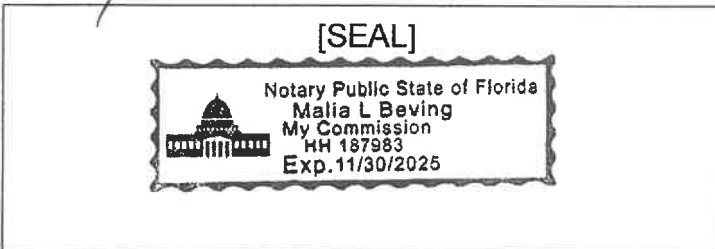
Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the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

X Patricia M. Stough Date: 4 / 8 / 2025
 Property Owner's Signature (If other than the property owner)

STATE OF Florida

COUNTY OF Pinellas

Before me this 8th day of April, 2025, Patricia Stough
 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.



Malia L. Beving
 Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

DISCLAIMER: According to Florida 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.

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:

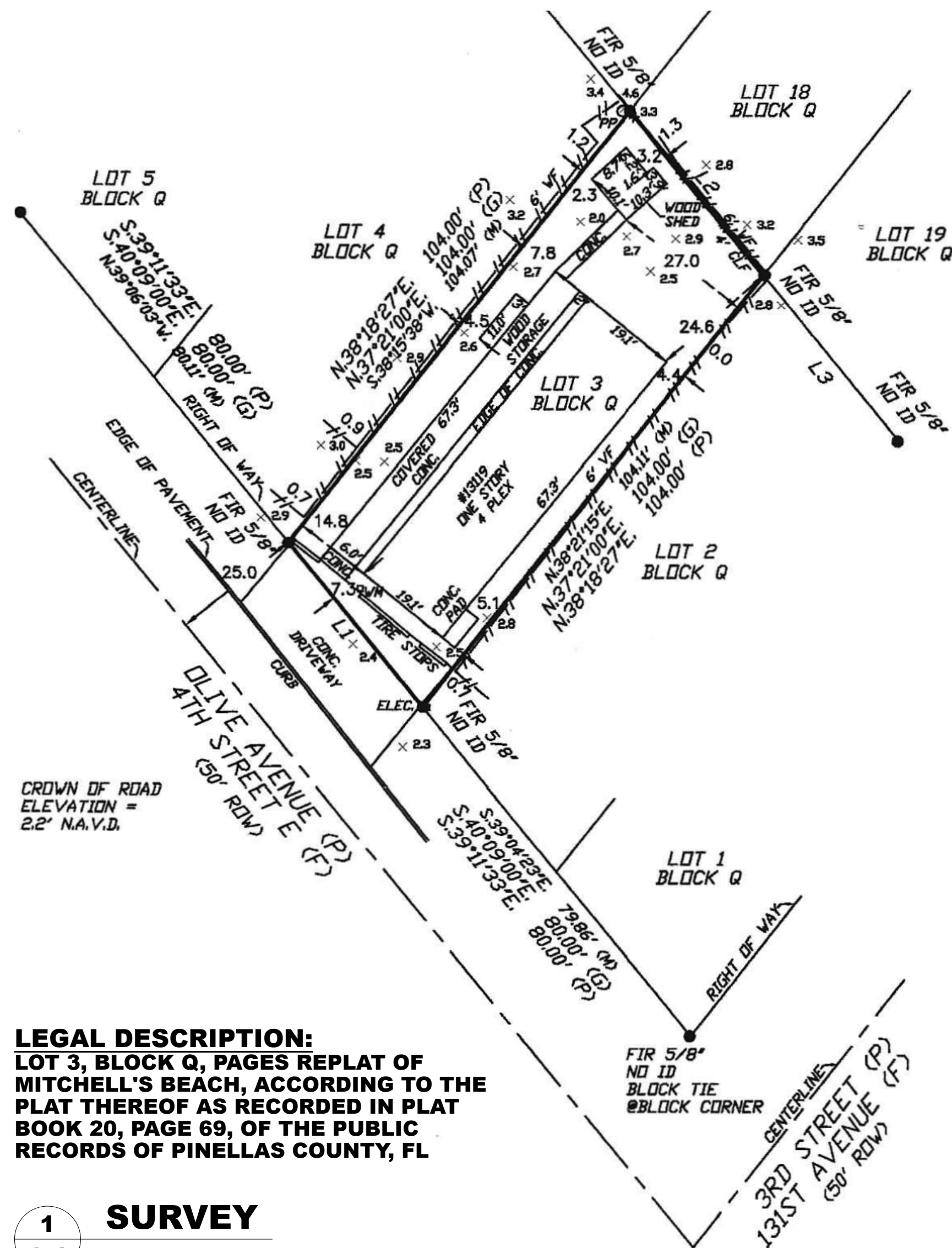
1. Public notice will be read along with correspondence received.
2. City presents its case, and the applicant may cross-examine.
3. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
4. Public comment will only be solicited or received 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 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.

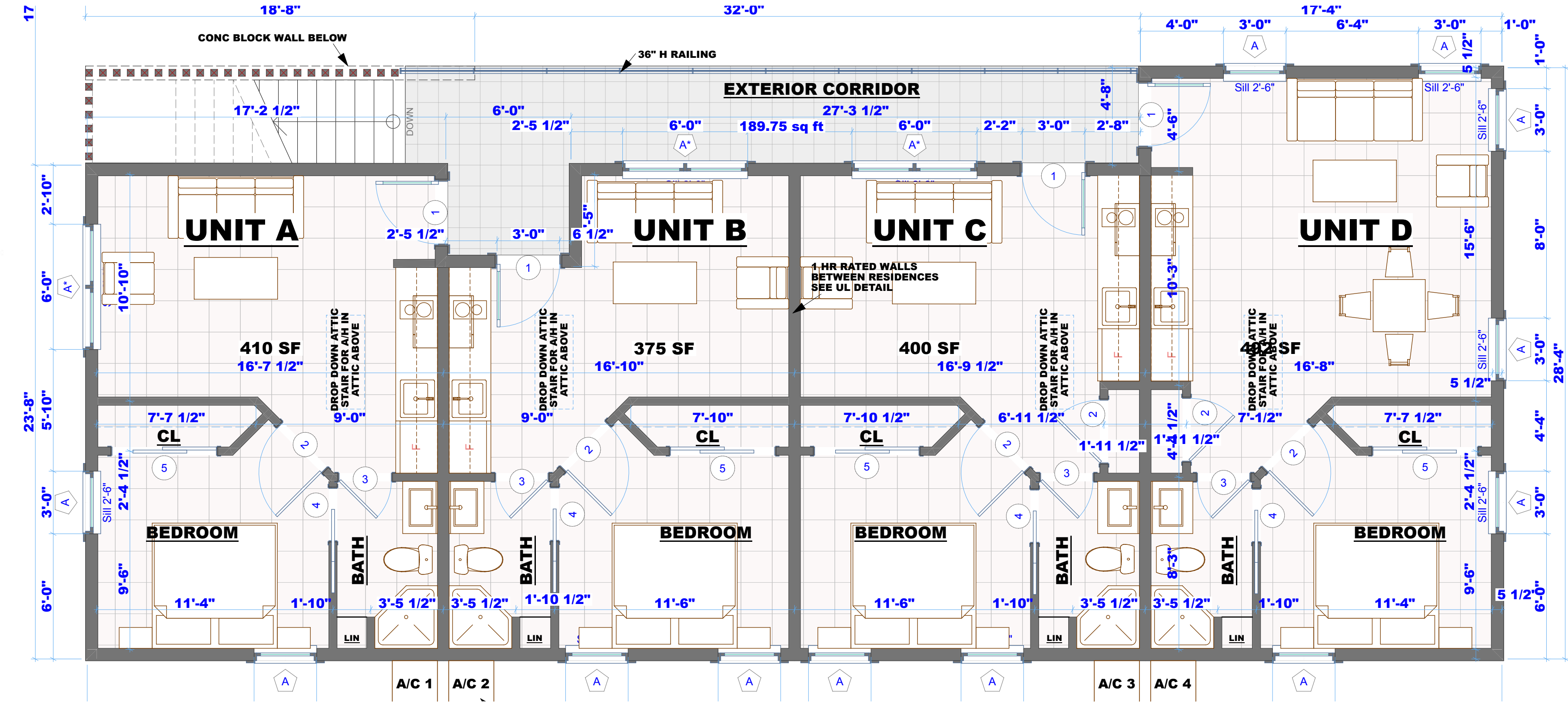
DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in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

KEL PROPERTIES QUADPLEX



LINE DATA		
LINE	BEARING	DISTANCE
L1	N.39°11'33"E	40.00' (P)
	N.40°09'00"W	40.00' (G)
	S.39°19'23"E	39.90' (M)
L2	S.39°11'33"E	40.00' (P)
	S.40°09'00"E	40.00' (G)
	N.39°25'52"W	40.06' (M)
L2	S.39°11'33"E	40.00' (P)
	S.40°09'00"E	40.00' (G)
	S.38°36'36"E	40.14' (M)

x 0.0 = SPOT ELEVATION IN N.A.V.D. DATUM



SCOPE OF WORK

BUILDING CATEGORY II
FLOOD ZONE AE (EL 10)

LAND USE PLAN: RM (15 UITS)
ZONING: R-2

DEMOLISH EXISTING 1,273 SF (4) UNIT APT BLDG. CONSTRUCT NEW FEMA COMPLIANT (4) UNIT (1 BED/1BATH) AS SHOWN.

PLUMBING TO INCLUDE NEW MAIN TO CITY W/ (4) LAV/ TOILET/ SHOWER ROOMS AND KITCHEN SINK W/ ICE MAKER REF. FUTURE WASHER AND DRYER UNIT FOR BUILDING USE. (2) EXT HOSE BIBS.

ELECTRICAL TO INCLUDE 100 AMP PANEL PER UNIT WITH BRANCH CIRCUIT AS SHOWN.

MECHANICAL WORK TO INCLUDE PROVIDING AND INSTALLING 3/4 TON HEAT PUMP UNIT SEER 18 MINIMUM. CONDENSERS ON ROOF

AIR BARRIER AND INSULATION INSPECTION CHECK LIST SHALL BE SUBMITTED PER R402.4.1.1 ENVELOPE LEAKAGE TEST REPORT IN ACCORDANCE W/ R 402.4.1.2 SHALL BE PROVIDED.

ALL PLANS DESIGNED IN ACCORDANCE WITH THE 2023 (8TH EDITION) FLORIDA BUILDING CODES, 2020 NATIONAL ELEC CODE - NFPA 70, AND 8TH EDITION FIRE PREVENTION CODE.

LAND USE DATA

ZONE R-2
LAND USE RM

LOT SIZE
LOT WIDTH
LOT DEPTH

REQUIRED
4,000SF
40'
100'

PROVIDED
4,060SF
40'
104'

SETBACKS
FRONT (STREET SIDE)
SIDE
REAR
HEIGHT

20'
5'
25'
30' ABOVE BFE

NEW CONDITIONED
STAIR/HALL
TOTAL BUILDING

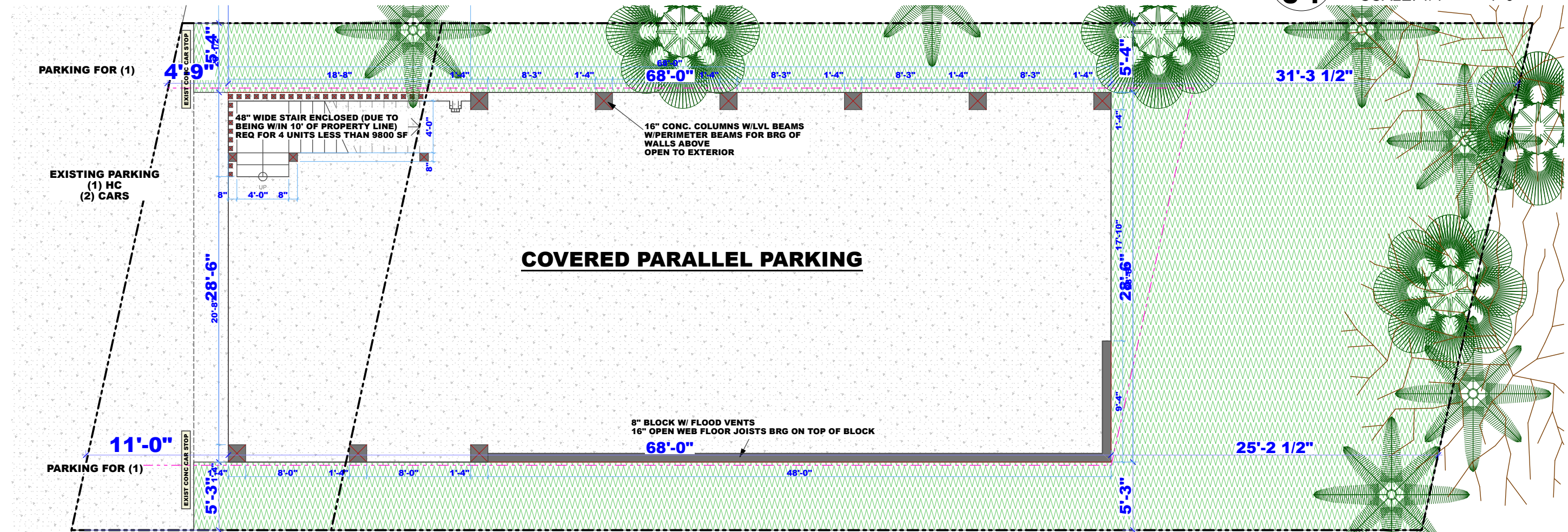
1703 SF
276 SF
1979 SF =48.7% FAR (% MAX)

EXIST. PARKING
NEW PARKING

3 CARS
4 CARS+

DRIVEWAY/WALKS
NEW PATIOS
TOTAL IMPERVIOUS

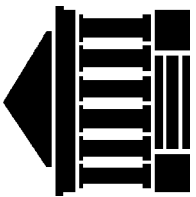
0 SF
0 SF
1979 SF 48.7% ISR (% MAX)



PARCH@GATE.NET

PATRICIA M. STOUGH, AIA (727) 733-3769

Patricia M. Stough
the Architect, Inc.



1634 SAN ROY DRIVE, DUNEDIN, FL 34698

AR 0010684

COPYRIGHT © 2025
BY PATRICIA M. STOUGH

MLB

1 04/01/2025 MAD BEACH BOARD REVIEW

1 05/05/2025 RE-SUB BOARD REVIEW

KEL PROPERTIES
QUADPLEX

13119 4TH STREET E
MADIERA BEACH, FL 33708

COVER SHEET - BOARD REVIEW

DATE: 03/20/2025
DRAWN BY: MLB
PROJECT ID: 15-31-15-65304-017-0030

25-05

C-1

Madeira Beach Special Magistrate Variance Application

Attachment A

Variance needed from zoning requirements:

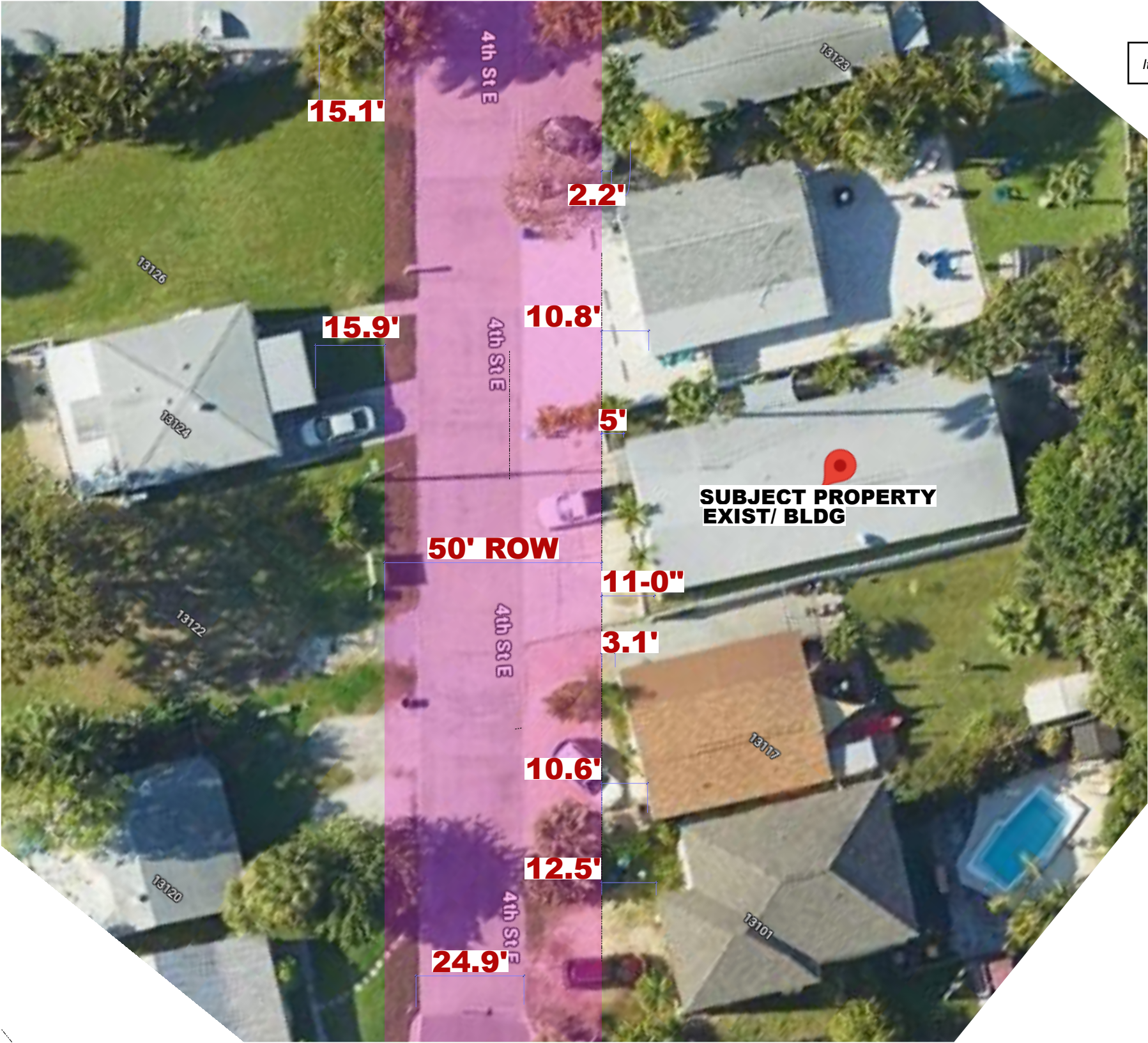
Front Setback: 20' required, 11'- 0" and 4'-9" proposed.
Irregular shaped lot 11'-0" and 5'-0" existing

Side Setback: 5'- 0" required, 5'- 3"and 5'-4" proposed.
4.4' and 7.8' existing

Rear Setback 25' required, 25'-2" to 31'- 3" proposed
24.6' existing

ATTACHEMENT B

Aerial of Neighbor properties attached w/ dimensions





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 **May 27, 2025, 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 -VARIANCE 2025-05

Application: VAR 2025-05
Applicant: Kel Properties LLC
Property Owner(s): Phillip St. Louis
Property Address: 13119 4th Street East
Parcel ID: 15-31-15-65304-017-0030
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q,
LOT 3
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential
Medium

Request: To reduce the front yard setback from 20 feet to 11 feet and 4 feet 9 inches. To reduce the parking spaces required from 2 spaces per unit to 1 space per unit.

Specific Code Provisions: Sec. 110-206. - Setback requirements. Sec. 110-971. Number of spaces.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708.* The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: May 16, 2025, 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/>



Item 5B.

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: _____

Applicants 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.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 14 May 2025

Subject Parcel: 15-31-15-65304-017-0030

Radius: 300 feet

Parcel Count: 65

Total pages: 4

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.

DICK FAMILY IRREVOCABLE TRUST
FRYC, KATHLEEN A TRE
2453 TOUAREUNA RD
AMSTERDAM, NY 12010-8537

LAMB, EDWARD B II TRE
LAMB, CYNTHIA TRE
4780 MASON RD NW
CANAL WINCHESTER, OH 43110-9229

LAPINSKI, ROSE MARIE REVOCABLE TRUST
LAPINSKI, ROSE MARIE TRE
637 DUCHESS BLVD
DUNEDIN, FL 34698-2555

HUYNH, KIM PHUOC
HUYNH, DIEU HUONG
2 CHEMIN DU LUSSEX
JOUXTENS-MEZERY 1008,
SWITZERLAND

MANFULL, CASANDRA
MANFULL, ERIC
10445 S 27TH AVE
LAVEEN, AZ 85339-1750

CAIN, KIMERLY TRE
CAIN, KIMERLY J LIV TRUST
499 HOPE RD
LINCOLNVILLE CENTER, MA 04850-5950

DANIELL, MICHAEL J TRE
DANIELL, MICHAEL J REVOCABLE TRUST
543 NORMANDY RD
MADEIRA BEACH, FL 33708-2315

SAFI, CAROLINE
SAFI, SABRE ANTHONY
13133 3RD ST E
MADEIRA BEACH, FL 33708-2413

ODUM, PAMELA ANN
ODUM, EDWARD F
13101 3RD ST E
MADEIRA BEACH, FL 33708-2413

KELLEY, BRIAN KEVIN
KELLEY, MARIA LUISA
13155 3RD ST E
MADEIRA BEACH, FL 33708-2413

LUKO, DEBORAH J
LUKO, JEFFREY S
13123 4TH ST E
MADEIRA BEACH, FL 33708-2419

SOUDERS, DANIEL DAVID
DUDA, MICHELLE A
13143 4TH ST E
MADEIRA BEACH, FL 33708-2419

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

BUTTERFIELD, APRIL
BUTTERFIELD, ANDREW
13122 4TH ST E
MADEIRA BEACH, FL 33708-2420

OBIE, MICHAEL R
OBIE, MONICA
13120 4TH ST E
MADEIRA BEACH, FL 33708-2420

WEIDINGER, ALOIS
ELSTON, JULIE
13065 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

KALISEK, JORDAN LEE
KALISEK, KATHERINE MARIE
13027 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

HODGE, LISA
PEATROSS, PAUL
13107 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

LAIRD, ANNETTE
LAIRD, THOMAS C
13119 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

HELFRICH, MICHAEL S
HELFRICH, FRANCES A
13150 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2440

THOMPSON, MICAH BARRY
THOMPSON, COURTNEY ANKRUM
255 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2453

STOCKFISCH, JEROME R
STOCKFISCH, DARLYN A
319 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2455

SPENCE, GARY A
SPENCE, BETH
315 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2455

NEWBURY, NICHOLAS
NEWBURY, JAMES
311 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2455

LISTER, TERRY W
LISTER, KATHY B
338 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2456

HENKEL, GARY
NELSON, WILLIAM H
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

ARGUELLO, HUMBERTO M
APPUHAMILLAGE, THISAL S NANAYAKKARA
JAYASURIYA
13115 3RD ST E UNIT 1A
MADEIRA BEACH, FL 33708-3022

STERN, ROBERT
LUNEBORG, KELLI
805 HILLS CREEK DR
MCKINNEY, TX 75072-5229

RADOSAVLJEVIC, MILOVAN
RADOSAVLJEVIC, JASMINA
610 WEST 142ND ST APT 6J
NEW YORK, NY 10031-6634

BUCKLEY, MARSHA FARRALL TRE
BUCKLEY, MICHAEL RONALD TRE
4517 BECKETT CT
NORMAN, OK 73072-3411

ARMENIA, ROBERT W
ARMENIA, ERICKA
10970 TALLY FAWN LOOP
SAN ANTONIO, FL 33576-7278

HOLDEN, WILLIAM H
C/O ROBERTS, ELIZABETH H
3465 BEE RIDGE RD APT 322
SARASOTA, FL 34239-7232

CARTER, CLARENCE J JR
HAYNES, MELANIE
9494 SILVERTHORN RD
SEMINOLE, FL 33777-3165

DAVIES, SANDRA
DAVIES, KENNETH O
4351 7TH AVE N
ST PETERSBURG, FL 33713-6213

CARRINGTON FAMILY TRUST
CARRINGTON, LAWRENCE W TRE
1210 E OAKWOOD ST
TARPON SPRINGS, FL 34689-5534

ABRAMS, TODD F
ABRAMS, KAREN S
28731 CORBARA PL
WESLEY CHAPEL, FL 33543-6431

HERRERO, ANA L
6325 6TH AVE N
ST PETERSBURG, FL 33710-6905

CHURNS, ROSEMARY
818 MAIN ST UNIT 103
EL SEGUNDO, CA 90245-5203

MEDIA SOCIAL NETWORK LLC
637 S FAIRFAX AVE UNIT 502
LOS ANGELES, CA 90036-5048

HART, HOWARD FRANCES
336 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2456

HOLIDAY ISLES MARINE TRAINING
299 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2453

CLARK, VICKI L
13149 3RD ST E
MADERIA BEACH, FL 33708-2413

SIMMONS, WILLIAM D
13101 4TH ST E
MADEIRA BEACH, FL 33708-2419

BUIS, PRISCILLA
10127 PARADISE BLVD
TREASURE ISLAND, FL 33706-3116

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

BARONCINI, DARRYL J
13031 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

CREIGHTON, JOHN E
PO BOX 8186
MADEIRA BEACH, FL 33738-8186

STALBA INVESTMENTS LLC
7957 2ND AVE S
ST PETERSBURG, FL 33707-1023

PUGH, CARL S III
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

UTIGER, JILLENE
320 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2473

RIGGINS, TRAM HOANG
13661 KINGSMILL RD
MIDLOTHIAN, VA 23113-4063

JUDYS TROPICAL COTTAGES LLC
105 MENARD PL
THIBODAU, LA 70301-3548

TBMB PROPERTIES LLC
1804 W MORRISON AVE
TAMPA, FL 33606-2830

VERTZ, ROBERT L
13117 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

BAKER, TRENT
735 5TH ST N
ST PETERSBURG, FL 33701-2313

321 BOCA CIEGA LLC
119 S CLYDE AVE
KISSIMMEE, FL 34741-5613

GISTINGER, MICHAEL
16037 REDINGTON DR
REDINGTON BEACH, FL 33708-1662

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

SAND DOLLAR HOMES LLC
13650 BRUCE B DOWNS BLVD UNIT 48371
TAMPA, FL 33613

J&B TERRA CAPITAL LLC
20815 NE 16TH AVE APT B19
MIAMI, FL 33179-2136

ABREU, JESSE
13109 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

MARTIN, ERIC
13035 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

PASHA, MARIANNE
13155 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439



AFFIDAVIT OF MAILING

Date: 5/15/2025
 Mailings for Case # VAR 2025-05

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

Lisa Scheemore
 Signature

STATE OF FLORIDA
 COUNTY OF PINELLAS

Sworn and subscribed before me this 16th day of May, 20 25.

Personally known or produced _____ as identification.



Samantha Arison
 Notary Public

5/16/25
 Date

*Copy of public notice is attached.



AFFIDAVIT OF POSTING

Date: 5/16/2025
 Postings for: VAR 2025-05

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 16th day of May, 2025.

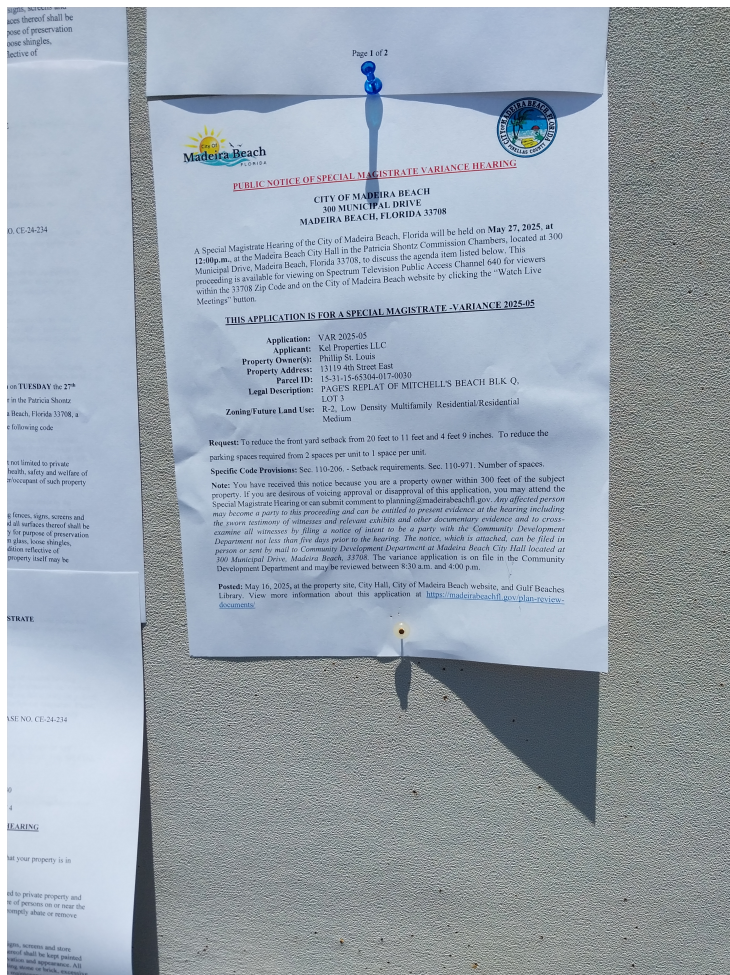
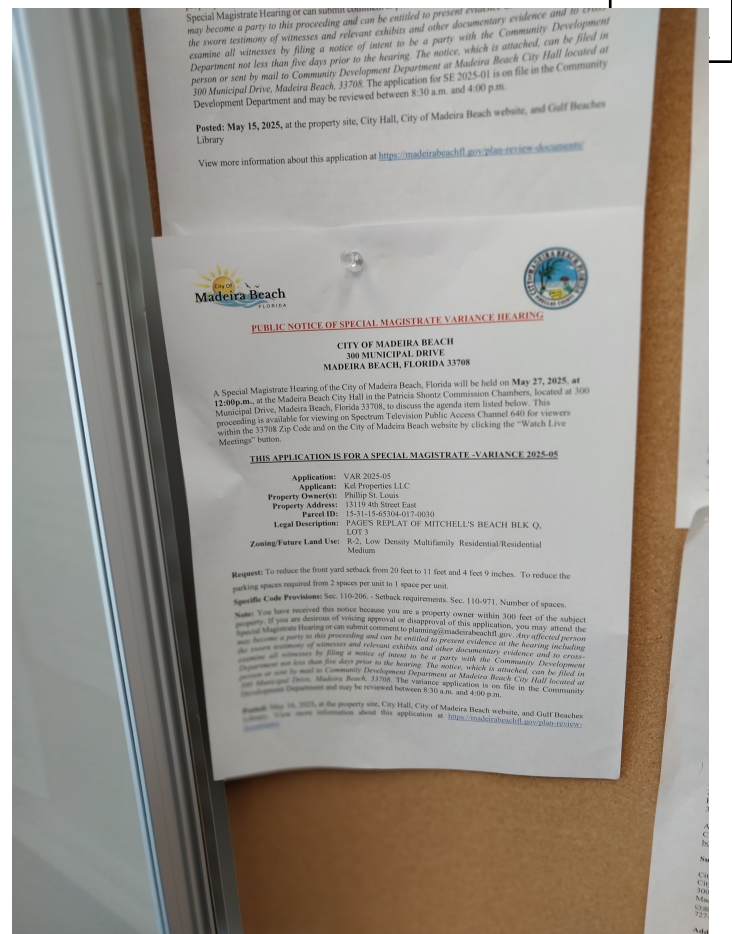
Personally known or produced _____ as identification.



Samantha Arison
 Notary Public

5/16/25
 Date

*Copy of public notice is attached.



Community Development Documents

Plan Review Documents

Special Magistrate Variance Applications

5/27/25 Special Magistrate Meeting 12 PM

Variances

VAR 2025-05 13119 4th St E

VAR 2025-05 13119 4th St E Application Final

Public Notice VAR 2025-05 13119 4th St E



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5C.

Parcel Summary (as of 13-Nov-2024)

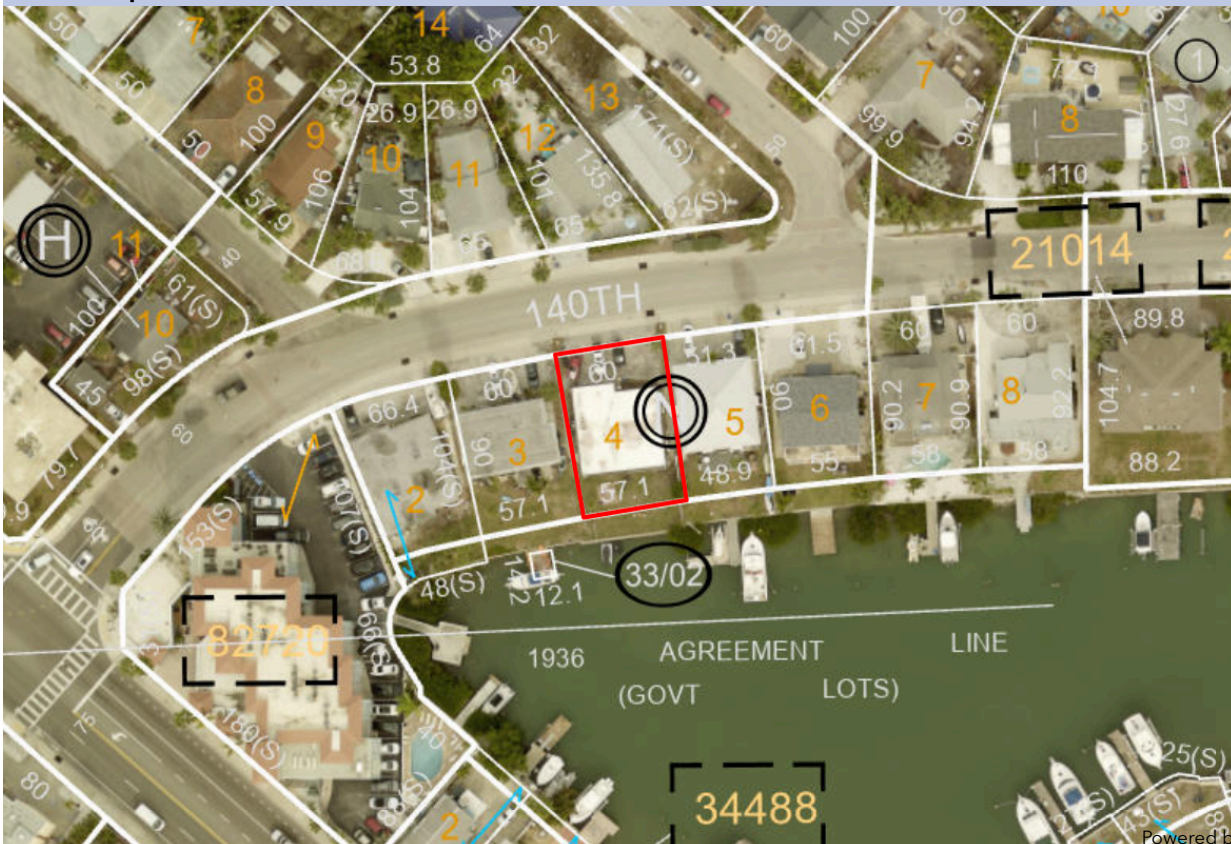
Parcel Number

10-31-15-34362-014-0040

- Owner Name
NAVARRO, ESTELLA EST
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**121 140TH AVE E
MADEIRA BEACH, FL 33708**
- Mailing Address
**11501 47TH AVE N
MADEIRA BEACH, FL 33708-2705**
- Legal Description
GULF SHORES 3RD ADD REPLAT BLK N, LOT 4
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1971

Heated SF	Gross SF	Living Units	Buildings
2,093	2,093	3	1

Parcel Map



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

100

Item 5C.

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
04690/1314		278.02	A	Current FEMA Maps	Check for EC	Zoning Map	21/32

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$830,000	\$505,909	\$505,909	\$830,000	\$505,909

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$760,000	\$459,917	\$459,917	\$760,000	\$459,917
2022	N	\$615,000	\$418,106	\$418,106	\$615,000	\$418,106
2021	N	\$427,800	\$380,096	\$380,096	\$427,800	\$380,096
2020	N	\$392,063	\$345,542	\$345,542	\$392,063	\$345,542
2019	N	\$369,455	\$314,129	\$314,129	\$369,455	\$314,129

2024 Tax Information



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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
31-Dec-1978	\$60,000	Q			NAVARRO, JOSEPH	04690/1314
31-Dec-1971	\$46,700	Q				03530/0186

2024 Land Information

Land Area: \cong 5,271 sf | \cong 0.12 acres Frontage and/or View: Canal/River Seawall: Yes

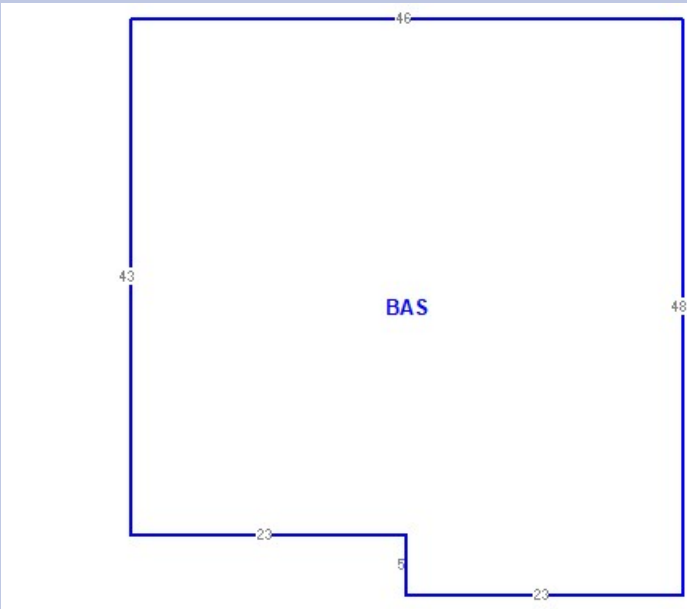
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	57x90	\$12,900	57.40	FF	.9975	\$738,609

2024 Building 1 Structural Elements and Sub Area Information

Item 5C.

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	2,093	2,093
Floor System:	Slab On Grade	Total Area SF:	2,093	2,093

Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	3
Roof Frame:	Gable Or Hip
Roof Cover:	Bu Tar & Gravel Alt
Year Built:	1971
Building Type:	Duplex - 4-Plex
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Unit/Space/Wall/Floor
Cooling:	None
Fixtures:	9
Effective Age:	36



2024 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
BR20220645	ADDITION/REMODEL/RENOVATION	07/18/2022	\$10,500
R20220445	ROOF	05/23/2022	\$12,000

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 4, 2025

NAVARRO, ESTELLA EST
11501 47TH AVE N
MADEIRA BEACH, FL 33708-2705
Case Number: CE-24-234

RE Property: 121 140TH AVE E **Parcel #**10-31-15-34362-014-0040

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 4

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 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.

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.

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

- (6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.
- (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.
- (11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

Violation Detail(s):

Building located on property damaged, requiring maintenance.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain all required building permit(s) to bring the property back into compliance. If permit(s) cannot be obtained, the structure must be removed.

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

Follow up date:
March 18, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

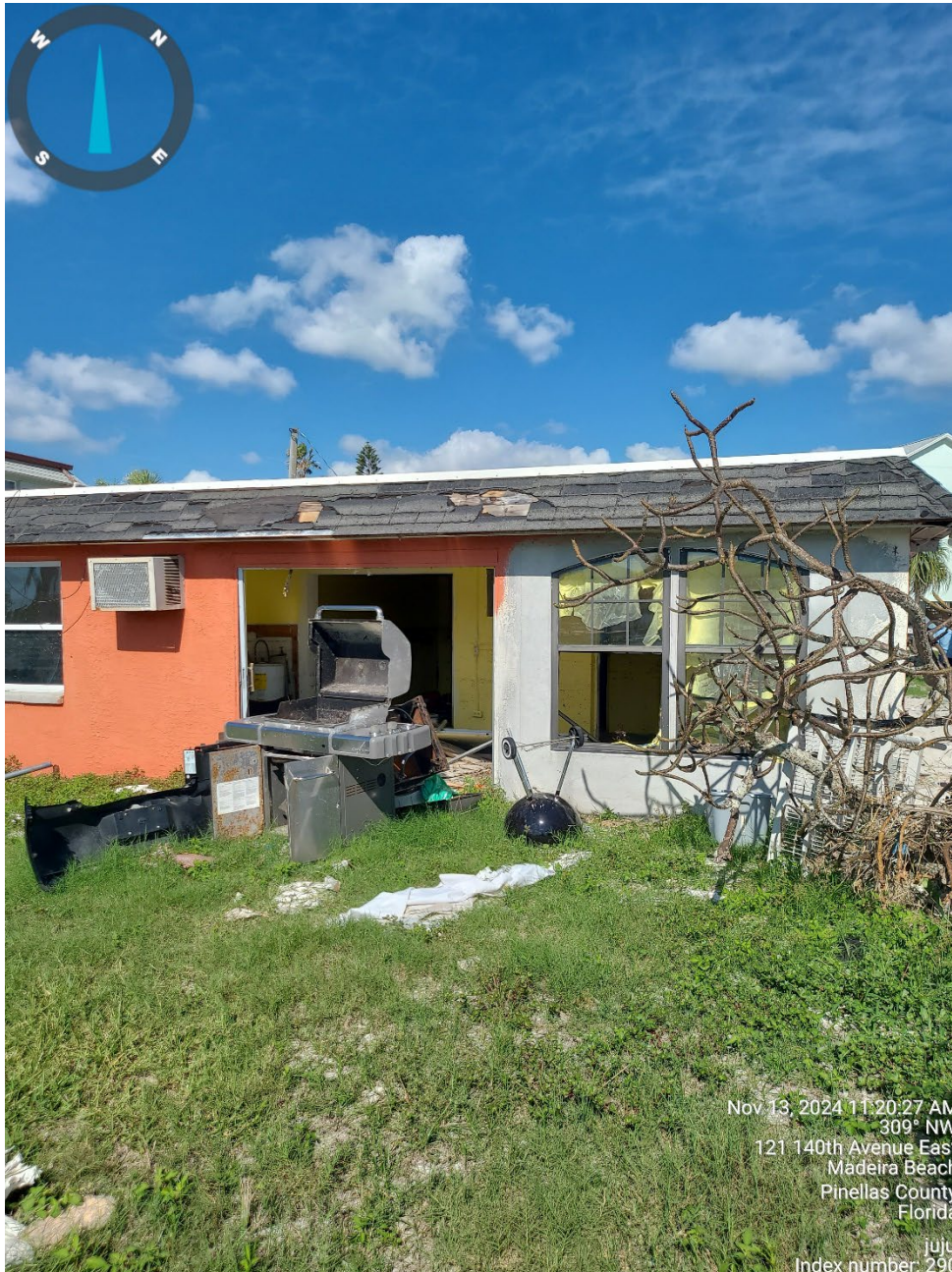
We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



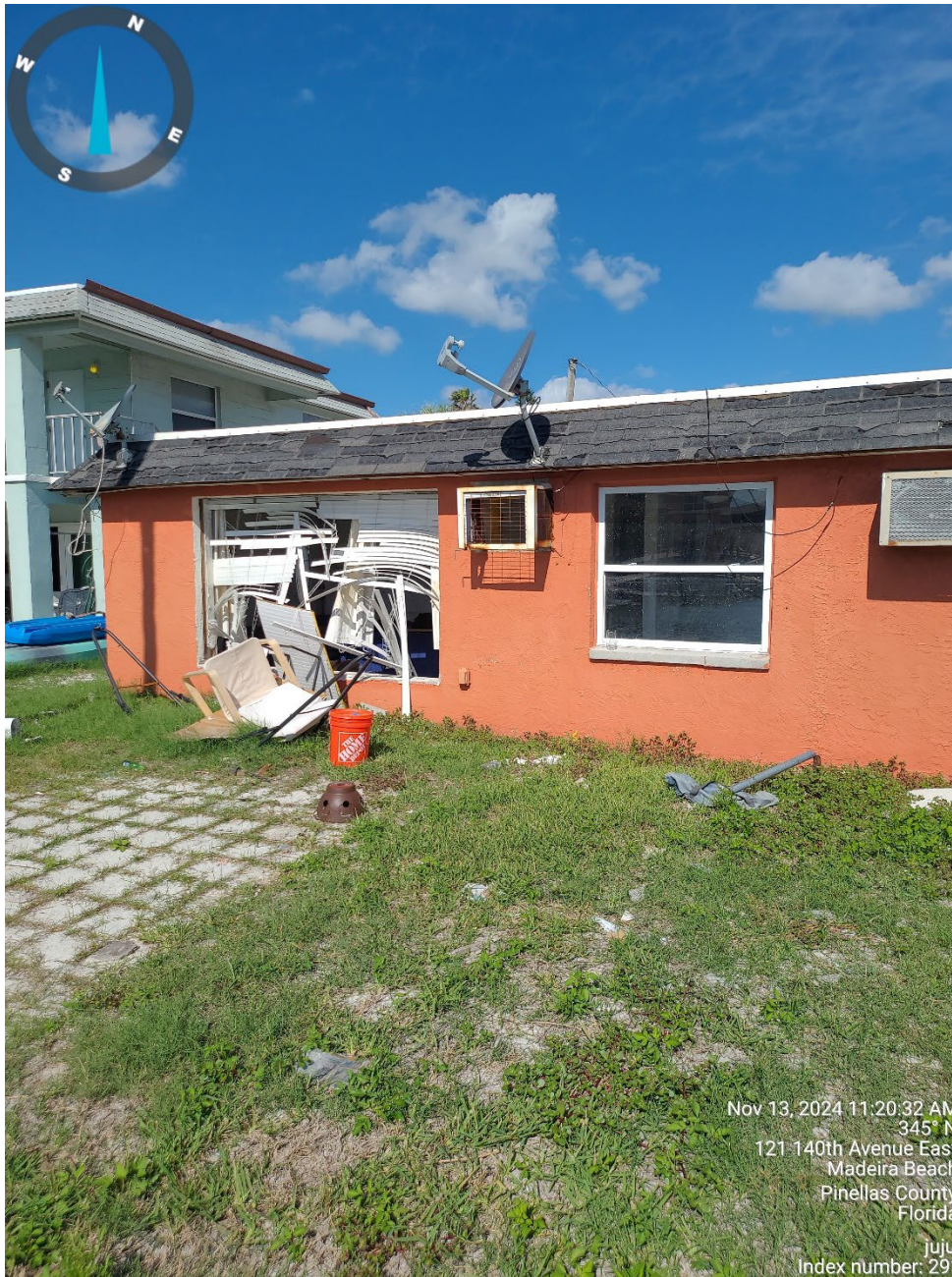
Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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



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



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



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

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 18, 2025

NAVARRO, ESTELLA EST
11501 47TH AVE N
MADEIRA BEACH, FL 33708-2705
Case Number: CE-24-234

RE Property: 121 140TH AVE E **Parcel #**10-31-15-34362-014-0040

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 4

NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 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.

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.

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

- (6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.
- (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.
- (11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

Violation Detail(s):

Building located on property damaged, requiring maintenance.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain all required building permit(s) to bring the property back into compliance. If permit(s) cannot be obtained, the structure must be removed.

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

Follow up date:
March 31, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

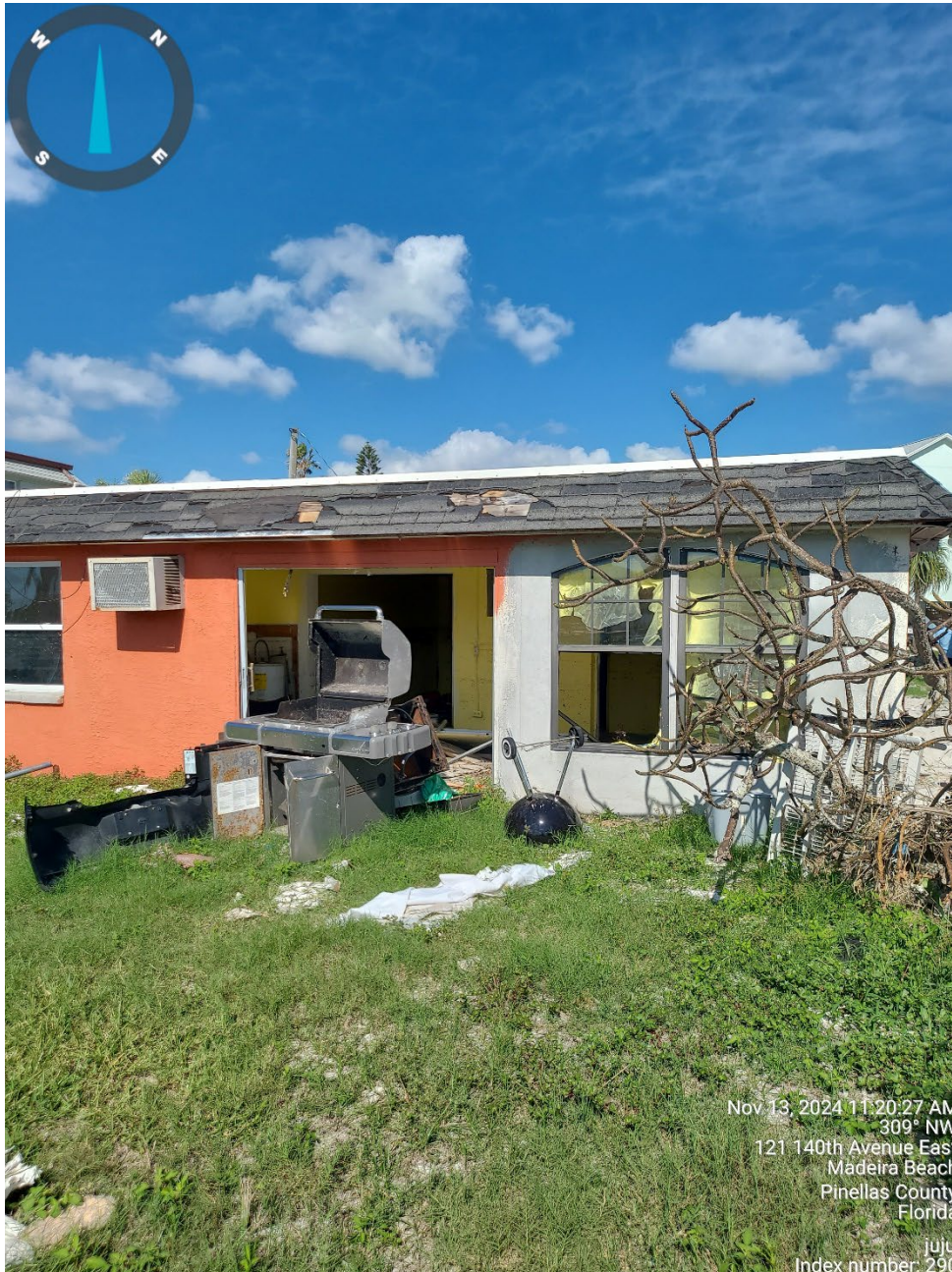
We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



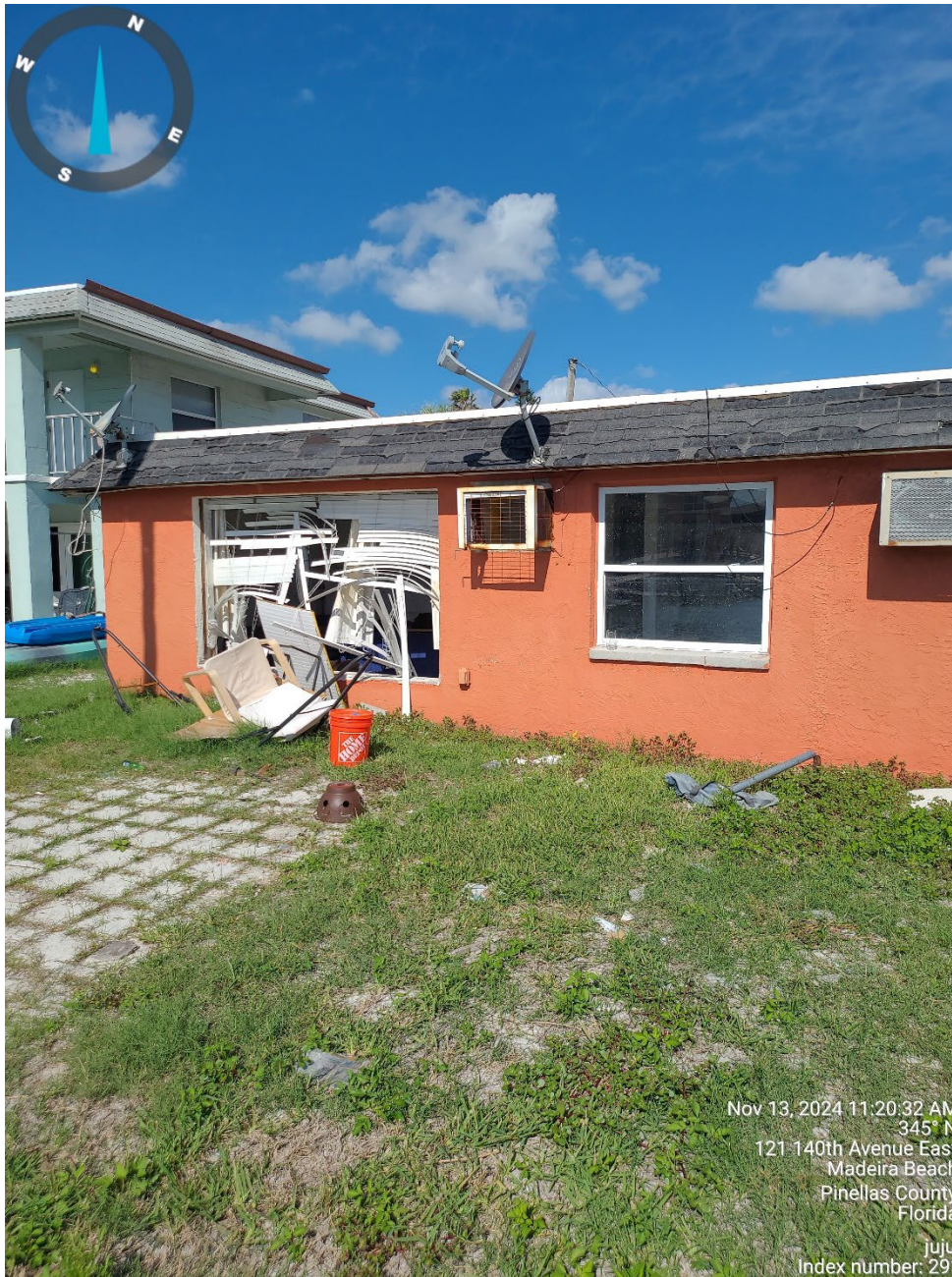
Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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



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



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



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.

OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

Item 5C.



9589 0710 5270 2237 2063 13



quadiënt

FIRST-CLASS MAIL
IMI

\$009.92⁰

03/18/2025 ZIP 33708
043M31233717

US POSTAGE

Principal Drive
t, Florida 33708

NAVARRO, ESTELLA EST
11501 47TH AVE N
MADEIRA BEACH, FL 33708-2705
Case Number: CE-24-234

DE Property 121 140TH AVE E, Bldg #10 31 15

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:

Navarro, Estela Est
1501 47th Ave N
Madeira Beach FL 33708

ce-24-234



9590 9402 8374 3156 7198 46

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2063 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Item 5C.

Agent
Addressee

C. Date of Delivery

3-21-25

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ 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**

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-234

NAVARRO, ESTELLA EST
11501 47TH AVE N
MADEIRA BEACH, FL 33708-2705
Respondents.

RE Property: 121 140th Ave. E **Parcel #**10-31-15-34362-014-0040

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 43

AFFIDAVIT OF SERVICE

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

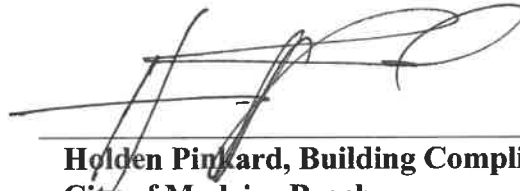
That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via
Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via
First Class mail.

On the 15th day of May, 2025, I posted a copy of the attached NOTICE OF HEARING on the
property located at 121 140th Ave. E, Parcel # 10-31-15-34362-014-0040 the City of Madeira
Beach.

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be
posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that
said papers remain posted at the Municipal Government Offices for a period of not less than
ten days from the date of posting.



Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



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

May 15, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-234

NAVARRO, ESTELLA EST
11501 47TH AVE N
MADEIRA BEACH, FL 33708-2705

Respondents.

RE Property: 121 140th Ave. E **Parcel #** 10-31-15-34362-014-0040

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 4

NOTICE OF HEARING

To whom it may concern:

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

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

The exterior of premises and all structures thereon including but not limited to private property and va-cant 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.

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.

(6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(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.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

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 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-234

NAVARRO, ESTELLA EST
11501 47TH AVE N
MADEIRA BEACH, FL 33708-2705

Respondents.

RE Property: 121 140th Ave. E **Parcel #** 10-31-15-34362-014-0040

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 4

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

Sec. 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.

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.

(6)Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(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.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

Please bring the property into compliance by applying for and obtaining all required building permit(s) to bring the property back into compliance. If permit(s) cannot be obtained, the structure must be removed within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

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

Holden Pinkard

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







Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5D.

Parcel Summary (as of 02-Dec-2024)

Parcel Number

10-31-15-54324-000-0140

- Owner Name
KUEHT, WILLIAM RICHARD
TACKETT, PAMELA S
- Property Use
0110 Single Family Home
- Site Address
249 144TH AVE
MADEIRA BEACH, FL 33708
- Mailing Address
249 144TH AVE
MADEIRA BEACH, FL 33708-2194
- Legal Description
MADEIRA SHORES 1ST ADD LOT 14 & RIP RTS
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1960

Living SF	Gross SF	Living Units	Buildings
1,240	2,000	1	1

Parcel Map

Item 5D.



Exemptions

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.
2024	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
22357/0025	\$709,500	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	25/25

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$609,514	\$211,584	\$161,584	\$186,584	\$161,584


127

Item 5D.

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$664,848	\$205,421	\$155,421	\$180,421	\$155,421
2022	Y	\$514,054	\$199,438	\$149,438	\$174,438	\$149,438
2021	Y	\$391,698	\$193,629	\$143,629	\$168,629	\$143,629
2020	Y	\$355,047	\$190,956	\$140,956	\$165,956	\$140,956
2019	Y	\$337,016	\$186,663	\$136,663	\$161,663	\$136,663

2024 Tax Information

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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Feb-2023	\$100	U	I	KUEHT WILLIAM RICHARD	KUEHT WILLIAM RICHARD	22357/0025
12-Oct-1999	\$27,000	U	I	KUEHT FRANCIS L	KUEHT, WILLIAM R	10688/2023
21-Mar-1988	\$81,320	U		ZEMPLINSKI RAYMOND G EST	KUEHT FRANCIS L	06703/2215
31-Dec-1976	\$43,500	Q				04460/2083
31-Dec-1971	\$28,000	Q				03485/0705

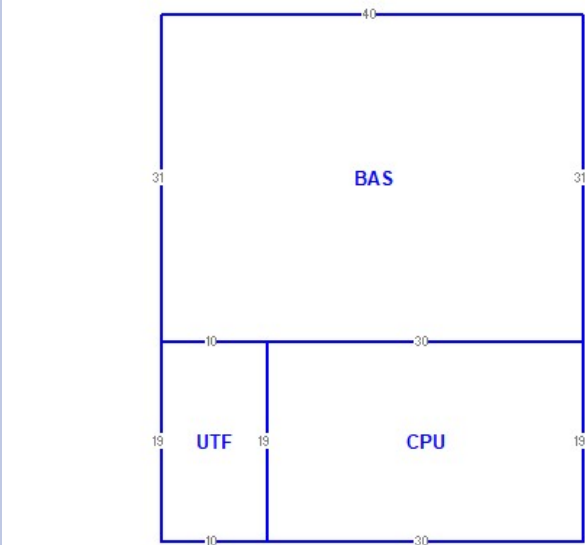
2024 Land Information

Land Area: \cong 5,001 sf | \cong 0.11 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x100	\$12,900	50.00	FF	1.0700	\$690,150

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured			
Floor System:	Slab On Grade	Base (BAS):	1,240	1,240
Exterior Walls:	Cb Stucco/Cb Reclad	Carport Unfinished (CPU):	0	570
				128

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Unit Stories:	1	Utility (UTF):	0	190
Living Units:	1	Total Area SF:	1,240	2,000
Roof Frame:	Gable Or Hip			
Roof Cover:	Bu Tar & Gravel Alt			
Year Built:	1960			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Radiator/Ceiling			
Cooling:	None			
Fixtures:	7			
Effective Age:	52			

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$48.00	272.0	\$13,056	\$5,222	1990
PATIO/DECK	\$14.00	324.0	\$4,536	\$1,814	1960

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
R20210586	ROOF	06/18/2021	\$12,200

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 2, 2024

KUEHT, WILLIAM RICHARD
TACKETT, PAMELA S
249 144TH AVE
MADEIRA BEACH, FL 33708-2194
Case Number: CE-24-253

RE Property: 249 144TH AVE **Parcel #**10-31-15-54324-000-0140

Legal Description: MADEIRA SHORES 1ST ADD LOT 14 & 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. 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.

Violation Detail(s):

Damaged dock on property.

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

Corrective Action(s):

Removal or repair of damaged dock on property. Please note that a permit may be required dependent on the scope of work.

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

Follow up date:
December 16, 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.



249 144th Ave, Madeira Beach FL

11/26/2024

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.



249 144th Ave, Madeira Beach FL
11/26/2024

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

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 16, 2024

KUEHT, WILLIAM RICHARD
TACKETT, PAMELA S
249 144TH AVE
MADEIRA BEACH, FL 33708-2194
Case Number: CE-24-253

RE Property: 249 144TH AVE **Parcel #**10-31-15-54324-000-0140

Legal Description: MADEIRA SHORES 1ST ADD LOT 14 & 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. 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.

Violation Detail(s):

Damaged dock on property.

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

Corrective Action(s):

Removal or repair of damaged dock on property. Please note that a permit may be required dependent on the scope of work.

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

Follow up date:
December 30, 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.



249 144th Ave, Madeira Beach FL

11/26/2024

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.



249 144th Ave, Madeira Beach FL
11/26/2024

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

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

Item 5D.

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Kuent, William Richard Tackett, Pamela S 249 144th Ave Madeira Beach, FL 33708		B. Received by (Printed Name)	C. Date of Delivery
2. Article Number (Transfer from service label) 9590 9402 7951 2305 9231 61 CE-24-253		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Mail Restricted Delivery (00)		<input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery	
9589 0710 5270 2158 1847 45			
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Kueht, William Richard
Tackett, Pamela S
249 144th Ave
Madeira Beach, FL 33708



9590 9402 7951 2305 9231 61

CE-24-253

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1847 45

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

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Item 5D.

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ YesIf 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

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation™ Restricted Delivery

Mail Restricted Delivery (00)

Domestic Return Receipt

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-253

KUEHT, WILLIAM RICHARD
TACKETT, PAMELA S
249 144TH AVE
MADEIRA BEACH, FL 33708-2194

Respondents.

RE Property: 249 144th Ave. E **Parcel #**10-31-15-54324-000-0140

Legal Description: MADEIRA SHORES 1ST ADD LOT 14 & RIP RTS

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15th day of May, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 249 144th Ave E, Parcel # 10-31-15-54324-000-0140 the City of Madeira Beach.

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



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

STATE OF FLORIDA

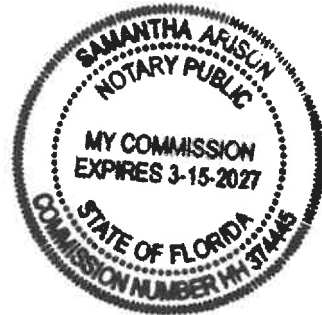
COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-254

KUEHT, WILLIAM RICHARD
TACKETT, PAMELA S
249 144TH AVE
MADEIRA BEACH, FL 33708-2194

Respondents.

RE Property: 249 144TH AVE

Parcel #10-31-15-54324-000-0140

Legal Description: MADEIRA SHORES 1ST ADD LOT 14 & RIP RTS

NOTICE OF HEARING

To whom it may concern:

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

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

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

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

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

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

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

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

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of 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 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-253

KUEHT, WILLIAM RICHARD
TACKETT, PAMELA S
249 144TH AVE
MADEIRA BEACH, FL 33708-2194

Respondents.

RE Property: 249 144th Ave. E **Parcel #**10-31-15-54324-000-0140

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOT 4

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

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

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

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

Please bring the property into compliance by applying for and obtaining all required building permit(s) to bring the property back into compliance. If permit(s) cannot be obtained, the structure must be removed within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

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

Holden Pinkard

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



FOR SALE
716.489.7048
JOEY PILLITTERI

Document
10/1/2023





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5E.

Parcel Summary
(as of 03-Dec-2024)

Parcel Number

10-31-15-34416-026-0140

- Owner Name
WESNER, GERALD F
WESNER, DEBORAH K
- Property Use
0110 Single Family Home
- Site Address
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708
- Mailing Address
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354
- Legal Description
GULF SHORES 6TH ADD BLK Z, LOT 14
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1950

Living SF	Gross SF	Living Units	Buildings
2,112	2,889	1	1

Parcel Map

Item 5E.



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19240/2073	\$1,154,200	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/74

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$984,506	\$856,930	\$856,930	\$984,506	\$856,930

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,027,676	\$779,027	\$779,027	\$1,027,676	\$779,027
2022	N	\$878,991	\$708,206	\$708,206	\$878,991	\$708,206
2021	N	\$660,989	\$643,824	\$643,824	\$660,989	\$643,824
2020	N	\$585,295	\$585,295	\$585,295	\$585,295	\$585,295
2019	N	\$561,581	\$561,581	\$561,581	\$561,581	\$561,581

149

2024 Tax Information

Item 5E.



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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
15-Jun-2016	\$595,000	Q	I	HAROCOPOS LAMPROS	WESNER GERALD F	19240/2073
01-Nov-2010	\$124,500	U	I	SMITH PETER A	HAROCOPOS LAMPROS TR	17082/2057
22-Apr-2009	\$100	U	I	HAROCOPOS LAMPROS	HAROCOPOS LAMPROS TR	16568/1956
10-Feb-2004	\$375,000	Q	I	HEMLEB ALFRED M JR	HAROCOPOS, LAMPROS	13366/0816
31-Dec-1974	\$60,000	Q				04187/1171

2024 Land Information

Land Area: \cong 7,048 sf | \cong 0.16 acres Frontage and/or View: Intracoastal Seawall: Yes

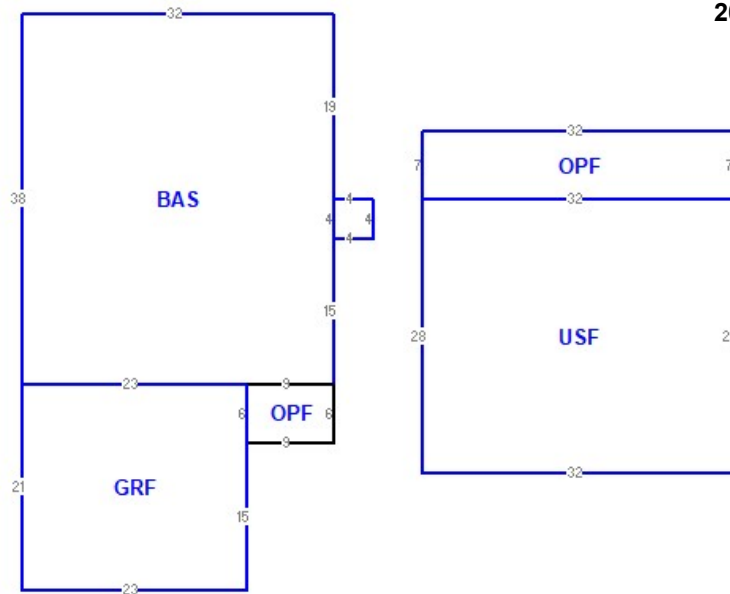
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	64x116	\$12,900	63.60	FF	1.0918	\$895,756

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,216	1,216
Floor System:	Slab On Grade	Upper Story (USF):	896	896
Exterior Walls:	Cb Stucco/Cb Reclad	Garage (GRF):	0	483
Unit Stories:	2	Open Porch (OPF):	0	278
Living Units:	1	Utility Unfinished (UTU):	0	16
Roof Frame:	Gable Or Hip	Total Area SF:	2,112	2,889
Roof Cover:	Shingle Composition			
Year Built:	1950			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Upgrade			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	7			
Effective Age:	32			

2024 Extra Features

Item 5E.



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$48.00	390.0	\$18,720	\$8,986	2004
PATIO/DECK	\$44.00	52.0	\$2,288	\$1,144	2005
PATIO/DECK	\$24.00	150.0	\$3,600	\$1,800	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
R20210643	ROOF	07/13/2021	\$4,275
PER-H-CB16-04695	MISCELLANEOUS	06/17/2016	\$0
PER-H-CB313929	HEAT/AIR	03/09/2005	\$4,800
PER-H-CB313737	MISCELLANEOUS	03/07/2005	\$1,100
PER-H-CB307603	ROOF	11/29/2004	\$3,100
P3468404	DOCK	09/27/2004	\$0

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 3, 2024

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354
Case Number: CE-24-255

RE Property: 14239 W Parsley Dr **Parcel #** 10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, 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.

Violation Detail(s):

Damaged dock on property.

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

Corrective Action(s):

Removal or repair of damaged dock on property. Please note depending on the scope of work, a permit may be required.

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

Follow up date:
December 17, 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.



14239 W Parsley Dr, Madeira Beach FL
11/26/2024

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

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

December 17, 2024

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354
Case Number: CE-24-255

RE Property: 14239 W Parsley Dr **Parcel #** 10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, 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.

Violation Detail(s):

Damaged dock on property.

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

Corrective Action(s):

Removal or repair of damaged dock on property. Please note depending on the scope of work, a permit may be required.

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

Follow up date:
January 3, 2025

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.



14239 W Parsley Dr, Madeira Beach FL
11/26/2024

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:

Wesner, Gerald F.
 Wesner, Deborah K.
 14239 W Parsley Dr
 Madeira Beach FL 33708



9590 9402 7951 2305 9231 23

CE-24-255

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1847 83

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

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:

Wesner, Gerald F.
Wesner, Deborah K.
14239 W Parsley Dr
Madeira Beach FL 33108



9590 9402 7951 2305 9231 23

ce-24-255

2. Article Number (Transfer from service label)

9589 0710 5270 2158 1847 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Item 5E.

B. Received by (Printed Name)

G. Wesner

☐ Addressee

C. Date of Delivery

1/31/25

D. Is delivery address different from item 1? ☐ YesIf 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**

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354

Respondents.

RE Property: 14239 W Parsley Dr **Parcel #**10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15th day of May, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14239 W Parsley Dr, Parcel # 10-31-15-34416-026-0140 the City of Madeira Beach.

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354

Respondents.

RE Property: 14239 W Parsley Dr

Parcel #10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

NOTICE OF HEARING

To whom it may concern:

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

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

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

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

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

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

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

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

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of 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 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354

Respondents.

RE Property: 14239 W Parsley Dr **Parcel #**10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, 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.

Please bring the property into compliance by removing or repairing the damaged dock on property. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

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

Holden Pinkard

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







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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-233

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

Respondents.

RE Property: 703 Sunset Cove

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

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK E, LOT 12

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

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

Sec. 86-52. – When required.

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

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

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

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

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

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

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

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

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

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

Dated this 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-233

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

Respondents.

RE Property: 703 Sunset Cove **Parcel #**10-31-15-04446-002-0030

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

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

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



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

STATE OF FLORIDA

COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-233

Petitioner,

vs.

BAKER, KENT RICHARD
CIANCIULLI, DEBORAH ANN,
703 Sunset Cove
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 March 31, 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 Grace Mills provided testimony on behalf of the City.
2. Kent Baker 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 703 Sunset Cove, Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

BAY POINT ESTATES BLK 2, LOT 3

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 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 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 30, 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 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 April 30, 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 for the HVAC unit(s) that were replaced.

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.

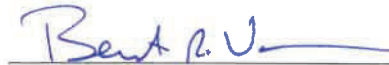
12. If the Respondents fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$100.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after April 30, 2025, and the fine 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 16th day of April, 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: **Kent Baker and Deborah Cianciulli, 703 Sunset Cove, 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 16th day of April, 2025.

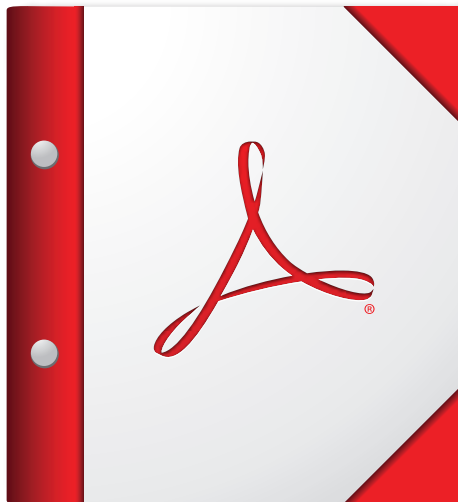

Bart R. Valdes

APPEALS

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







**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-106

CZAPLINSKY, NANCY
40 140TH AVE E
MADEIRA BEACH, FL 33708-2203

Respondents.

RE Property: 40 140th Ave. E

Parcel #10-31-15-34344-008-0100

Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

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

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

The exterior of premises and all structures thereon including but not limited to private property and va-cant 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.

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.

(6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(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.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

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 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-106

CZAPLINSKY, NANCY
8662 117th St N.
Seminole, FL 33772

Respondents.

RE Property: 40 140th Ave. E **Parcel #**10-31-15-34344-008-0100

Legal Description: GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via
Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via
First Class mail.

On the 15th day of May, 2025, I posted a copy of the attached NOTICE OF HEARING on the
property located at 40 140th Ave. E, Parcel # 10-31-15-34344-008-0100 the City of Madeira
Beach.

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be
posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that
said papers remain posted at the Municipal Government Offices for a period of not less than
ten days from the date of posting.



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

STATE OF FLORIDA

COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-106

Petitioner,

vs.

CZAPLINSKY, NANCY,
40 140th 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 March 31, 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 Grace Mills provided testimony on behalf of the City.
2. Nancy Czaplinsky appeared at the Hearing and admitted to the violations.
3. No one provided public comment.
4. The property in question is located at 40 140th Ave. E., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 2ND ADD BLK H, LOT 10 & SE 5FT OF LOT 11

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. 14-69.- 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.

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.

(6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(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.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

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 April 30, 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 14-69 and 14-70 of the Code of Ordinances of the City of Madeira Beach.


10. The Respondent shall correct the above stated violations on or before April 30, 2025, 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 April 30, 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 16th day of April, 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: **Nancy Czaplinsky, 40 140th Ave. E., Madeira Beach, Florida 33708; 8662 117th St. N., Seminole, Florida 33772;** 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 16th day of April, 2025.

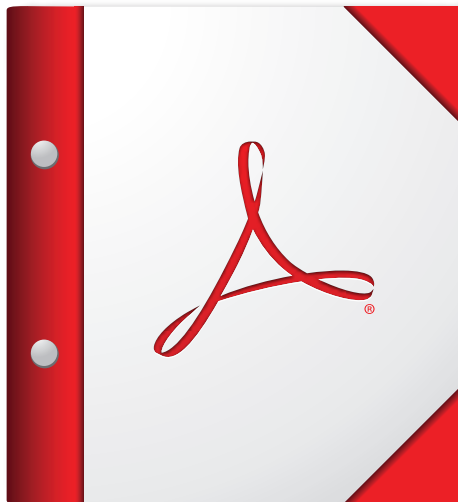

Bart R. Valdes

APPEALS

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







**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

Get Adobe Reader Now!

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-75

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760-1323

Respondents.

RE Property: 14110 E PARSLEY DR

Parcel #10-31-15-34452-231-0090

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE

To whom it may concern:

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

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

The exterior of premises and all structures thereon including but not limited to private property and va-cant 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.

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.

(6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(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.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

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 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-75

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760-1323

Respondents.

RE Property: 14110 E. Parsley Dr. **Parcel #**10-31-15-34452-231-0090

Legal Description: GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via
Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via
First Class mail.

On the 15th day of May, 2025, I posted a copy of the attached NOTICE OF HEARING on the
property located at 14110 E. Parsley Dr., Parcel #10-31-15-34452-231-0090 the City of
Madeira Beach.

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be
posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that
said papers remain posted at the Municipal Government Offices for a period of not less than
ten days from the date of posting.



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

STATE OF FLORIDA

COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



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

May 15, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. CE-24-75

AURORA INVESTMENT GROUP LLC
REM CAPITAL GROUP LLC
2617 COVE CAY DR UNIT 210
CLEARWATER, FL 33760-1323

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

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

Madeira Beach Notice of Violation: 08-12-2024

Madeira Beach Special Magistrate Order: 02-13-2025

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 05-15-2025.


Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 15th day of May, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-75

Petitioner,

vs.

AURORA INVESTMENT GROUP, LLC,
and REM CAPITAL GROUP, LLC,
14110 C. 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 January 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 Grace Mills provided testimony on behalf of the City.
2. Eric Ling appeared on behalf of the Respondents as the Manager of the LLCs.
3. No one provided public comment.
4. The property in question is located at 14110 E. Parsley Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 6TH ADD REPLAT BLK W 1, LOT 9

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 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.

Sec. 14-123.- Utility facilities required to be underground.

(a) New overhead utility service drops shall not be allowed. Permitting of all new construction or improvements of structures shall require all utility service drops located on the lot to be placed underground. Any service drops that cannot be placed underground due to technical or physical impossibility may remain above ground.

(b) If at any time a utility converts its supply lines from overhead to underground, the owner of the lot shall also convert his/her/its facilities to accept the underground utility service.

(c) Underground utility systems shall be installed in accordance with approved engineered drawings as prepared by the utility providing service. A copy of said drawings to be submitted for city approval with a building permit application.

(Ord. No. 1017, § 1, 2-24-04)

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 March 28, 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 86-52 and 14-123 of the Code of Ordinances of the City of Madeira Beach.

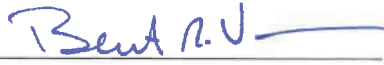
10. The Respondents shall correct the above stated violations on or before March 28, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to apply for and obtain an "after-the-fact" building permit. If a permit cannot be obtained, the structure/changes must be removed.

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 March 28, 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 13th day of February, 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: **Aurora Investment Group, LLC, and Rem Capital Group, LLC, 14110 E. Parsley Dr., Madeira Beach, Florida 33708; 2617 Cove Cay Dr., Unit 210, Clearwater, Florida 33760; and Eric Ling, 5118 Palmetto Point Dr., Palmetto, Florida 34221;** 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 13th day of February, 2025.


Bart R. Valdes

APPEALS

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





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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-53

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

Respondents.

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

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

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

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

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

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

Sec. 14-186. - Application.

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

representative. When additional permits are required, the city manager or his designated representative will direct the contractor to get such permits from other governmental agencies.

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

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

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

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

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

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

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

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

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

Dated this 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. CE-24-53

FORTUNATO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437
Respondents.

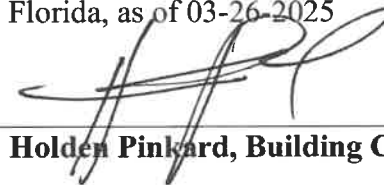
AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 06-11-2024

Madeira Beach Special Magistrate Order: 03-03-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-164 and Sec. 14-186 of the Code of City of Madeira Beach, Florida, as of 03-26-2025



Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 15th day of May, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.



Notary

SEAL



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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-53

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

Respondents.

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

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

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

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

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



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

STATE OF FLORIDA

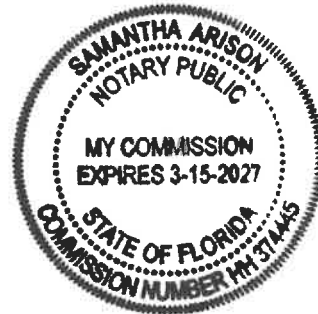
COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-53

Petitioner,

vs.

FORTUNATO, MICHAEL DAVID,
13063 Boca Ciega Ave.
Madeira Beach, FL 33708,

Respondent.

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

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on February 24, 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 Grace Mills 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 13063 Boca Ciega Ave., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

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

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

(4) If any pier or dock constructed hereunder or continued in existence hereunder is permitted to fall into disrepair so as to become a dangerous structure involving risks to

the safety and well being of the community or individual members thereof such structure must either be removed or repaired so as to conform with the requirements of these regulations.

Sec. 14-186. - Application.

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

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 March 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 14-164, and 14-186 of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before March 26, 2025, 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 \$150.00 per day for the violations set forth in Paragraph 6 above for each day the Respondent have failed to correct the violations after March 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 3rd day of March, 2025.



Bart R. Valdes
Special Magistrate

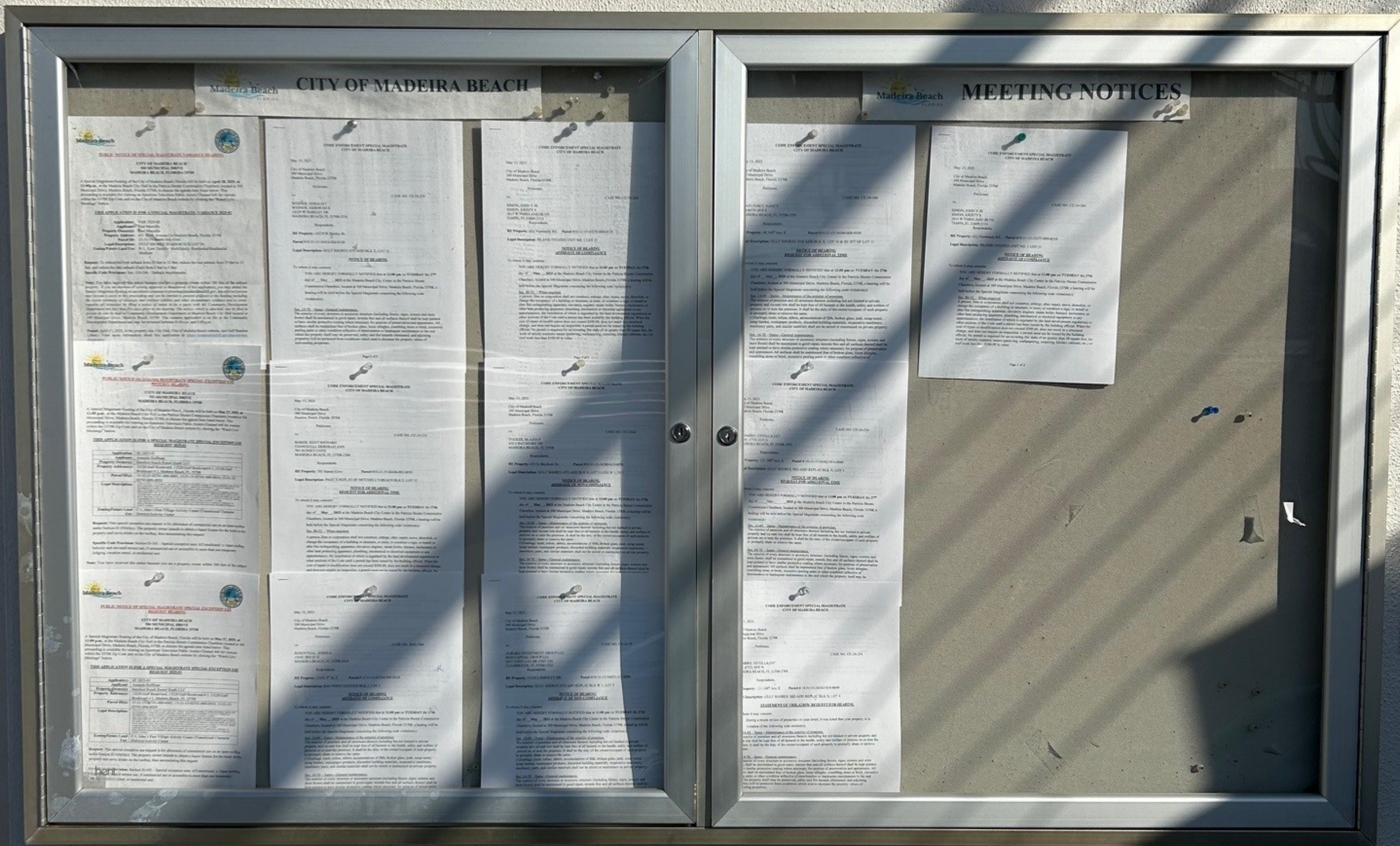
A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Michael David Fortunato, 13063 Boca Ciega Ave., Madeira Beach, Florida 33708**; by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708**, on this 3rd day of March, 2025.



Bart R. Valdes

APPEALS

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





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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-63

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

Respondents.

RE Property: 435 S. Bayshore Dr. **Parcel #**10-31-15-34380-015-0050

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

NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE

To whom it may concern:

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

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

The exterior of premises and all structures thereon including but not limited to private property and va-cant 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.

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.

(6) Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.

(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.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

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 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-63

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

Respondents.

RE Property: 435 S. Bayshore Dr. **Parcel #**10-31-15-34380-015-0050

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

AFFIDAVIT OF SERVICE

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

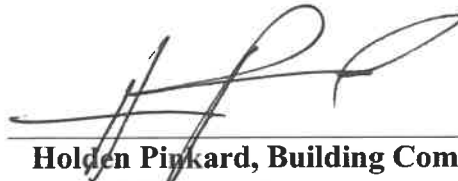
That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

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

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



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

May 15, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. CE-24-63

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

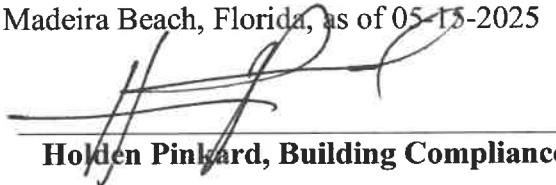
AFFIDAVIT OF NON-COMPLIANCE

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

Madeira Beach Notice of Violation: 06-27-2024

Madeira Beach Special Magistrate Order: 03-03-2025

In the above-mentioned case and find that said property is not in compliance with Sec. 14-69, Sec. 14-70 and Sec. 110-446 of the Code of City of Madeira Beach, Florida, as of 05-15-2025


Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 15th day of May, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-63

Petitioner,

vs.

TUCKER, BLAZIA P.,
435 S. Bayshore Dr.
Madeira Beach, FL 33708,

Respondent.

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

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on February 24, 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 Grace Mills provided testimony on behalf of the City.

2. John Dias appeared on behalf of the Respondent with a Power of Attorney for the Respondent and admitted to the violations.

3. Brenda Fernandez provided public comment.

4. The property in question is located at 435 S. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 4TH ADD BLK 0, LOT 5 LESS W 1.25FT

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

The exterior of premises and all structures thereon including but not limited to private

property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

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

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

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

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

Sec. 110-446. - Applicability of division.

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

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

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 May 10, 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 14-69, 14-70, and 110-446 of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before May 10,

2025, 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 have failed to correct the violations after May 10, 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 3rd day of March, 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: **Blazia P. Tucker, 435 S. Bayshore 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 3rd day of March, 2025.



Bart R. Valdes

APPEALS

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





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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-264

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314

Respondents.

RE Property: 633 Normandy Rd. **Parcel #**10-31-15-43272-000-0210

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 21

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

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

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for un-covering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (paint-ing, 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 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. CE-24-264

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314
Respondents.

AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 12-06-2024

Madeira Beach Special Magistrate Order: 04-16-2025

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 05-07-2025


Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 15th day of May, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



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

May 15, 2025

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

Petitioner,

vs.

CASE NO. CE-24-264

SIMON, JOHN V JR
SIMON, KRISTY S
2614 W PARKLAND BLVD
TAMPA, FL 33609-5314

Respondents.

RE Property: 633 Normandy Rd. **Parcel #**10-31-15-43272-000-0210

Legal Description: ISLAND ESTATES UNIT NO. 1 LOT 21

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15th day of May, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 633 Normandy Rd., Parcel #10-31-15-43272-000-0210 the City of Madeira Beach.

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



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

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: CE-24-264

Petitioner,

vs.

SIMON, JOHN V JR
SIMON, KRISTY S,
633 Normandy Rd.
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 March 31, 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 Grace Mills provided testimony on behalf of the City.
2. Jeff Norris appeared on behalf of the Respondents as the General Contractor for the Respondents.
3. No one provided public comment.
4. The property in question is located at 633 Normandy Rd., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

ISLAND ESTATES UNIT NO. 1 LOT 21

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 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 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 30, 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 86-52 of the Code of Ordinances of the City of Madeira Beach.

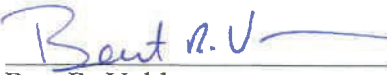
10. The Respondents shall correct the above stated violation on or before May 30, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

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

12. If the Respondents fail to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of \$250.00 per day for the violation set forth in Paragraph 6 above for each day the Respondents have failed to correct the violation after May 30, 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 16th day of April, 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: **John Simon and Kristy Simon, 633 Normandy Rd., Madeira Beach, Florida 33708; 2614 W. Parkland Blvd., Tampa, Florida 33609;** 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 16th day of April, 2025.



Bart R. Valdes

APPEALS

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





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

May 15, 2025

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

Petitioner,

vs.

CASE NO. 2024.3764

ROSENTHAL, JOSHUA
13342 3RD ST E
MADEIRA BEACH, FL 33708-2418

Respondents.

RE Property: 13342 3rd St. E **Parcel #** 15-31-15-65304-005-0120

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

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

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

The exterior of premises and all structures thereon including but not limited to private property and va-cant 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.

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

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of

deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

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 15 day of May, 2025.

Holden Pinkard

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

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

May 15, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 2024.3764

ROSENTHAL, JOSHUA
13342 3RD ST E
MADEIRA BEACH, FL 33708-2418
Respondents.

AFFIDAVIT OF COMPLIANCE

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

Madeira Beach Notice of Violation: 04-11-2024
Madeira Beach Special Magistrate Order: 04-22-2025

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 05-02-2025


Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 15th day of May, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.



Notary



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

May 15, 2025

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

Petitioner,

vs.

CASE NO. 2024.3764

ROSENTHAL, JOSHUA
13342 3RD ST E
MADEIRA BEACH, FL 33708-2418

Respondents.

RE Property: 13342 3rd St. E **Parcel #**15-31-15-65304-005-0120

Legal Description: BAY POINT ESTATES BLK 2, LOT 3

AFFIDAVIT OF SERVICE

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

That pursuant to Florida Statute 162.12,

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 15th day of May, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 15th day of May, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 13342 3rd St. E, Parcel # 15-31-15-65304-005-0120 the City of Madeira Beach.

On the 15th day of May, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

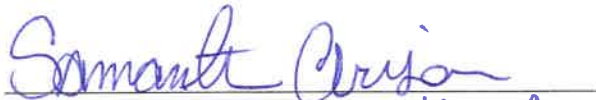


**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Notary Public- State of Florida



Print or type Name. Samantha Arison



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

CASE NUMBER: 2024.3764

Petitioner,

vs.

ROSENTHAL, JOSHUA,
13342 3rd St. E.
Madeira Beach, FL 33708,

Respondent.

**AMENDED 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 March 31, 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 Grace Mills provided testimony on behalf of the City.
2. Joshua Rosenthal appeared as the Respondent.
3. No one provided public comment.
4. The property in question is located at 13342 3rd 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 12

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 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 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 30, 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.

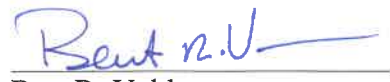
10. The Respondent shall correct the above stated violation on or before May 30, 2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing which is to get an "after-the-fact" building permit for the outdoor toilet, sink and shower or obtain a demolition permit and remove such fixtures.

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 \$200.00 per day for the violation set forth in Paragraph 6 above for each day the Respondent has failed to correct the violation after May 30, 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 22nd day of April, 2025.


Bart R. Valdes
Special Magistrate

A true and correct copy of this Amended Findings of Fact was delivered by certified mail and regular mail to: **Joshua Rosenthal, 13342 3rd St. E., 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 22nd day of April, 2025.


Bart R. Valdes

APPEALS

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



